



Professional Engineers, Planners & Land Surveyors

#### LETTER OF TRANSMITTAL

TO:	Ms. Tyler (	Griffin, Planne	er	DATE:	February 15, 2022	
	Planning Section  Lee County Department of Community  Development				(239) 533-8314	
				PHONE:		
				FAX:		
	Fort Myers	s, FL 33901		_		
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REFER	ENCE: CF	A2020-00004	& CPA2020-00005 -	Owl Creek Reserv	ve JOB NO: 8504	
COPI	IES		DESCRI	PTION		
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Planning Section  Lee County Department of Community Development  PHONE: (239) 533-8						
	Planning Section  Lee County Department of Community Development  1500 Monroe Street Fort Myers, FL 33901  REFERENCE: CPA2020-00004 & CPA2020-00005 - Owl Creek Reserve  COPIES DESCRIPTION  Complete and Sufficient Application Materials for use at LPA of hearings  EASON: Regular Mail Your Comments Regular Mail Your Approval FedEx / UPS Your Information X Courier Your Review Pick-up X Per Your Request E-mail  COMMENTS: Please do not hesitate to contact me at 239-770-2527 or shewitt@banks you have any questions or need anything. We are looking forward to the hearings. Thank you and please take ca  Stacy Ellis Hewitt, AICP Director of Planning Email: shewitt@bankseng.com  CC:					
COM	AENTS:					
Pleas	e do not h	nesitate to co	ntact me at 239-770-	-2527 or shewitt@b	oankseng.com if	
you h	nave any c	questions or n	eed anything.			
Wea	re looking	forward to th	ne hearings. Thank yo	ou and please tal	ke care.	
4	Section 1					
Stac	y Ellis Hew	itt, AICP				
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Emai	il: <u>shewitt@</u>	bankseng.com				
cc:						
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### **Owl Creek Reserve**

CPA2020-00004 & CPA2020-00005

## Lee County Local Planning Agency Applicant Materials



Professional Engineers, Planners & Land Surveyors

## OWL CREEK RESERVE Comprehensive Plan Map & Text Amendment

List of Exhibits by Application Section CPA2020-00004 & CPA2020-00005 Revised February 2022

#### Map Amendment:

- 1. Exhibit M1 Application (Revised February 2022)
- 2. Exhibit M3 Disclosure of Interest
  - a. Talon Ventures, LLC
  - b. D.R. Horton, Inc.
- 3. Exhibit M3 Variance Report
  - a. Surrounding Property Owners List
  - b. Map of Parcels within 500 Feet
- 4. Exhibit M4 Future Land Use Map
  - a. Existing (Revised March 2021)
- 5. Exhibit M5 & M6 Map & Designation of Existing Land Uses & Zoning, including
  - a. Map of Existing Land Uses
  - b. Map of Existing Zoning
  - c. Description Narrative of Existing Land Uses & Zoning
- 6. Exhibit M7 Signed/Sealed Legal Description & Sketch for each FLUC Proposed
  - a. Legal Descriptions (Revised November 2021)
  - b. Boundary Survey (Revised January 2022)
- 7. Exhibit M8 Deed of Subject Property
- 8. Exhibit M9 Aerial Map Showing the Subject Property & Surrounding Properties
- 9. Exhibit M10 Authorization Letter from the Property Owner, including
  - a. Talon Ventures, LLC
  - b. D.R Horton, Inc.
- Exhibit M11 & M18/ T6, T9 & T10 Lee Plan Consistency & State-Regional Plans (Revised February 2022)
- 11. Exhibit M12/T7 Environmental Impacts Analysis (Revised January 2022)
  - a. Indigenous Habitat Management Plan
  - b. Protected Species Assessment
- 12. Exhibit M13/T8 Historical Resources Impact Analysis, including
  - a. Archaeological Sensitivity Map
  - b. Analysis of Potential Impacts to Cultural Resources Report
- 13. Exhibit M14 & M16/T5 Public Facilities Impact Analysis & Existing & Future Conditions Analysis (Revised February 2022)
  - a. Letter of no objection from LCU for sanitary sewer connection to FGUA
- 14. Exhibit M15/T5 Traffic Circulation Analysis (Supplemented March 2021)
- 15. Exhibit M17 Letters of Determination for Adequacy and copies of requests
  - a. Bayshore Fire Protection & Rescue Service District
  - b. Division of Emergency Medical Services
  - c. Lee County Utilities
  - d. Lee County Transit

#### SERVING THE STATE OF FLORIDA \*

## Application (Exhibit M1)

Revised February 2022



COMMUNITY DEVELOPMENT

- e. School District of Lee County
- f. Lee County Sheriff's Office
- g. Lee County Solid Waste Department
- h. FGUA Wastewater
- 16. Exhibit M19 Justification of Proposed Amendment (Revised February 2022)
- 17. Exhibit M20 Planning Community Requirements (Revised January 2022)
  - a. Summaries of North Olga Planning Community Public Information Meetings
  - b. Summaries of Alva Planning Community Public Information Meetings
- 18. Additional Support Documents:
  - a. Amendment to Lee Plan Map 6 Future Water Service Areas
  - b. Preliminary Development Footprint (Revised February 2022)
  - c. Hurricane Evacuation Analysis (Revised August 2021)
  - d. Water Resources Report (Revised October 2021)
  - e. Stormwater Planning Report (Revised October 2021)

#### **Text Amendment:**

- 1. Exhibit T1 Text Amendment Application (Revised February 2022)
- 2. Exhibit T3 Pre-Application Meeting
- 3. Exhibit T4 Proposed Text Changes (Revised February 2022)

#### CPA2020-00004 & CPA2020-00005 Revised February 2022



## APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - MAP

Pr	oject Description: Amendment to Map 6 to include 342.68± acres within the Lee County Utilities Future Water Service Area
and	d associated Text Amendments to allow incentives for protection of environmentally sensitive lands within the Rural future land use
cat	egory for clustered developments within the North Olga Planning Community area with accompanying planned development
app	plication to accommodate up to 380 residential dwelling units (increase of 157 dwelling units).
Ma	ap(s) to Be Amended: Map 6 - Lee County Utilities Future Water Service Area
St	ate Review Process: Small-Scale Review State Coordinated Review X Expedited State Review
1.	Name of Applicant: D.R. Horton, Inc.
	Address: 10541 Six Mile Cypress Pkwy
	City, State, Zip: Fort Myers, FL 33966
	Phone Number: 239-225-2600 E-mail: JWEverett@drhorton.com
	Thore ivaliber. 222 222 200
2.	Name of Contact: Stacy Ellis Hewitt, AICP - Banks Engineering
	Address: 10511 Six Mile Cypress Pkwy
	City, State, Zip: Fort Myers, FL 33966
	Phone Number: (239) 770-2527/(239) 939-5490 E-mail: SHewitt@bankseng.com
3.	Owner(s) of Record: Talon Ventures, LLC
	Address: 10 Wimbledon Court
	City, State, Zip: Frisco, TX 75034
	Phone Number: E-mail:
4.	Property Location: COMMUNITY DEVISIONEN
	1. Site Address: 12850 N. River Road, 18420 & 17900 Owl Creek Drive
	2. STRAP(s): 18-43-26-00-00002.0020; 18-43-26-00-00002.0000 & 19-43-26-00-00002.1020
5.	Property Information:
	Total Acreage of Property: 342.68± Total Acreage Included in Request: 342.68±
	Total Uplands: 212.24± ac & 4.39± ac OSW Total Wetlands: 120.31± ac & 5.74± ac natural SW Current Zoning: AG-2
	Current Future Land Use Category(ies): Rural & Wetlands
	Area in Each Future Land Use Category: Rural:212.24±&4.39± acOSW=216.63±ac/Wetlands:120.31± ac&5.74±acSW= 126.05±
	Existing Land Use: Agricultural Grazing Lands
5.	Calculation of maximum allowable development under current Lee Plan:
	Residential Units/Density: 223* Commercial Intensity: Industrial Intensity:
	*Uplands including artificial ditches & lake @ 1du/ac & Wetlands @ 1du/20 ac (no density for natural SW)
7.	*Uplands including artificial ditches & lake @ 1du/ac & Wetlands @ 1du/20 ac (no density for natural SW)  Calculation of maximum allowable development with proposed amendments:

#### **Public Facilities Impacts**

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

- Traffic Circulation Analysis: The analysis is intended to determine the affect of the land use change on the Financially
  Feasible Highway Plan Map 3A (20-year plus horizon) and on the Capital Improvements Element (5-year horizon).
  Toward that end, an applicant must submit a Traffic Impact Statement (TIS) consistent with Lee County Administrative
  Code (AC)13-17.
  - a. Proposals affecting less than 10 acres, where development parameters are contained within the Traffic Analysis Zone (TAZ) or zones planned population and employment, or where there is no change in allowable density/intensity, may be eligible for a TIS requirement waiver as outlined in the Lee County TIS Guidelines and AC-13-17. Identification of allowable density/intensity in order to determine socio-economic data for affected TAZ(s) must be coordinated with Lee County Planning staff. Otherwise a calculation of trip generation is required consistent with AC-13-17 and the Lee County TIS Guidelines to determine required components of analysis for:
    - i. Total peak hour trip generation less than 50 total trip ends trip generation.
    - Total peak hour trip generation from 50 to 300 total trip ends trip generation, trip distribution and trip assignment (manual or Florida Standard Urban Transportation Modeling Structure (FSUTMS) analysis consistent with AC-13-17 and TIS Guidelines), short-term (5 year) and long-range (to current Lee Plan horizon year) segment LOS analysis of the nearest or abutting arterial and major collector segment(s) identified in the Transportation Inventory based on the trip generation and roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is recommended prior to submittal of the application to discuss use of FSUTMS, any changes to analysis requirements, or a combined CPA and Zoning TIS short term analysis.
    - iii. Total peak hour trip generation is over 300 total trip ends trip generation, mode split, trip distribution and trip assignment (manual or FSUTMS analysis consistent with AC-13-17 and TIS Guidelines), short-term (five-year) and long-range (to current Lee Plan horizon year) segment LOS analysis of arterial and collector segments listed in the Transportation Inventory. LOS analysis will include any portion of roadway segments within an area three miles offset from the boundary of the application legal description metes and bounds survey. LOS analysis will also include any additional segments in the study area based on the roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is required prior to submittal of the application.
  - Map amendment greater than 10 acres -Allowable density/intensity will be determined by Lee County Planning staff.
- 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

Analysis for each of the above should include (but is not limited to) the following (see the Lee County Concurrency Management Report):

- a Franchise Area, Basin, or District in which the property is located
- b. Current LOS, and LOS standard of facilities serving the site
- c. Projected 2030 LOS under existing designation
- d Projected 2030 LOS under proposed designation
- e. Existing infrastructure, if any, in the immediate area with the potential to serve the subject property
- f Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements
- g. Provide a letter of service availability from the appropriate utility for sanitary sewer and potable water

#### In addition to the above analysis, provide the following for potable water:

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

#### 3. Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including:

- a. Fire protection with adequate response times
- b. Emergency medical service (EMS) provisions
- c. Law enforcement
- d. Solid Waste
- e. Mass Transit
- f. Schools

In reference to above, the applicant must supply the responding agency with the information from application items 5, 6, and 7 for their evaluation. This application must include the applicant's correspondence/request to the responding agency.

#### **Environmental Impacts**

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

- 1. A map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS).
- 2. A map and description of the soils found on the property (identify the source of the information).
- 3. A topographic map depicting the property boundaries and 100-year flood prone areas indicated (as identified by FEMA).
- 4. A map delineating the property boundaries on the most recent Flood Insurance Rate Map.
- 5. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands.
- 6. A table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state or local agencies as endangered, threatened or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map).

#### **Impacts on Historic Resources**

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

- 1. A map of any historic districts and/or sites listed on the Florida Master Site File which are located on the subject property or adjacent properties.
- 2. A map showing the subject property location on the archaeological sensitivity map for Lee County.

#### 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 or that affect the subject property. 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.

#### State Policy Plan and Regional Policy Plan

List State Policy Plan and Regional Policy Plan goals, strategies and 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.

#### Planning Communities/Community Plan Area Requirements

If located within a planning community/community plan area, provide a meeting summary document of the required public informational session [Lee Plan Goal 17].

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#### Sketch and Legal Description

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

#### SUBMITTAL REQUIREMENTS

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

For each map submitted, the applicant will be required to submit a 24"x36" version and 8.5"x11" reduced map for inclusion in public hearing packets.

#### MINIMUM SUBMITTAL ITEMS (3 Copies)

(Exhibit – M3)    Future Land Use Map - Existing and Proposed (Exhibit – M4)   Map and Description of Existing Land Uses (Not Designations) of the Subject Property and Surrounding Propertic (Exhibit – M5)   Map and Description of Existing Zoning of the Subject Property and Surrounding Properties (Exhibit – M6)   Signed/Sealed Legal Description and Sketch of the Description for Each FLUC Proposed (Exhibit – M7)   Copy of the Deed(s) of the Subject Property (Exhibit – M8)   Aerial Map Showing the Subject Property and Surrounding Properties (Exhibit – M9)   Authorization Letter From the Property Owner(s) Authorizing the Applicant to Represent the Owner (Exhibit – M   Lee Plan Analysis (Exhibit – M11)   Environmental Impacts Analysis (Exhibit – M12)   Historic Resources Impact Analysis (Exhibit – M13)   Public Facilities Impacts Analysis (Exhibit – M14)   Traffic Circulation Analysis (Exhibit – M15)   Existing and Future Conditions Analysis -   Sanitary Sewer, Potable Water, Surface Water/Drainage Basins, Parks and Rec, Open Space, Public Schools (Exhibit)   Letter of Determination For the Adequacy/Provision of Existing/Proposed Support Facilities – Fire Protection, Emergency Medical Service, Law Enforcement, Solid Waste, Mass Transit, Schools (Exhibit – M17)   State Policy Plan and Regional Policy Plan (Exhibit – M18)   Justification of Proposed Amendment (Exhibit – M19)	x	Completed Application (Exhibit – M1)
Surrounding Property Owners List, Mailing Labels, and Map For All Parcels Within 500 Feet of the Subject Proper (Exhibit – M3)  Future Land Use Map - Existing and Proposed (Exhibit – M4)  Map and Description of Existing Land Uses (Not Designations) of the Subject Property and Surrounding Propertic (Exhibit – M5)  Map and Description of Existing Zoning of the Subject Property and Surrounding Properties (Exhibit – M6)  Signed/Sealed Legal Description and Sketch of the Description for Each FLUC Proposed (Exhibit – M7)  Copy of the Deed(s) of the Subject Property (Exhibit – M8)  Aerial Map Showing the Subject Property and Surrounding Properties (Exhibit – M9)  Authorization Letter From the Property Owner(s) Authorizing the Applicant to Represent the Owner (Exhibit – M  Lee Plan Analysis (Exhibit – M12)  Historic Resources Impact Analysis (Exhibit – M13)  Public Facilities Impacts Analysis (Exhibit – M14)  Traffic Circulation Analysis (Exhibit – M15)  Existing and Future Conditions Analysis -  Sanitary Sewer, Potable Water, Surface Water/Drainage Basins, Parks and Rec, Open Space, Public Schools (Exh M16)  Letter of Determination For the Adequacy/Provision of Existing/Proposed Support Facilities - Fire Protection, Emergency Medical Service, Law Enforcement, Solid Waste, Mass Transit, Schools (Exhibit – M17)  State Policy Plan and Regional Policy Plan (Exhibit – M18)  Justification of Proposed Amendment (Exhibit – M19)	x	Filing Fee (Exhibit – M2)
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Sanitary Sewer, Potable Water, Surface Water/Drainage Basins, Parks and Rec, Open Space, Public Schools (Exh M16)  Letter of Determination For the Adequacy/Provision of Existing/Proposed Support Facilities - Fire Protection, Emergency Medical Service, Law Enforcement, Solid Waste, Mass Transit, Schools (Exhibit – M17)  State Policy Plan and Regional Policy Plan (Exhibit – M18)  Justification of Proposed Amendment (Exhibit – M19)	X.	Traffic Circulation Analysis (Exhibit – M15)
Protection, Emergency Medical Service, Law Enforcement, Solid Waste, Mass Transit, Schools (Exhibit – M17)  State Policy Plan and Regional Policy Plan (Exhibit – M18)  Justification of Proposed Amendment (Exhibit – M19)	x	Sanitary Sewer, Potable Water, Surface Water/Drainage Basins, Parks and Rec, Open Space, Public Schools (Exhibit -
Justification of Proposed Amendment (Exhibit – M19)	x	Protection, Emergency Medical Service, Law Enforcement, Solid Waste, Mass Transit, Schools
	x	State Policy Plan and Regional Policy Plan (Exhibit - M18)
A Principal Part of the Control of t	x	Justification of Proposed Amendment (Exhibit - M19)
Planning Communities/Community Plan Area Requirements (Exhibit – M20)	x	Planning Communities/Community Plan Area Requirements (Exhibit – M20)

#### APPLICANT - PLEASE NOTE:

Once staff has determined 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 hearings, 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.

## Disclosure of Interest (Exhibit M3)

#### DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME this day appeared <u>Belinda B. Ulrich</u>, as <u>Manager of Talon Ventures</u>, LLC, a Florida limited liability company, 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 12850 N River Road (18-43-26-00-00002.0020), 18420 Owl Creek Dr (18-43-26-00-00002.0000) & 17900 Owl Creek Dr (19-43-26-00-00002.1020) and is the subject of an Application for zoning action (hereinafter the "Property").
- 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.
- Disclosure of Interest held by a Lee County Employee, County Commissioner, or Hearing Examiner.

N/A	Name and Address	Percentage of Ownership

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  Belinda B. Ulrich, as Manager of Talon Ventures, LLC, a Florida limited liability company Print Name  ***********************************		Belenda B When
Florida limited liability company Print Name  ***********************************	P	
**************************************		
**************************************	_	
STATE OF FLORIDA TEXAS COUNTY OF LEE COLLING  The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, on July 13,2020 (date) by Bolinda III (In (name of person providing oath or affirmation), who is personally known to me or who has produced Texas Driver (in amount)	5	Thit Name
STATE OF FLORIDA TEXAS COUNTY OF LEE COLLING  The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, on July 13,2020 (date) by Bolinda 11111 (name of person providing oath or affirmation), who is personally known to me or who has produced Texas Driver in Gentle.		
STATE OF FLORIDA TEXAS COUNTY OF LEE COLLING  The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, on July 13,2020 (date) by Bolinda III (In (name of person providing oath or affirmation), who is personally known to me or who has produced Texas Driver (in amount)		
STATE OF FLORIDA TEXAS COUNTY OF LEE COLLING  The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, on July 13, 2020 (date) by Bolinda III (and only the control of person providing oath or affirmation), who is personally known to me or who has produced Texas Driver (in and other control of the control o		
The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, on July 13,2020 (date) by 601mda 1111ch (name of person providing oath or affirmation), who is personally known to me or who has produced 11110 Driver biggers.	ALL OTHER APPLI	CATION TYPES MUST BE NOTARIZED
The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, on July 13,2020 (date) by 601mda 11111 (name of person providing oath or affirmation), who is personally known to me or who has produced 11148 Driver Vicense		
The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, on July 13,2020 (date) by 60 find a life (name of person providing oath or affirmation), who is personally known to me or who has produced with Driver biggers.		
means of physical presence or online notarization, on July 13,2020 (date) by 60 linda lily ch (name of person providing oath or affirmation), who is personally known to me or who has produced with Driver biggins!	COUNTY OF LEE COLLIN	
by <u>Rollinda IIII (name of person providing oath or affirmation)</u> , who is personally known to me or who has produced <u>review or general</u>		
who is personally known to me or who has produced TUXAS Driver License	0 1 2 1 1 1 1 2 1	
		o has produced FeXAB Draylex of aπirmation),
Double A Vanne		
Janes di Vacano		101
		Doserus & Vance
STAMP/SEAL Signature of Notary Public	STAMP/SEAL	Signature of Notary Public
DESIREE J VANCE	DESIREE J VANCE	
Notary Public STATE OF TEXAS	Notary Public	
ID# 12542796-5 My Comm. Exp. June 20, 2021	D# 12542700 E	

#### DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME this day appeared <u>Justin Robbins</u>, as <u>Division President/VP of D.R.</u> Horton, Inc., who, being first duly sworn and deposed says:

- 1. That I am the record owner, or a <u>legal representative of the record owner</u>, of the property that is located at <u>12850 N River Road (18-43-26-00-00002.0020)</u>, <u>18420 Owl Creek Dr (18-43-26-00-00002.0000)</u> & <u>17900 Owl Creek Dr (19-43-26-00-00002.1020)</u> and is the subject of an Application for zoning action (hereinafter the "Property").
- 2. That I am familiar with the legal ownership of the Property and have full knowledge of the names of all individuals that have an ownership interest in the Property or a legal entity owning an interest in the Property.

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

- 3. That, unless otherwise specified in paragraph 6 below, no Lee County Employee, County Commissioner, or Hearing Examiner has an Ownership Interest in the Property or any legal entity (Corporation, Company, Partnership, Limited Partnership, Trust, etc.) that has an Ownership Interest in the Property or that has contracted to purchase the Property.
- 4. That the disclosure identified herein does not include any beneficial Ownership Interest that a Lee County Employee, County Commissioner, or Hearing Examiner may have in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, whose interest is for sale to the general public.
- 5. That, if the Ownership Interest in the Property changes and results in this affidavit no longer being accurate, the undersigned will file a supplemental Affidavit that identifies the name of any Lee County Employee, County Commissioner, or Hearing Examiner that subsequently acquires an interest in the Property.
- 6. Disclosure of Interest held by a Lee County Employee, County Commissioner, or Hearing Examiner.

	Name and Address	Percentage of Ownership
N/A		

Under penalty of perjury, I declare that I have read the foregoing and the facts alleged are true to the best of my knowledge and belief.
Property Owner
Justin Robbins, as Division President/VP of D.R.
Horton, Inc. as Authorized Legal Representative of Talon Ventures, LLC.  Print Name
**************************************
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
by Justin Robbins (name of person providing oath or affirmation),
who is personally known to me or who has produced
Andre
STAMP/SEAL Signature of Notary Public
RINA PATEL  Notary Public - State of Florida Commission # GG 964221 My Comm. Expires May 7, 2024 Bonded through National Notary Assn.

# Surrounding Property Owners List, Mailing Labels & Map (Exhibit M3)



Date of Report:

August 27, 2020

Buffer Distance:

500

feet Rerun

Click here to download the map image, mailing labels (Avery 5161) and CSV formatted information.

Parcels Affected:

15

Subject Parcels:

 $18 - 43 - 26 - 00 - 00002.0000, \, 18 - 43 - 26 - 00 - 00002.0020, \, 19 - 43 - 26 - 00 - 00002.1020$ 

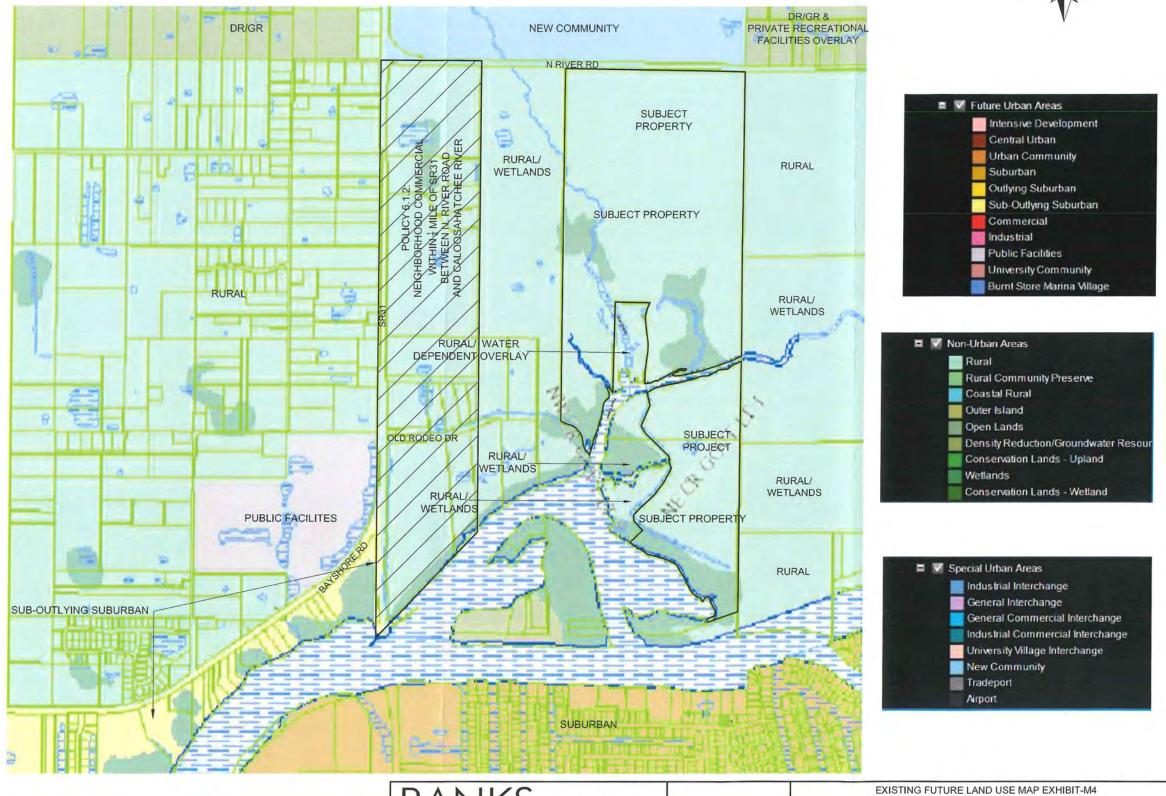
To change, add or remove subject parcels please change the parcel selection in GeoView

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
BABCOCK PROPERTY HOLDINGS LLC KITSON AND PARTNERS 4500 PGA BLVD STE 400 PALM BEACH GARDENS FL 33418	<b>07-43-26-00-00001.0000</b> 19500 STATE ROAD 31 ALVA FL 33920	ALL SEC 7 LESS W 50 FT FOR RD R/W AS DESC IN OR 13 PG 575 + LESS SR 78 AS DESC IN OR 439 PG 715 LESS 2018-233590	1
ONEILL MICHAEL 13033 N RIVER RD ALVA FL 33920	<b>08-43-26-00-00010.0010</b> 13033 N RIVER RD ALVA FL 33920	W 1/2 OF S W 1/4 OF S W 1/4 OF S W 1/4 DESC IN OR 1432 PG 635	2
PIPKINS DAVID S & 19100 TURKEY RUN LN ALVA FL 33920	<b>08-43-26-00-00010.0020</b> 19100 TURKEY RUN LN ALVA FL 33920	E1/2 OF SW1/4 OF SW1/4 OF SW1/4 DESC IN OR 1505 PG 1868	3
CARY + DUKE PROPERTIES LLC PO BOX 718 FORT MYERS FL 33902	17-43-26-00-00001.0000 13230 N RIVER RD ALVA FL 33920	NW 1/4 + SE 1/4 LESS SW 1/4 OF SW 1/4 OF SE 1/4 LESS R/W OR 2026/2985	4
NORTH RIVER COMMUINITIES LLC 9990 COCONUT RD STE 200 BONITA SPRINGS FL 34135	17-43-26-00-00006.0000 13231 DUKE HWY ALVA FL 33920	SW 1/4 LESS R/W OR 2026/2985	5
WINTER RYAN G +	18-43-26-00-00001.0030	PARC IN S1/2 OF SE1/4 DESC	6

12251 OLD RODEO DR ALVA FL 33920	12251 OLD RODEO DR ALVA FL 33920	OR 2626/0083 LESS 2019-84518 + 2019-84519	
OWL CREEK BOAT WORKS + 18251 OWL CREEK DR ALVA FL 33920	18-43-26-00-00002.0010 18251 OWL CREEK DR ALVA FL 33920	PARL IN SE 1/4 N OF CRK AS DESC IN OR 1100 PG 0642	7
VERSPEETEN RONALD 20 STUBBS CR TILLSONBURG ON N4G 4P5 CANADA	18-43-26-00-00002.0030 OWL CREEK DR ALVA FL 33920	PARCEL IN SE 1/4 S OF TROUT CREEK LESS OR 2619 PG 3907	8
DILORETO THOMAS N & DIANA L 12290 OLD RODEO DR ALVA FL 33920	19-43-26-00-00001.0040 12290 OLD RODEO DR ALVA FL 33920	ALL FRAC W 1/2 OF RVR DESC IN OR 4830 PG 1310 + 2019-84519 LESS RD R/W + 1.0000 THRU 1.0030	9
SOUTH FLA WATER MGMT DIST LAND MANAGEMENT PO BOX 24680 WEST PALM BEACH FL 33416	19-43-26-00-00001.0050 ACCESS UNDETERMINED ALVA FL	PARL IN 19-43-26 AS DESC IN OR 37 PG 220	10
VERSPEETEN RONALD 20 STUBBS CR TILLSONBURG ON N4G 4P5 CANADA	19-43-26-00-00002.0000 17891/901 OWL CREEK DR ALVA FL 33920	ALL FRAC E 1/2 N OF RVR LESS PARCEL 2.001 + 2.1000	11
VERSPEETEN RONALD 20 STUBBS CR TILLSONBURG ON N4G 4P5 CANADA	19-43-26-00-00002.1000 18001 OWL CREEK DR ALVA FL 33920	E 1/2 OF SEC N OF RIVER LESS 2.+ 2.001 + 2.1010 + 2.1020	12
LAWSON DONALD SHUMAKER LOOP + KENDRICK LLP 240 S PINEAPPLE AVE SARASOTA FL 34236	19-43-26-00-00002.1010 12350 OLD RODEO DR ALVA FL 33920	PAR IN NW1/4 OF NW1/4 OF NE1/4 OF SEC 19 + PORT IN SE 1/4 OF SW 1/4 OF SW 1/4 AS DESC IN INST#2006-467705 PAR IN E 1/2 OF W 1/2 N OF RIVER AS DESC IN INST#2006-467701	13
SOUTH FLA WATER MGMT DIST LAND MANAGEMENT PO BOX 24680 WEST PALM BEACH FL 33416	20-43-26-00-00001.0010 ACCESS UNDETERMINED FORT MYERS FL	PARL IN NE 1/4 AS DESC IN OR 484/407	14
CLARE LAND LLC PO BOX 131391 HOUSTON TX 77219	20-43-26-01-00001.0000 ACCESS UNDETERMINED FORT MYERS FL	HART + FOXWORTHYS S/D PB 1 PG 44 NLY PT LOTS 1 THRU 8	15

# Future Land Use Map - Existing (Exhibit M4)

CPA2020-00004 Revised August 2021



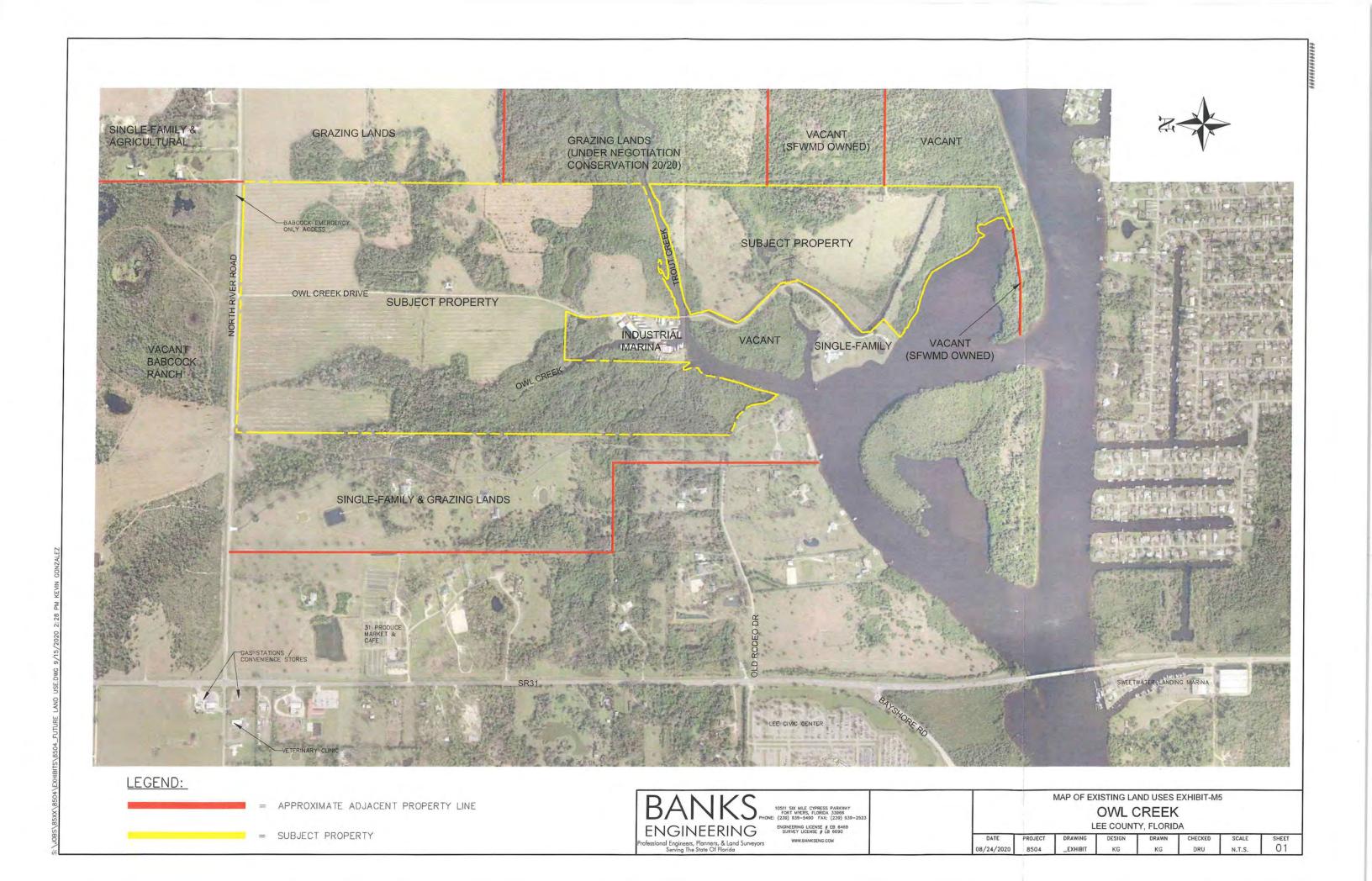
BANKS
PHONE:

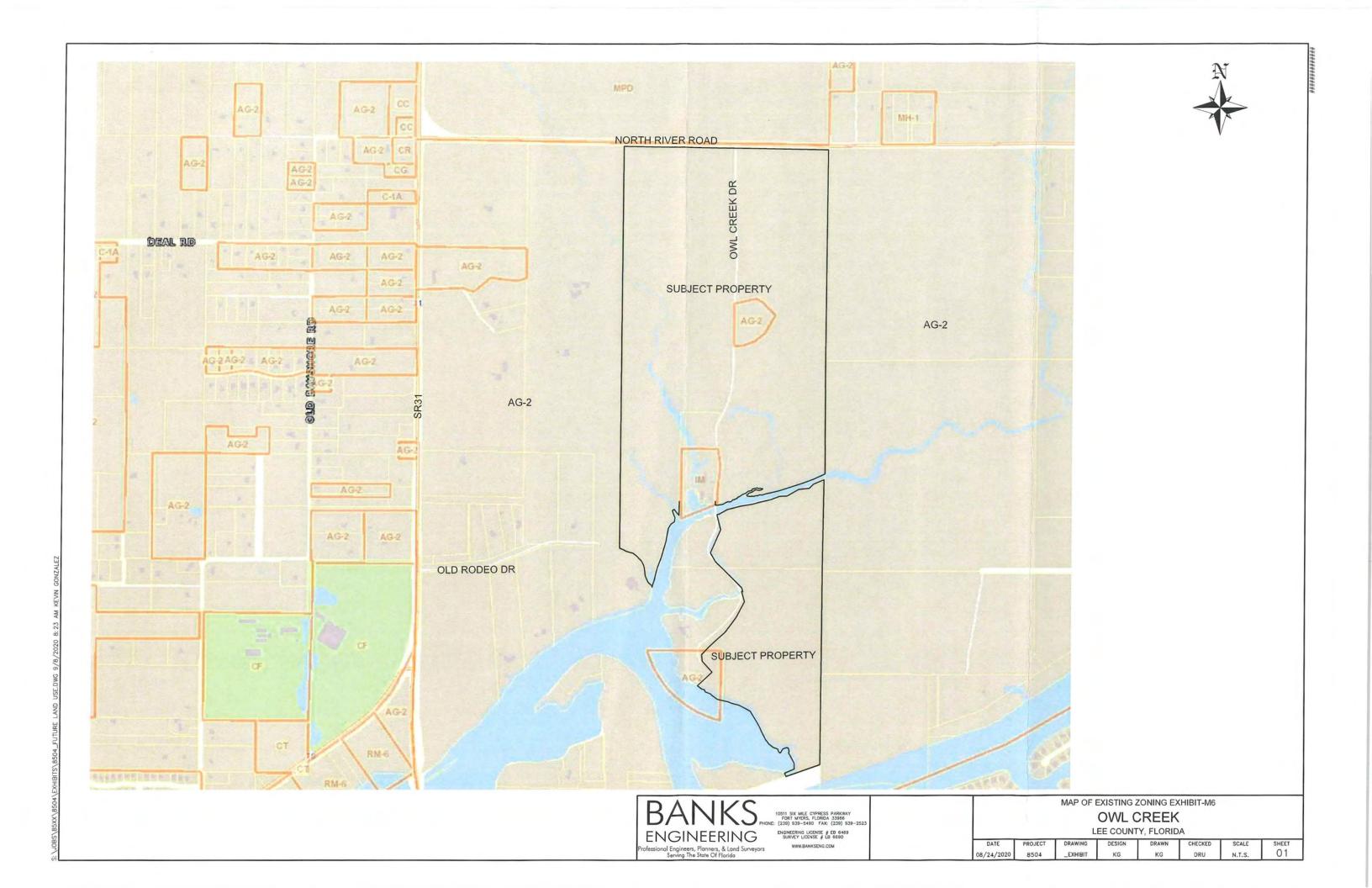
ENGINEERING
Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida

10511 SIX MILE CYPRESS PARKWAY
FORT MYERS, FLORIDA 33986
PHONE: (239) 939–5490 FAX: (239) 939–2523
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6490
WWW.BANKESHG.COM

OWL CREEK
LEE COUNTY, FLORIDA
TE PROJECT DRAWING DESIGN DRAWN

Map & Description of Existing Land Uses & Map & Description of Existing Zoning of the Subject Property & Surrounding Properties (Exhibits M5 & M6)







Professional Engineers, Planners & Land Surveyors

### OWL CREEK Comprehensive Plan Amendment

Description of Existing Land Uses of Subject Property and Surrounding Properties
Description of Existing Zoning of Subject Property and Surrounding Properties
EXHIBITS "M5" & "M6"

Subject Property

The Owl Creek property is situated in an area of rapid change with fairly intensive existing and historic uses such as the Lee Civic Center to industrial marine uses such as Owl Creek Boat Works and Storage where individuals come from all over the region for yacht refinishing and Sweetwater Landing Marina. The property is located on the edge of the urban area. The rapid changes include the continuing development of the new Babcock Ranch community to the north and commercial development and redevelopment along the SR 31 corridor including the 31 Produce Market, café and attraction; Sweetwater Landing Marina's redevelopment in 2018 resulting in a 275-slip marina, boater lounge and restaurant and bar; a gas station and market development in 2017 at the northwest corner of SR 31 and North River Road and veterinary clinic in 2018 just west of this gas station; and a convenience store and gas station development in 2020 at the southwest corner of North River Road and SR 31.

The Owl Creek property is within the Rural and Wetlands future land use categories (FLU), is zoned Agricultural (AG-2) and consists of existing grazing lands and natural areas, including portions of Owl Creek and Trout Creek. The site has been partially cleared for agricultural activity since prior to 1953 and has historically been used for a variety of agricultural and farming uses such as citrus groves, row cropping, and cattle grazing. The submitted environmental analysis identifies the potential jurisdictional wetlands and rare/unique uplands that exist on site. The submitted historic analysis demonstrates four historic sites identified on the subject property, three of which are considered potentially eligible for listing on the National Register of Historic Places (NRHP).

#### West

The property immediately adjacent to the west is within the Rural and Wetlands FLU categories and zoned Agricultural (AG-2). Owl Creek crosses this property from N. River Road and continues onto the subject property. There is a conservation easement on the property but a partial release recorded in Instrument Number 2006000412915 (attached) has resulted in only a small portion being covered by this easement along the eastern property line. The site contains 3 single-family residences and agricultural grazing lands. Two houses are generally located in the center of the property: one setback ±515 feet and the other ±620 feet. The third house is located at the southern tip.

Further west there are existing agricultural and large single-family lots ±1.39 acres and larger. There is a commercial node within ¼ mile of SR 31 between North River Road and the Caloosahatchee River described in Lee Plan Policy 6.1.2 that connects the New Community area at SR 31 and North River Road to the Lee Civic Center, Sweetwater Landing Marina and the Sub-Outlying Suburban area to the south. This area contains several non-residential uses

SERVING THE STATE OF FLORIDA

such as the gas stations and convenience stores developed in 2017 and 2020, veterinarian office developed in 2018, feed store, church, SR 31 Produce market, u-pick and café developed around 2010 with continuing improvements. The Bayshore Community Planning area is west of SR 31 and contains large lot residential development as well as ¼-acre lot subdivisions west of the commercial node. Sub-Outlying Suburban FLU category is a little over ½ mile to the west of the Owl Creek property at the southwest corner of the intersection of Bayshore Road and SR 31 which allows a maximum density of 2 dwelling units per acre.

#### North

To the north is North River Road, a 2-lane county maintained arterial roadway then property within the New Community FLU category. This property is the southern portion of the Babcock Mixed Use Planned Development (MPD), approved by zoning resolution number Z-17-026/case number DCl2016-00022 which allows 1 dwelling unit per 2.5 gross acres up to 1,630 dwelling units, 600 hotel rooms and 1,170,000 square feet of commercial office and retail uses. There is an emergency only access planned across the street from the Owl Creek property. The entrance to the mixed-use areas of Babcock Ranch MPD is  $\pm \frac{1}{2}$  mile north of SR 31 and North River Road across from Shirley Lane. To the northeast is within the Density Reduction/Groundwater Resource (DR/GR) FLU and is within the Private Recreational Facilities Overlay, zoned AG-2 and Mobile Home residential MH-1 and developed with single-family lots  $\pm 2.12$  acres and larger and agricultural uses.

#### East

The properties adjacent to the east are within the Rural and Wetlands FLU categories, zoned AG-2 and consist of existing agricultural grazing lands, a vacant parcel owned by South Florida Water Management District, then a vacant privately owned parcel along the Caloosahatchee River. A portion of the adjacent agricultural grazing lands that contain a portion of Trout Creek is currently under negotiation with Conservation 20/20 (nomination number 597). Further East are properties zoned AG-2 and developed with large agricultural tracts then some single-family lots ±4.45 acres and larger and agricultural uses.

#### South

Properties to the south are within the Rural and Wetlands FLU. Adjacent to the south and surrounded by the property is the existing Owl Creek Boat Works and Storage industrial marina and yacht refinishing which is within the Water Dependent Overlay and zoned Marine Industrial (IM). This industrial marine use was established in 1953 and is Southwest Florida's premiere yacht service center offering full service and specializing in yacht refinishing, repowering, customization and maintenance. They also offer in-water covered, uncovered and dry storage for yachts up to 100'. South across Trout Creek from Owl Creek Boat Works and Storage is a vacant parcel zoned AG-2 then a ±12.19-acre parcel developed with two single-family residences. South of the subject property is another SFWMD owned parcel that extends into the Caloosahatchee River. Fort Myers Shores within the Caloosahatchee Shores Community Plan area is located south across the Caloosahatchee River which is within the Suburban FLU category which allows a maximum density of 6 dwelling units per acre. Sweetwater Landing Marina is located at the Caloosahatchee River and SR 31 and offers boat storage, service, rental and sales and was redeveloped in 2018 resulting in a 275-slip marina, boater lounge and restaurant and bar.

## Signed & Sealed Legal Description & Sketch

(Exhibit M7)

CPA2020-00004
M7-1 Legal Description & Sketch Revised November 2021

#### BBLS SURVEYORS, INC. 8860 TERRENE COURT, BONITA SPRINGS, FLORIDA 34135 TELEPHONE: (239) 597-1315

FAX: (239) 597-5207

#### LEGAL DESCRIPTION

#### OWL CREEK

A PORTION OF SECTIONS 18 AND 19, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 18, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; THENCE RUN S.00°16'39"W., ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, FOR A DISTANCE OF 50.01 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF NORTH RIVER ROAD (STATE ROAD 78), A 100 FOOT WIDE RIGHT OF WAY, THE SAME BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED: THENCE RUN S.88°52'22"E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 2,392.11 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE RUN EASTERLY, ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 11,509.16 FEET THROUGH A CENTRAL ANGLE OF 00°53'50", SUBTENDED BY A CHORD OF 180.24 FEET, AT A BEARING OF S.89°19'16"E., FOR A DISTANCE OF 180.24 FEET TO THE END OF SAID CURVE, THE SAME BEING A POINT ON THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE RUN S.00°23'24"W., ALONG SAID EAST LINE, FOR A DISTANCE OF 2,608.43 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 18: THENCE RUN S.00°20'37"W., ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, FOR A DISTANCE OF 1,447.29 FEET TO A POINT HEREINAFTER REFERED TO AS POINT "A", THE SAME BEING A POINT ON THE MEAN HIGH WATER LINE OF TROUT CREEK (ELEVATION 0.03 FEET-NORTH AMERICAN VERTICAL DATUM OF 1988): THENCE RUN S.63°09'11"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 68.12 FEET: THENCE RUN S.66°53'17"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 63.33 FEET; THENCE RUN S.70°27'15"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 39.63 FEET; THENCE RUN S.64°37'58"W., ALONG SAID MEAN HIGH WATER LINE. FOR A DISTANCE OF 53.06 FEET; THENCE RUN S.77°10'24"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 31,94 FEET; THENCE RUN S.67°19'24"W., ALONG

SAID MEAN HIGH WATER LINE. FOR A DISTANCE OF 49.00 FEET: THENCE RUN S.66°42'36"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 31.31 FEET; THENCE RUN S.80°37'35"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 23.70 FEET; THENCE RUN S.49°00'39"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 25.62 FEET; THENCE RUN S.65°48'12"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 63.16 FEET; THENCE RUN S.74°36'11"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 79.06 FEET; THENCE RUN S.73°49'33"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 76.39 FEET; THENCE RUN S.77°28'30"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 81.85 FEET; THENCE RUN S.82°44'45"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 86.96 FEET; THENCE RUN S.69°49'00"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 63.53 FEET; THENCE RUN S.83°38'00"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 84.05 FEET; THENCE RUN N.64°43'19"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 10.65 FEET; THENCE RUN N.10°04'22"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 17.28 FEET; THENCE RUN N.67°36'56"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 63.76 FEET: THENCE RUN N.75°31'42"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 84.91 FEET; THENCE RUN N.67°43'57"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 42.46 FEET; THENCE RUN N.48°46'12"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 15.77 FEET; THENCE RUN N.22°03'58"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 53.88 FEET; THENCE RUN N.67°46'02"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 56.48 FEET; THENCE RUN N.53°42'12"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 56.78 FEET; THENCE RUN N.09°10'30"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 71.37 FEET; THENCE RUN N.18°38'24"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 45.27 FEET; THENCE RUN N.36°09'14"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 54.90 FEET; THENCE RUN N.35°53'09"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 55.09 FEET; THENCE RUN N.01°19'19"E. ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 23.41 FEET; THENCE RUN N.32°33'04"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 51.20 FEET; THENCE RUN N.07°39'06"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 57.91 FEET; THENCE RUN N.06°39'11"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 79.50 FEET; THENCE RUN N.36°15'06"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 133.80 FEET; THENCE RUN N.13°17'04"E., ALONG SAID MEAN HIGH WATER LINE. FOR A DISTANCE OF 69.67 FEET; THENCE RUN N.51°38'20"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 56.94 FEET; THENCE RUN N.09°17'06"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 57.33 FEET; THENCE RUN S.47°33'50"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 52.48 FEET; THENCE RUN

S.52°35'15"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 71.39 FEET; THENCE RUN S.26°00'04"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 44.07 FEET; THENCE RUN S.05°32'36"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 123.25 FEET; THENCE RUN S.35°01'53"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 91.33 FEET; THENCE RUN S.50°35'34"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 85.61 FEET; THENCE RUN S.10°34'53"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 33.93 FEET; THENCE RUN S.21°26'11"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 36.72 FEET; THENCE RUN S.40°17'20"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 33.23 FEET; THENCE RUN S.35°18'25"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 42.17 FEET; THENCE RUN S.42°33'03"W., ALONG SAID MEAN HIGH WATER LINE. FOR A DISTANCE OF 45.18 FEET: THENCE RUN S.41°13'28"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 30.71 FEET; THENCE RUN S.18°57'53"E., ALONG SAID MEAN HIGH WATER LINE. FOR A DISTANCE OF 40.71 FEET: THENCE RUN S.02°39'27"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 43.57 FEET; THENCE RUN S.18°07'05"W., ALONG SAID MEAN HIGH WATER LINE. FOR A DISTANCE OF 39.46 FEET: THENCE RUN S.67°10'19"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 48.51 FEET; THENCE RUN S.75°56'36"W., ALONG SAID MEAN HIGH WATER LINE. FOR A DISTANCE OF 27.05 FEET; THENCE RUN S.56°00'26"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 40.96 FEET; THENCE RUN S.04°07'53"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 15.13 FEET; THENCE RUN S.02°20'53"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 30.76 FEET; THENCE RUN S.83°41'22"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 17,10 FEET; THENCE RUN N.81°54'26"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 32.46 FEET; THENCE RUN S.72°46'26"W., ALONG SAID MEAN HIGH WATER LINE. FOR A DISTANCE OF 51.87 FEET: THENCE RUN N.79°37'03"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 77.30 FEET; THENCE RUN S.43°53'28"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 29.96 FEET; THENCE RUN S.64°51'44"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 33.22 FEET; THENCE RUN S.67°25'22"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 27.97 FEET; THENCE RUN S.63°29'01"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 21.10 FEET; THENCE RUN S.63°09'28"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 50.02 FEET; THENCE RUN S.55°16'21"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 81.31 FEET; THENCE RUN S.61°20'10"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 66.81 FEET; THENCE RUN S.67°49'59"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 48.47 FEET; THENCE RUN S.72°10'03"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 58.79 FEET; THENCE RUN S.78°14'00"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 49.72 FEET; THENCE

RUN S.64°42'00"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 53.28 FEET; THENCE RUN S.38°23'32"W., ALONG SAID MEAN HIGH WATER LINE. FOR A DISTANCE OF 10.59 FEET: THENCE RUN N.89°16'27"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 20.26 FEET; THENCE LEAVING SAID MEAN HIGH WATER LINE, RUN N.00°43'09"E., FOR A DISTANCE OF 121.86 FEET; THENCE RUN N.07°03'43"E., FOR A DISTANCE OF 300.00 FEET; THENCE RUN N.02°16'53"E., FOR A DISTANCE OF 100.00 FEET: THENCE RUN N.07°27'32"W., FOR A DISTANCE OF 299.99 FEET; THENCE RUN N.01°23'52"W., FOR A DISTANCE OF 100.00 FEET; THENCE RUN N.13°23'08"E., FOR A DISTANCE OF 100.00 FEET; THENCE RUN N.23°42'08"E., FOR A DISTANCE OF 99.22 FEET; THENCE RUN N.88°52'07"W., FOR A DISTANCE OF 500.00 FEET; THENCE RUN S.01°07'53"W., FOR A DISTANCE OF 1,252.34 FEET TO SAID MEAN HIGH WATER LINE OF TROUT CREEK (ELEVATION 0.03 FEET-NORTH AMERICAN VERTICAL DATUM OF 1988): THENCE RUN S.59°33'49"W., ALONG SAID MEAN HIGH WATER LINE. FOR A DISTANCE OF 66.58 FEET; THENCE RUN S.19°55'43"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 17.96 FEET; THENCE RUN S.53°18'36"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 53.47 FEET; THENCE RUN S.26°06'00"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 82.56 FEET; THENCE RUN S.05°34'19"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 68.70 FEET; THENCE RUN S.07°11'04"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 29.90 FEET; THENCE RUN S.07°54'16"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 11.85 FEET; THENCE RUN S.12°21'57"W., ALONG SAID MEAN HIGH WATER LINE. FOR A DISTANCE OF 78.12 FEET; THENCE RUN S.10°40'48"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 33.89 FEET; THENCE RUN S.21°15'12"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 20.19 FEET; THENCE RUN S.10°05'07"W. ALONG SAID MEAN HIGH WATER LINE,, FOR A DISTANCE OF 34.32 FEET; THENCE RUN S.16°26'09"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 51.67 FEET; THENCE RUN S.20°15'30"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 28.82 FEET; THENCE RUN S.18°57'28"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 36.38 FEET; THENCE RUN S.15°47'44"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 34.13 FEET; THENCE RUN S.16°28'26"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 59.42 FEET; THENCE RUN S.12°32'34"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 53.60 FEET; THENCE RUN S.23°08'17"W., ALONG SAID MEAN HIGH WATER LINE. FOR A DISTANCE OF 62.09 FEET; THENCE RUN S.15°16'02"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 33.53 FEET; THENCE RUN S.18°12'29"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 115.02 FEET; THENCE RUN S.03°19'16"E., ALONG SAID MEAN HIGH WATER LINE. FOR A DISTANCE OF 4.78 FEET; THENCE LEAVING SAID MEAN HIGH WATER LINE, RUN N.47°23'44"W., FOR A DISTANCE OF 78.47 FEET; THENCE RUN N.24°12'11"W., FOR A DISTANCE OF 91.43 FEET; THENCE RUN

N.03°48'12"W., FOR A DISTANCE OF 29.62 FEET; THENCE RUN N.06°50'11"W., FOR A DISTANCE OF 34.61 FEET; THENCE RUN N.08°54'45"W., FOR A DISTANCE OF 28.95 FEET; THENCE RUN N.12°43'52"W., FOR A DISTANCE OF 39.18 FEET: THENCE RUN N.28°20'46"W. FOR A DISTANCE OF 39.90 FEET: THENCE RUN N.32°06'08"W., FOR A DISTANCE OF 30.67 FEET; THENCE RUN N.45°59'51"W., FOR A DISTANCE OF 43.84 FEET; THENCE RUN N.40°53'39"W., FOR A DISTANCE OF 33.01 FEET; THENCE RUN N.53°48'26"W., FOR A DISTANCE OF 60.20 FEET; THENCE RUN N.75°05'44"W., FOR A DISTANCE OF 54,64 FEET; THENCE RUN N.71°07'07"W., FOR A DISTANCE OF 40.46 FEET; THENCE RUN N.62°42'59"W., FOR A DISTANCE OF 34,22 FEET; THENCE RUN N.66°57'30"W., FOR A DISTANCE OF 51.84 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 18; THENCE RUN N.00°16'39"E., ALONG SAID WEST LINE, AND THE WEST LINE OF THE NORTHEAST OUARTER OF SAID SECTION 18, FOR A DISTANCE OF 5,052,72 FEET TO THE POINT OF BEGINNING. CONTAINING 11,154,906 SQUARE FEET OR 256.083 ACRES, MORE OR LESS.

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COMMENCE AT THE AFOREMENTIONED POINT "A": THENCE RUN S.00°20'37"W., ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 18, FOR A DISTANCE OF 77.70 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, THE SAME BEING A POINT ON THE MEAN HIGH WATER LINE OF TROUT CREEK (ELEVATION 0.03 FEET-NORTH AMERICAN VERTICAL DATUM OF 1988) THENCE LEAVING SAID MEAN HIGH WATER LINE RUN S.00°20'37"W., FOR A DISTANCE OF 1,134.17 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE RUN S.00°18'34"W., ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19, FOR A DISTANCE OF 2,480.58 FEET TO THE NORTHERLY LINE OF SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL 43 RIGHT OF WAY (A 800.00 FOOT WIDE RIGHT OF WAY); THENCE RUN S.71°02'37"W., ALONG SAID NORTHERLY LINE, FOR A DISTANCE OF 384.61 FEET TO THE MEAN HIGH WATER LINE OF THE CALOOSAHATCHEE RIVER (ELEVATION 0.23 FEET-NORTH AMERICAN VERTICAL DATUM OF 1988); THENCE RUN N.52°44'09"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 86.87 FEET; THENCE RUN N.23°50'54"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 68.13 FEET; THENCE RUN N.10°38'48"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 52.58 FEET; THENCE RUN N.09°06'55"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 42.95 FEET; THENCE RUN N.32°14'07"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 39.88 FEET; THENCE RUN N.43°39'22"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 52.79 FEET; THENCE RUN N.34°08'38"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 41.08 FEET; THENCE RUN N.54°52'16"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 60.65 FEET;

THENCE RUN N.87°04'33"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 55.75 FEET: THENCE RUN N.49°55'04"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 45.69 FEET; THENCE RUN N.28°07'43"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 46.00 FEET; THENCE RUN N.56°19'58"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 17.93 FEET; THENCE RUN S.36°51'22"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 39.99 FEET; THENCE RUN S.71°55'20"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 31.45 FEET; THENCE RUN S.89°48'27"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 25.16 FEET; THENCE RUN N.63°29'40"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 53.19 FEET; THENCE RUN S.77°12'19"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 81.07 FEET; THENCE RUN S.87°13'04"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 71.51 FEET; THENCE RUN S.86°14'38"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 51.39 FEET; THENCE RUN N.32°39'35"W. ALONG SAID MEAN HIGH WATER LINE,, FOR A DISTANCE OF 39.89 FEET; THENCE RUN N.46°07'12"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 55.49 FEET; THENCE RUN N.48°12'13"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 67.15 FEET; THENCE RUN N.30°38'49"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 52.85 FEET; THENCE RUN N.25°28'33"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 64.46 FEET; THENCE RUN N.28°26'17"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 48.85 FEET; THENCE RUN N.24°27'43"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 67.21 FEET; THENCE RUN N.23°43'59"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 68.49 FEET; THENCE RUN N.44°29'30"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 30.93 FEET: THENCE RUN N.32°47'22"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 39.03 FEET: THENCE RUN N.37°30'31"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 53.12 FEET; THENCE RUN N.72°02'02"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 37.99 FEET; THENCE RUN N.66°54'09"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 50.25 FEET; THENCE RUN N.76°40'16"W., ALONG SAID MEAN HIGH WATER LINE. FOR A DISTANCE OF 23.57 FEET; THENCE RUN N.62°41'50"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 29.07 FEET; THENCE RUN N.57°22'45"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 52.85 FEET; THENCE RUN S.81°19'58"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 24.79 FEET; THENCE RUN S.86°10'29"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 20.72 FEET; THENCE RUN N.68°13'44"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 70.32 FEET; THENCE RUN N.62°52'25"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 25.24 FEET; THENCE RUN N.76°26'43"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 42.82 FEET; THENCE RUN N.86°37'33"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE

OF 23.07 FEET; THENCE RUN N.66°30'11"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 23.15 FEET; THENCE RUN N.59°53'05"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 31.24 FEET; THENCE RUN N.63°30'36"W., ALONG SAID MEAN HIGH WATER LINE. FOR A DISTANCE OF 30.41 FEET; THENCE RUN N.56°41'32"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 40.31 FEET; THENCE RUN N.61°46'56"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 24.48 FEET; THENCE RUN N.71°57'11"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 31.15 FEET; THENCE RUN N.60°34'35"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 28.45 FEET; THENCE RUN N.52°43'10"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 31.94 FEET; THENCE RUN N.40°26'58"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 13.97 FEET; THENCE RUN N.69°12'09"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 50.97 FEET; THENCE RUN N.75°09'23"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 27.53 FEET; THENCE RUN N.71°05'34"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 29.39 FEET; THENCE RUN N.50°55'57"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 7.35 FEET: THENCE LEAVING SAID MEAN HIGH WATER LINE, RUN N.48°06'50"E., FOR A DISTANCE OF 270.43 FEET: THENCE RUN N.42°11'10"W., FOR A DISTANCE OF 184.68 FEET; THENCE RUN N.03°40'10"W., FOR A DISTANCE OF 86.00 FEET: THENCE RUN N.44°50'41"E., FOR A DISTANCE OF 140.43 FEET; THENCE RUN N.48°53'50"E., FOR A DISTANCE OF 266.81 FEET: THENCE RUN N.37°56'50"E., FOR A DISTANCE OF 235.27 FEET; THENCE RUN N.28°49'50"E., FOR A DISTANCE OF 219.46 FEET; THENCE RUN N.15°00'10"W., FOR A DISTANCE OF 137.17 FEET; THENCE RUN S.74°59'50"W., FOR A DISTANCE OF 18.55 FEET; THENCE RUN N.15°00'10"W., FOR A DISTANCE OF 53.03 FEET; THENCE RUN N.44°37'10"W., FOR A DISTANCE OF 466.55 FEET; THENCE RUN N.29°52'10"W., FOR A DISTANCE OF 128.59 FEET: THENCE RUN N.24°50'50"E., FOR A DISTANCE OF 318.05 FEET; THENCE RUN N.13°28'44"W., FOR A DISTANCE OF 177.41 FEET TO SAID MEAN HIGH WATER LINE OF TROUT CREEK (ELEVATION 0.03 FEET-NORTH AMERICAN VERTICAL DATUM OF 1988); THENCE RUN N.68°36'37"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 118.44 FEET; THENCE RUN N.64°26'22"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 31.89 FEET; THENCE RUN N.64°03'20"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 59.04 FEET; THENCE RUN N.75°59'50"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 70.51 FEET; THENCE RUN N.73°52'12"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 36.64 FEET: THENCE RUN N,81°37'22"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 38.71 FEET; THENCE RUN N.76°10'56"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 61.09 FEET: THENCE RUN N.81°10'49"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 43.63 FEET; THENCE RUN N.79°19'30"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 27.70 FEET; THENCE RUN N.76°16'15"E., ALONG SAID MEAN

HIGH WATER LINE, FOR A DISTANCE OF 54.20 FEET; THENCE RUN N.78°48'20"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 120.20 FEET; THENCE RUN N.79°41'31"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 52.54 FEET; THENCE RUN N.75°23'35"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 99.29 FEET; THENCE RUN N.71°46'47"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 45.73 FEET; THENCE RUN N.77°14'48"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 27.77 FEET; THENCE RUN N.73°38'17"E. ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 131.49 FEET; THENCE RUN N.64°38'32"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 113.85 FEET; THENCE RUN N.64°07'37"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 23.99 FEET; THENCE RUN N.64°53'28"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 84.52 FEET; THENCE RUN N.64°11'02"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 86.91 FEET: THENCE RUN N.64°11'54"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 80.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,772,203 SQUARE FEET OR 86.598 ACRES, MORE OR LESS.

TOTAL AREA OR PROPERTY DESCRIBED HEREIN IS 14,927,109 SQUARE FEET OR 342.68 ACRES, MORE OR LESS.

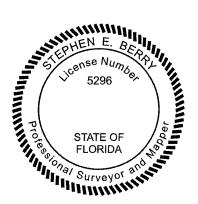
BEARINGS REFER TO THE WEST LINE THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, HAVING A BEARING OF S.00°16'39"W.

THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.

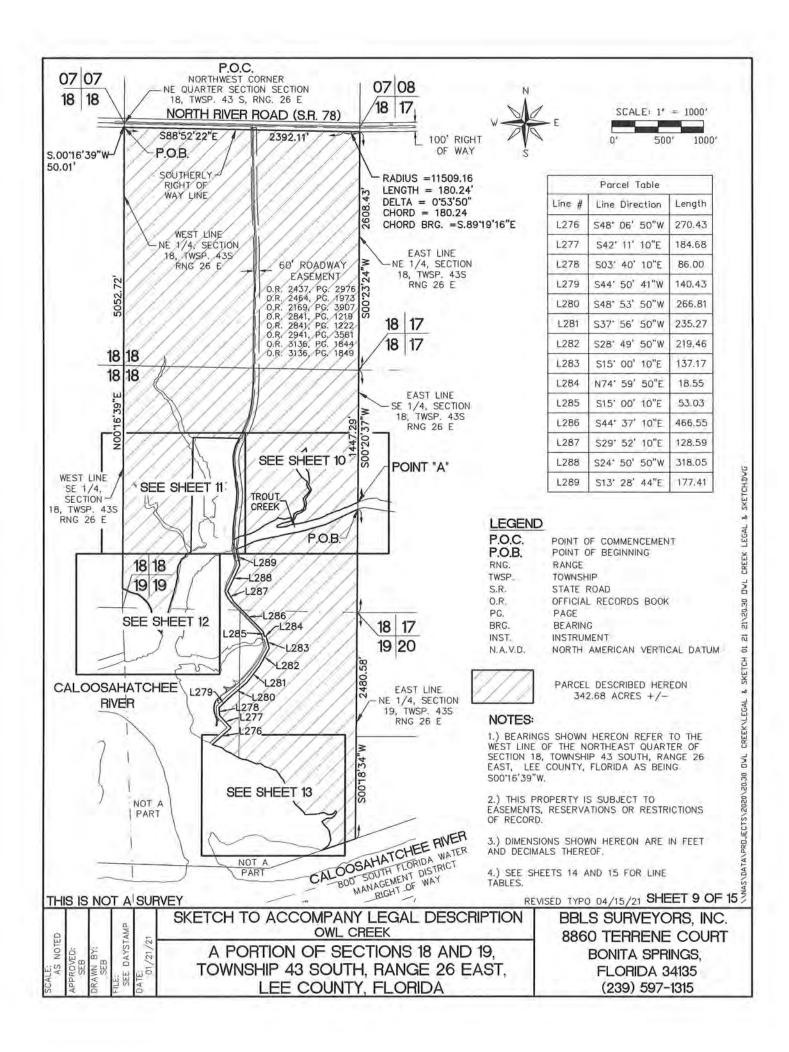
\_ 04/15/21

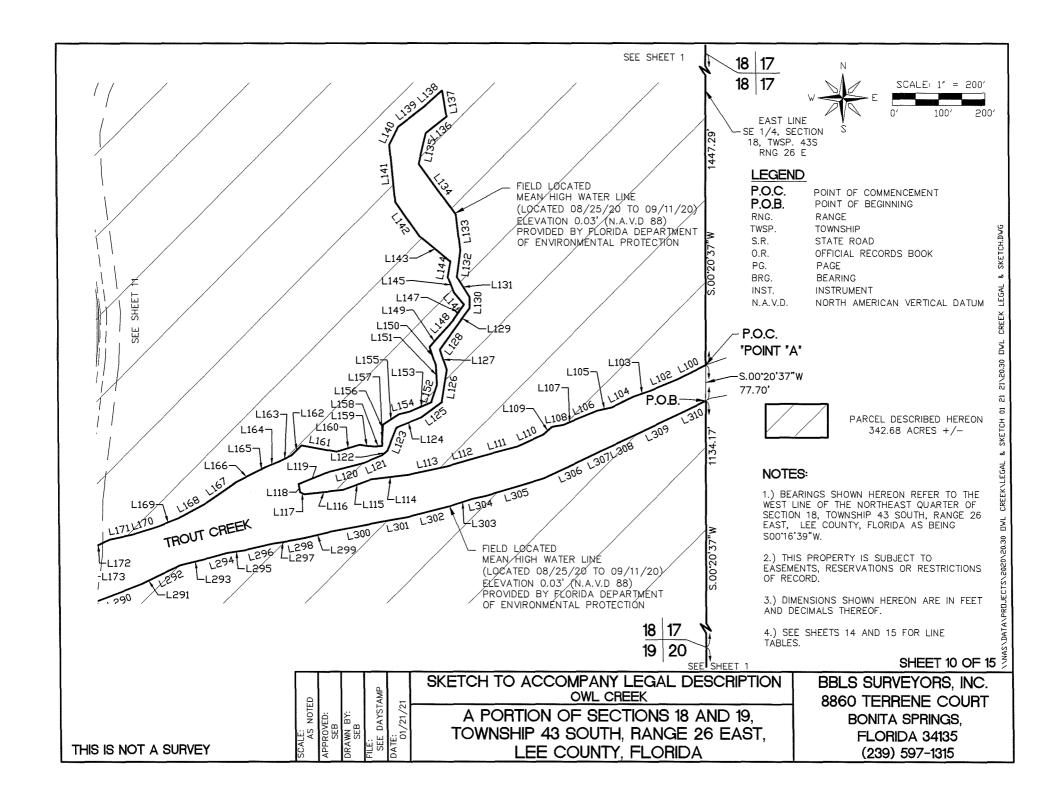
STEPHEN E. BERRY, STATE OF FLORIDA, (L.S. #5296) BBLS SURVEYORS, INC., (L.B. #8033)

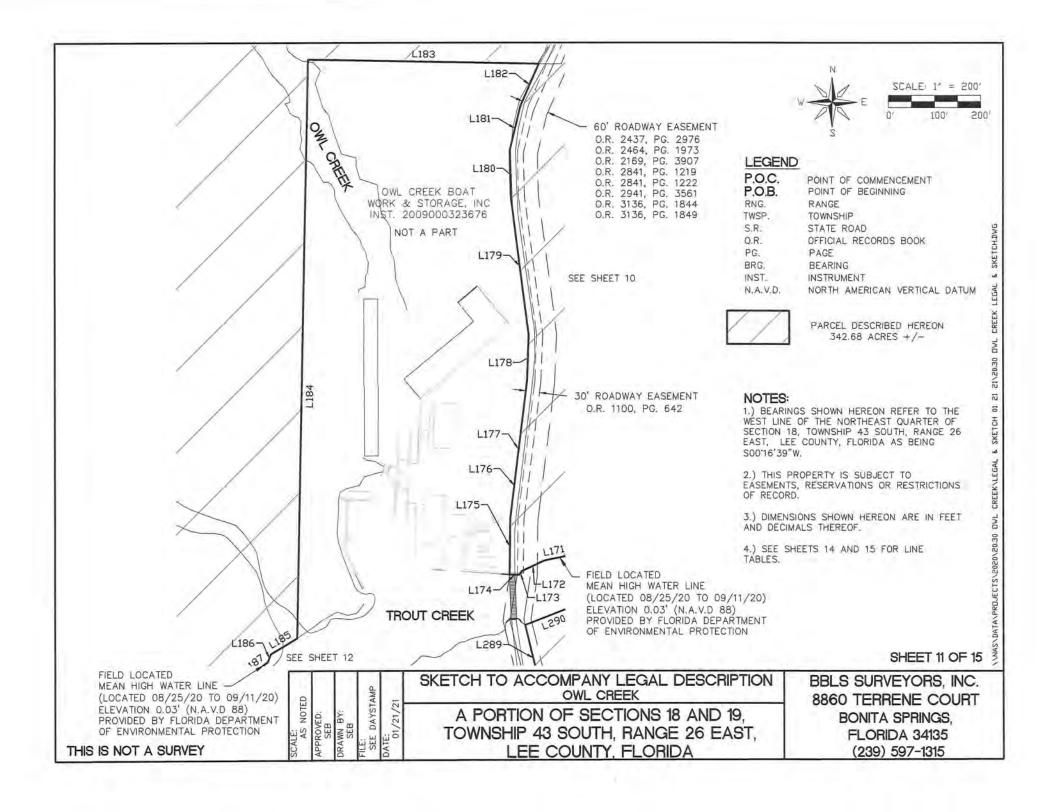
PROOFED BY <u>SEB</u> REVISED TYPO 04 15 21 REVISED CURVE 11 16 21

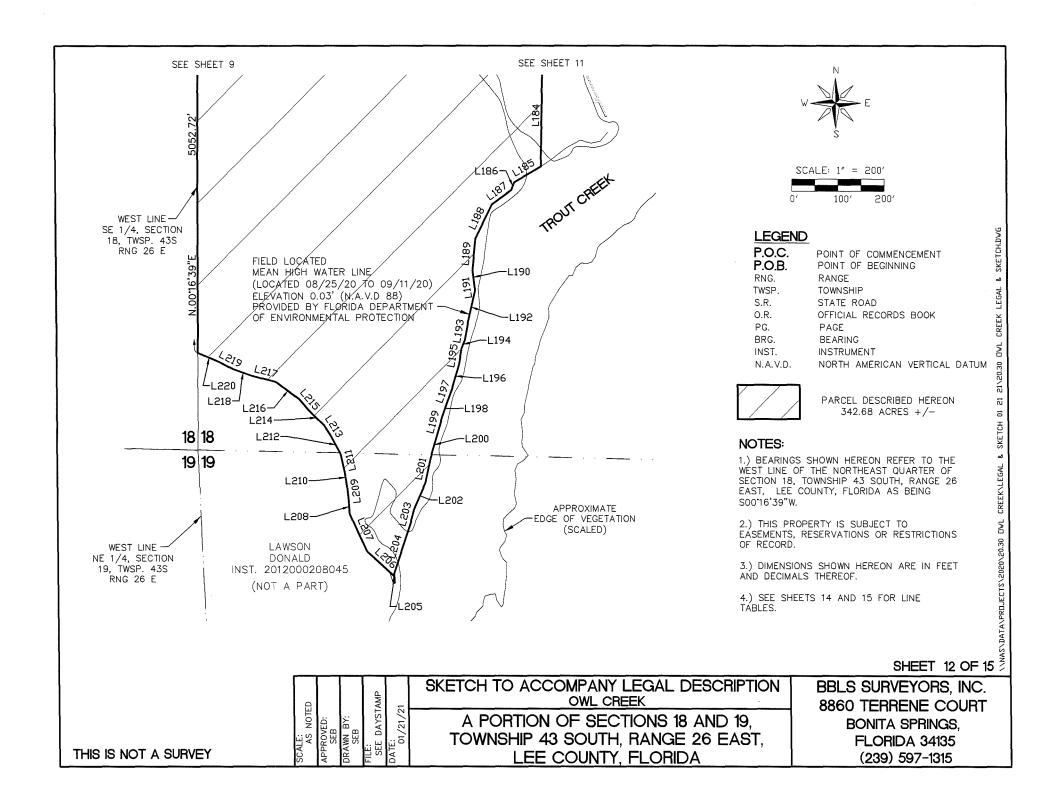


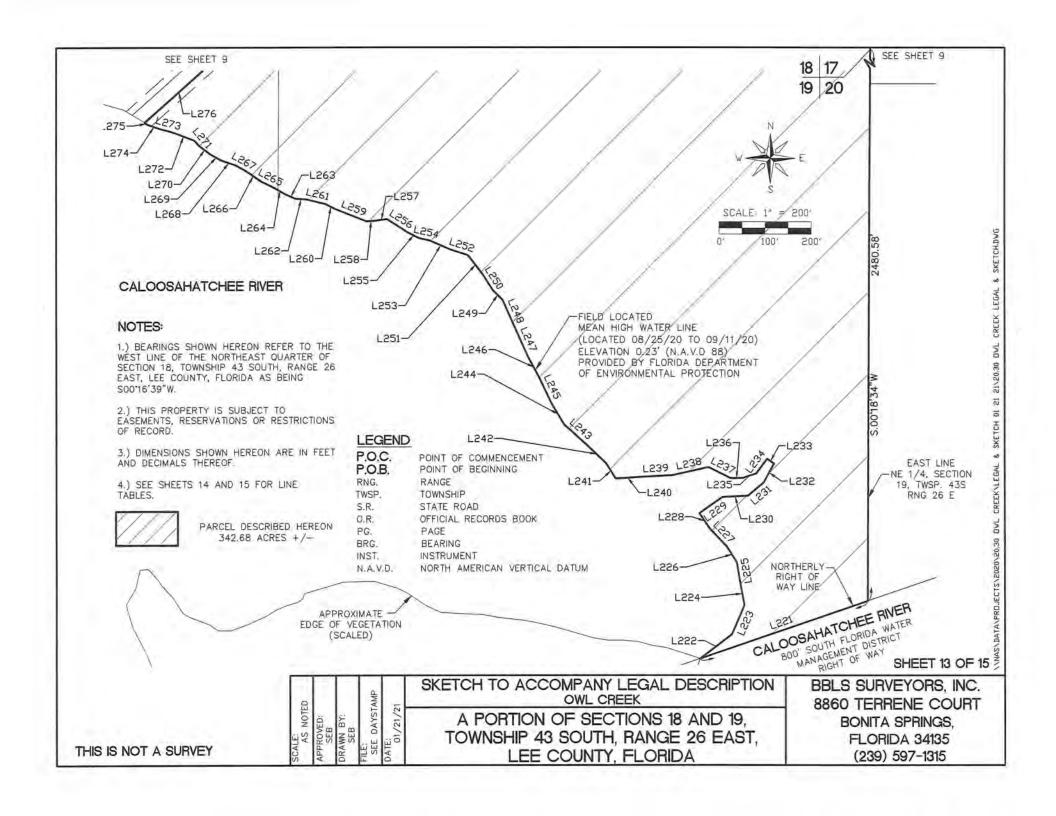
SEE ATTACHED SKETCH (SHEET 9 OF 15 THROUGH SHEET 15 OF 15)











Parcel Table		
Line #	Line Direction	Length
L100	S63' 09' 11"W	68.12
L102	S66° 53′ 17"W	63.33
L103	S70° 27' 15"W	39.63
L104	S64° 37′ 58"W	53.06
L105	S77° 10′ 24″W	31.94
L106	S67° 19' 24"W	49.00
L107	S66' 42' 36"W	31.31
L108	S80° 37′ 35″W	23.70
L109	S49° 00' 39"W	25.62
L110	S65° 48' 12"W	63.16
L111	S74° 36' 11"W	79.06
L112	S73° 49' 33"W	76.39
L113	S77° 28′ 30″W	81.85
L114	S82° 44′ 45″W	86.96
L115	S69° 49' 00"W	63.53
L116	S83° 38' 00"W	84.05
L117	N64° 43′ 19"W	10.65
L118	N10° 04' 22"W	17.28
L119	N67° 36′ 56″E	63.76
L120	N75° 31' 42"E	84.91

Parcel Table			
Line #	Line Direction	Length	
L121	N67° 43′ 57"E	42.46	
L122	N48° 46' 12"E	15.77	
L123	N22° 03′ 58″E	53.88	
L124	N67° 46′ 02"E	56.48	
L125	N53° 42' 12"E	56.78	
L126	N09° 10' 30"E	71.37	
L127	N18° 38' 24"W	45.27	
L128	N36' 09' 14"E	54.90	
L129	N35° 53' 09"E	55.09	
L130	N01° 19' 19"E	23.41	
L131	N32° 33' 04"W	51.20	
L132	N07° 39' 06"E	57.91	
L133	N06° 39' 11"W	79.50	
L134	N36° 15' 06"W	133.80	
L135	N13' 17' 04"E	69.67	
L136	N51° 38' 20"E	56.94	
L137	N09° 17' 06"W	57.33	
L138	S47° 33' 50"W	52.48	
L139	S52° 35′ 15″W	71.39	
L140	S26' 00' 04"W	44.07	

Parcel Table		
Line #	Line Direction	Length
L141	S05* 32' 36"E	123.25
L142	S35° 01' 53"E	91.33
L143	S50° 35' 34"E	85.61
L144	S10° 34' 53"W	33.93
L145	S21° 26' 11"E	36.72
L146	S40° 17' 20"E	33.23
L147	S35' 18' 25"W	42.17
L148	S42° 33' 03"W	45.18
L149	S41' 13' 28"W	30.71
L150	S18' 57' 53"E	40.71
L151	S02° 39′ 27″E	43.57
L152	S18' 07' 05"W	39.46
L153	S67° 10′ 19"W	48.51
L154	S75° 56' 36"W	27.05
L155	S56' 00' 26"W	40.96
L156	S04° 07' 53"W	15.13
L157	S02* 20' 53"W	30,76
L158	S83' 41' 22"W	17.10
L159	N81° 54′ 26″W	32.46
L160	S72* 46' 26"W	51.87

	Parcel Table	
Line #	Line Direction	Length
L161	N79° 37' 03"W	77.30
L162	S43° 53' 28"W	29.96
L163	S64° 51' 44"W	33.22
L164	S67' 25' 22"E	27.97
L165	S63° 29' 01"W	21.10
L166	S63° 09' 28"W	50.02
L167	S55* 16' 21"W	81.31
L168	S61' 20' 10"W	66.81
L169	S67° 49' 59"W	48.47
L170	S72' 10' 03"W	58.79
L171	S78° 14' 00"W	49.72
L172	S64' 42' 00"W	53.28
L173	S38' 23' 32"W	10.59
L174	N89° 16' 27"W	20.26
L175	N00° 43' 09"E	121.86
L176	N07° 03' 43"E	300.00
L178	N02' 16' 53"E	100.00
L179	N07° 27′ 32″W	299.99

Parcel Table			
Line #	Line Direction	Length	
L180	N01° 23' 52"W	100.00	
L181	N13° 23' 08"E	100.00	
L182	N23° 42' 08"E	99.22	
L183	N88' 52' 07"W	500.00	
L184	S01° 07' 53"W	1252.34	
L185	S59° 33′ 49″W	66.58	
L186	S19. 55, 43. W	17.96	
L187	S53° 18' 36"W	53.47	
L188	S26' 06' 00"W	82.56	
L189	S05° 34' 19"W	68.70	
L190	S07' 11' 04"E	29.90	
L191	S07' 54' 16"E	11.85	
L192	S12° 21' 57"W	78.12	
L193	S10° 40′ 48″W	33.89	
L194	S21° 15′ 12"W	20.19	
L195	\$10° 05' 07"W	34.32	
L196	S16° 26' 09"W	51.67	
L197	S20° 15′ 30″W	28.82	
L198	S18* 57' 28"W	36.38	
L199	S15° 47' 44"W	34.13	

#### NOTES:

1.) BEARINGS SHOWN HEREON REFER TO THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA AS BEING SOO'16'39"W.

2.) THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.

3.) DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

THIS IS NOT A SURVEY

SCALE:	APPROVED:	DRAWN BY:	FILE:	DATE:
AS NOTED	SEB	SEB	SEE DAYSTAMP	01/21/21

SKETCH TO ACCOMPANY LEGAL DESCRIPTION OWL CREEK

A PORTION OF SECTIONS 18 AND 19, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA SHEET 14 OF 15

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BBLS SURVEYORS, INC. 8860 TERRENE COURT BONITA SPRINGS, FLORIDA 34135 (239) 597-1315

	Parcel Table	T
Line #	Line Direction	Length
L200	S16" 28' 26"W	59.42
L201	512° 32′ 34"W	53.60
L202	S23" 08' 17"W	62.09
L203	S15" 16" 02"W	33.53
L204	S18" 12" 29"W	115.02
L205	S03' 19' 16"E	4.78
L206	N47* 23' 44"W	78.47
L207	N24' 12' 11"W	91.43
L208	N03° 48′ 12″W	29.62
L209	N06' 50' 11"W	34.61
L210	N08' 54' 45"W	28.95
L211	N12" 43' 52"W	39.18
L212	N28° 20' 46"W	39.90
L213	N32' 06' 08"W	30.67
L214	N45° 59′ 51″W	43.84
L215	N40' 53' 39"W	33.01
L216	N53' 48' 26"W	60.20
L217	N75' 05' 44"W	54.64
L218	N71" 07' 07"W	40.46
L219	N62* 42' 59"W	34.22

	Parcel Table	
Line #	Line Direction	Length
L220	N66" 57' 30"W	51.84
L221	S71' 02' 37"W	384.61
L222	N52' 44' 09"E	86.87
L223	N23' 50' 54"E	68.13
L224	N10° 38′ 48″W	52.58
L225	N09' 06' 55"W	42.95
L226	N32" 14' 07"W	39.88
L227	N43° 39′ 22″W	52.79
L228	N34" 08' 38"W	41.08
L229	N54' 52' 16"E	60,65
L230	N87' 04' 33"E	55.75
L231	N49' 55' 04"E	45.69
L232	N28' 07' 43"E	46.00
L233	N56' 19' 58"W	17.93
L234	S36' 51' 22"W	39.99
L235	S71° 55' 20"W	31.45
L236	S89" 48' 27"W	25.16
L237	N63' 29' 40"W	53.19
L238	S77" 12' 19"W	81.07
L239	S87° 13′ 04″W	71.51

Line #	Line Direction	Length
L240	S86" 14" 38"W	51.39
L241	N32' 39' 35"W	39.89
L242	N46' 07' 12"W	55.49
L243	N48' 12' 13"W	67.15
L244	N30' 38' 49"W	52.85
L245	N25' 28' 33"W	64.46
L246	N28' 26' 17"W	48.85
L247	N24° 27' 43"W	67.21
L248	N23° 43′ 59″W	68.49
L249	N44' 29' 30"W	30.93
L250	N32' 47' 22"W	39.03
L251	N37' 30' 31"W	53.12
L252	N72' 02' 02"W	37.99
L253	N66" 54' 09"W	50.25
L254	N76" 40" 16"W	23.57
L255	N62' 41' 50"W	29.07
L256	N57" 22' 45"W	52.85
L257	S81' 19' 58"W	24.79

	Parcel Table			Parcel Table	
Line #	Line Direction	Length	Line #	Line Direction	Length
L258	S86' 10' 29"W	20.72	L278	NO3" 40' 10"W	86.00
L259	N68' 13' 44"W	70.32	L279	N44' 50' 41"E	140.43
L260	N62' 52' 25"W	25.24	L280	N48" 53" 50"E	266.81
L261	N76" 26' 43"W	42.82	L281	N37" 56' 50"E	235.27
L262	N86° 37° 33"W	23.07	L282	N28' 49' 50"E	219.46
L263	N66" 30" 11"W	23.15	L283	N15' 00' 10"W	137.17
L264	N59' 53' 05"W	31.24	L284	S74" 59" 50"W	18.55
L265	N63' 30' 36"W	30.41	L285	N15' 00' 10"W	53.03
L266	N56* 41' 32"W	40.31	L286	N44" 37" 10"W	466.55
L267	N61' 46' 56"W	24.48	L287	N29* 52' 10"W	128,59
L268	N71" 57' 11"W	31.15	L288	N24' 50' 50"E	318.05
L269	N60° 34' 35"W	28.45	L289	N13' 28' 44"W	177,41
L270	N52' 43' 10"W	31.94	L290	N68' 36' 37"E	118.44
L271	N40° 26' 58"W	13.97	L291	N64' 26' 22"E	31.89
L272	N69' 12' 09"W	50.97	L292	N64" 03" 20"E	59,04
L273	N75' 09' 23"W	27.53	L293	N75' 59' 50"E	70.51
L274	N71" 05" 34"W	29.39	L294	N73" 52' 12"E	36.64
L275	N50° 55' 57"W	7.35	L295	N81" 37" 22"E	38.71
L276	N48° 06' 50"E	270.43	L296	N76" 10" 56"E	61.09
L277	N42" 11" 10"W	184.68	L297	N81" 10' 49"E	43.63

	Parcel Table	
Line #	Line Direction	Length
L298	N79" 19" 30"E	27.70
L299	N76" 16" 15"E	54.20
L300	N78* 48' 20"E	120.20
L301	N79" 41" 31"E	52.54
L302	N75" 23' 35"E	99.29
L303	N71" 46" 47"E	45,73
L304	N77" 14" 48"E	27.77
L305	N73" 38' 17"E	131.49
L306	N64" 38" 32"E	113.85

	Parcel Table	
Line #	Line Direction	Length
L307	N64" 07" 37"E	23,99
L308	N64" 53' 28"E	84.52
L309	N64' 11' 02"E	86.91
L310	N64" 11" 54"E	80.97

THIS IS NOT A SURVEY

#### NOTES:

- 1.) BEARINGS SHOWN HEREON REFER TO THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA AS BEING S00°16'39"W.
- THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.
- 3.) DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

SHEET 15 OF 15

AS NOTED	APPROVED: SEB	DRAWN BY: SEB	FILE: SEE DAYSTAMP	DATE: 01/21/21	SKETCH TO ACCOMPANY LEGAL DESCRIPTION OWL CREEK
					A PORTION OF SECTIONS 18 AND 19, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

BBLS SURVEYORS, INC. 8860 TERRENE COURT BONITA SPRINGS, FLORIDA 34135 (239) 597-1315

# Signed & Sealed Boundary Survey

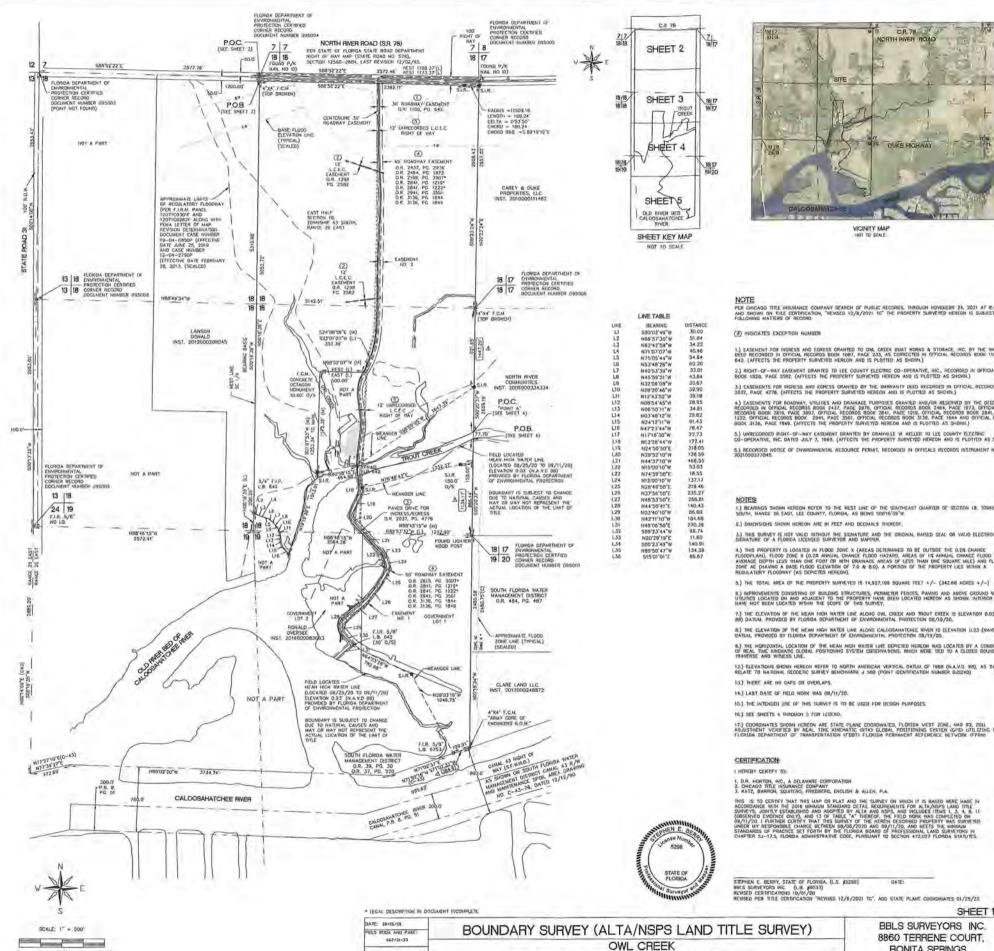
(Exhibit M7)

CPA2020-00004 Revised January 2022

(EXHIBIT "A", CHICAGO TITLE INSURANCE COMPANY SEARCH OF PUBLIC RECORDS, THROUGH NOVEMBER 24, 2021 AT B-00 AM, SHOWN ON TITLE CERTIFICATION. "REVISED 12/6/2021 TO")

A ROPTION OF SECTIONS 18 AND 19, TOWNSHIP 43 SOUTH, RANCE 28 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS REFER TO THE WEST LINE THE HORTHEAST DUARTER OF SECTION 18, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, HAYING A BEARING OF S 0076/39"W



APPROVED: BAR, SER



3.) THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR VALID ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPEN.

4.) THIS PROPERTY IS LOCATED IN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2X CHARGE FLOODFLAW), TLOOD ZONE X (0.2X ANNUAL CHANGE FLOOD HAZARD, AMEAS DO ITS ANNUAL CHANGE FLOOD WITH AVERAGE DEPIN LESS THAN ONE FOOT OR WITH OWNARDS. AMEAS DO ITSST THAN ONE SOUMES MELLY AND FLOOD ZONE AS CHANGE FLOOD ELEVATION OF 7.0 & 8.0.) A PORTION OF THE PROPERTY LIES WITHIN A REBLACITORY FLOODWAY (AS DEPICTED MERGON).

4.) THE ELEVATION OF THE MEAN HIGH WATER LINE ALONG CALGOSANATCHEE RIVER IS ELEVATION D.23 (NAVO 88) DATUM, PROMODED BY FLORIDA DEPARTMENT OF ENANCHMENTAL PROTECTION 08/19/20.

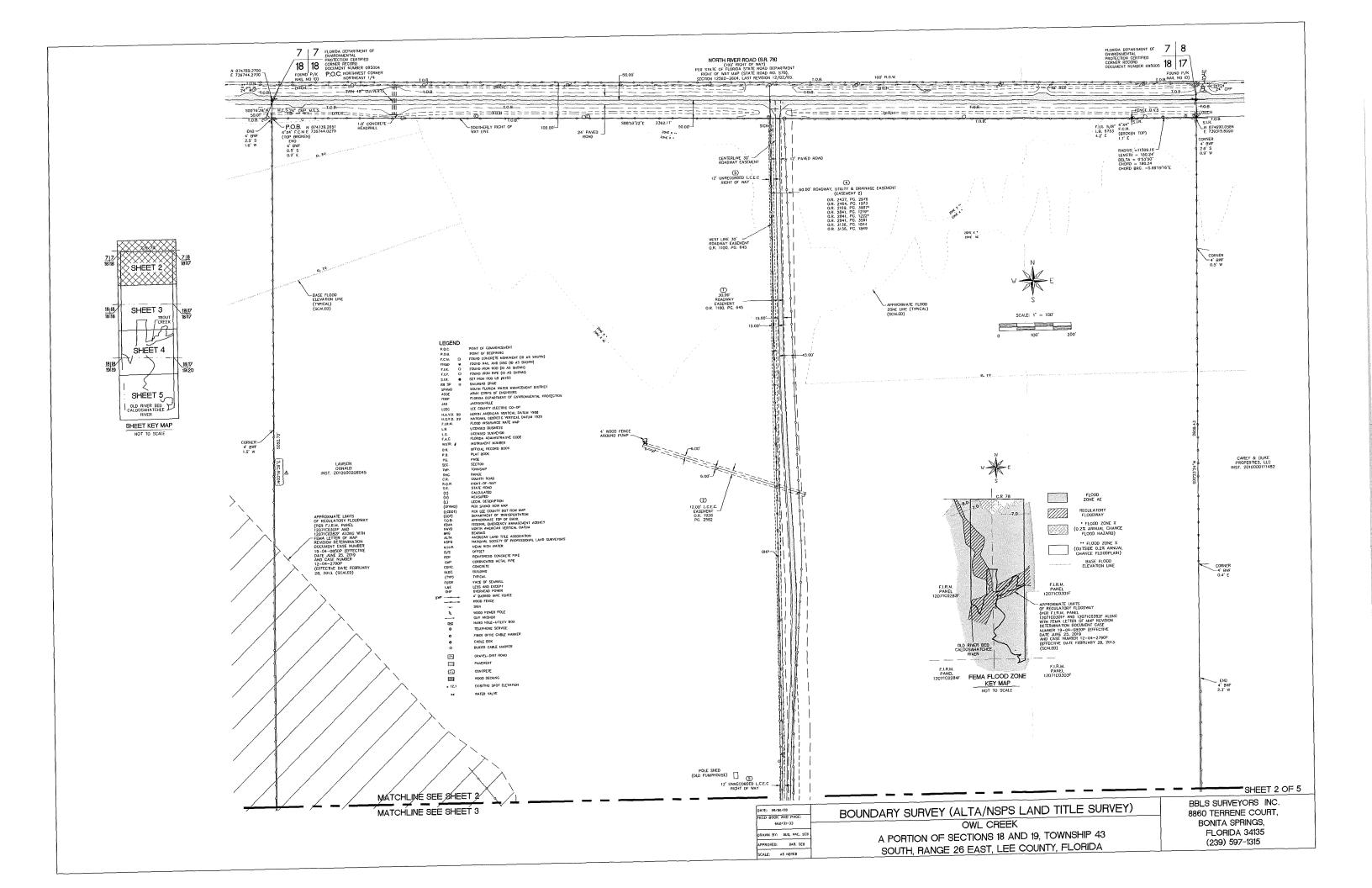
9.) THE HIGHZONTAL LOCATION OF THE MEAN HIGH WATER LINE DEPICTED HEREON WAS LOCATED BY A COMBINATION OF REAL TIME KINDMANT GLOBAL POSTIONING SYSTEM DISSERVATIONS, WHICH WERE TIED TO A CLOSED BOUNDARY INVANCES LINE.

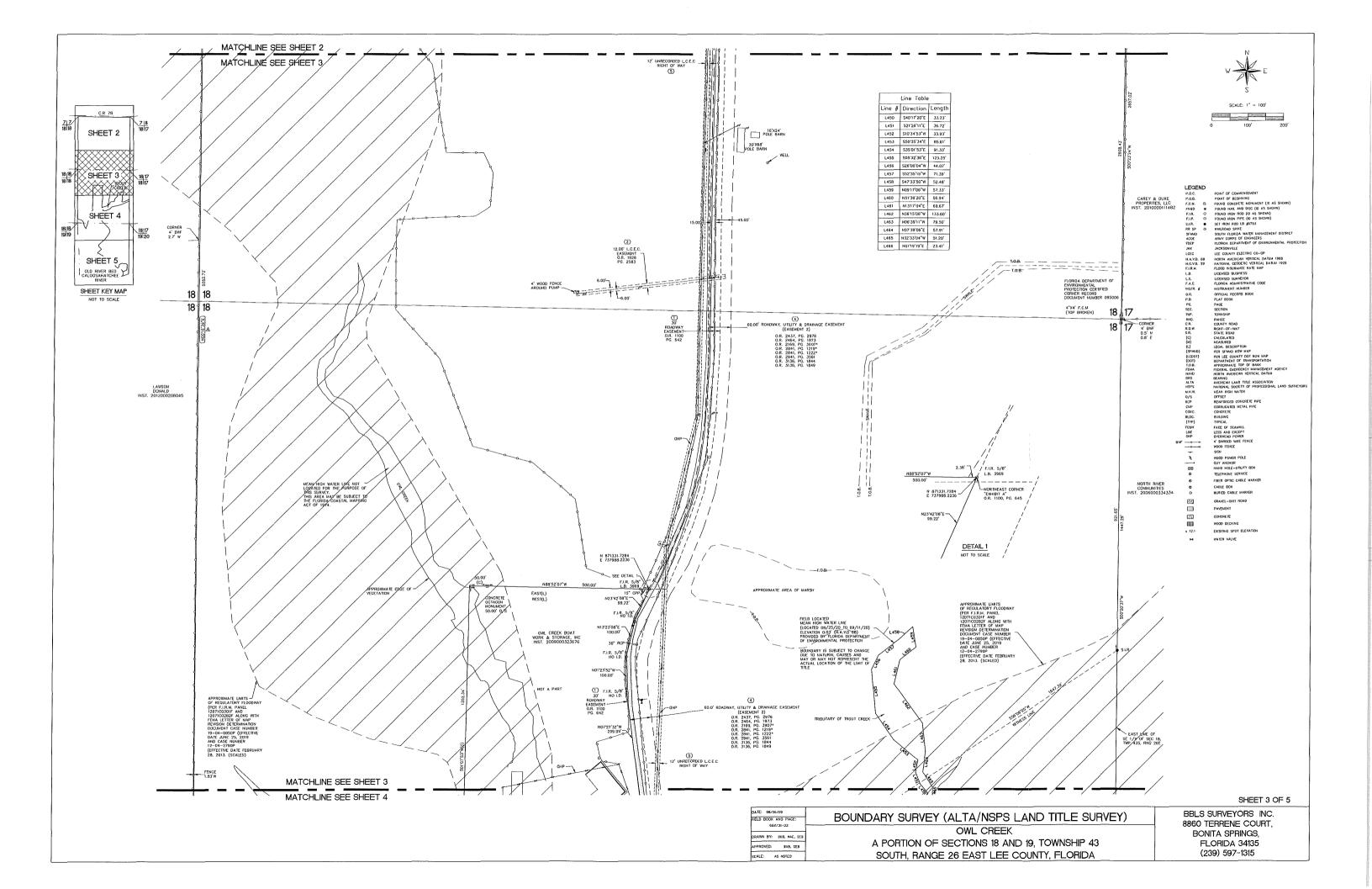
A PORTION OF SECTIONS 18 AND 19, TOWNSHIP 43

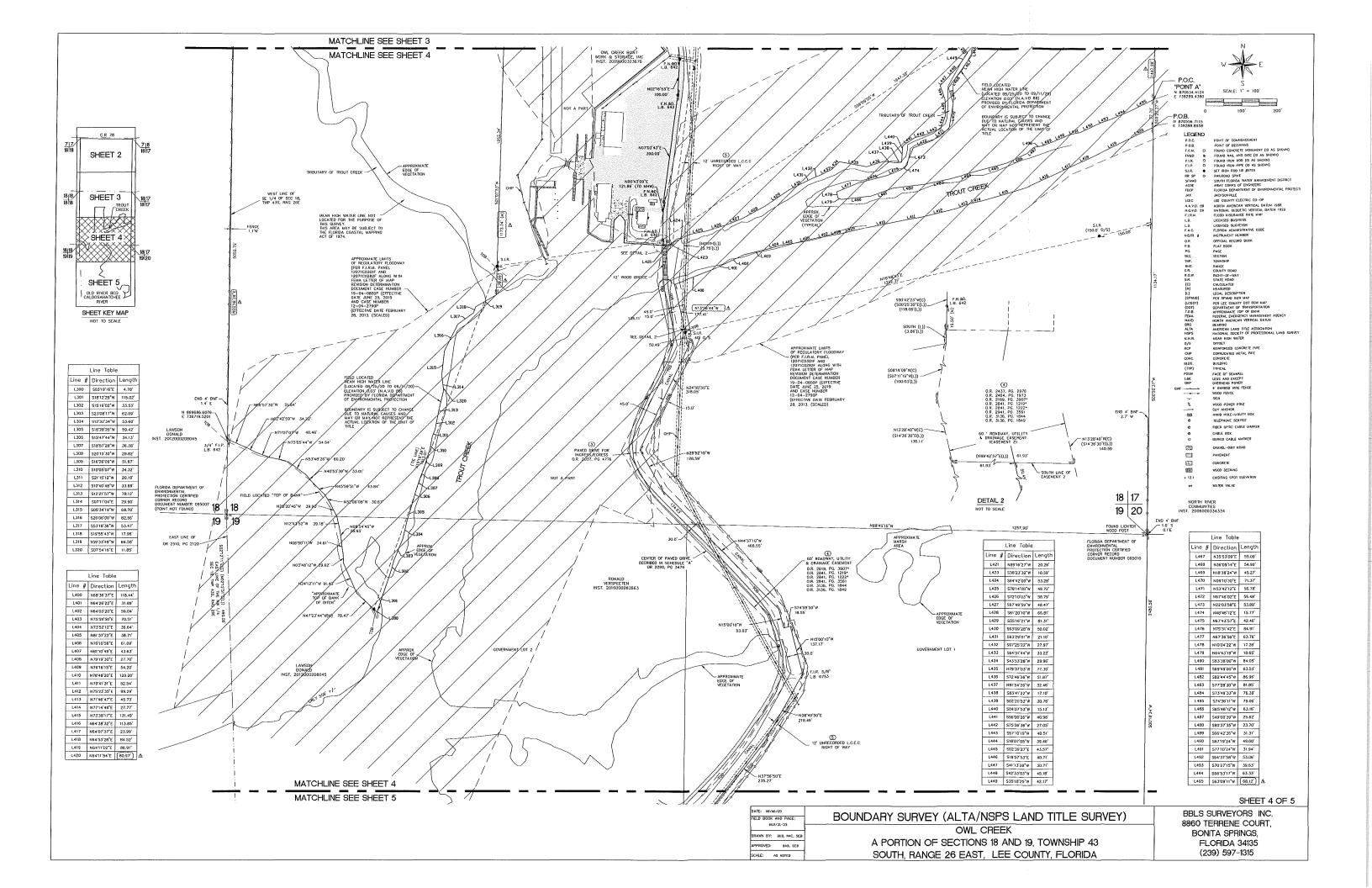
SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

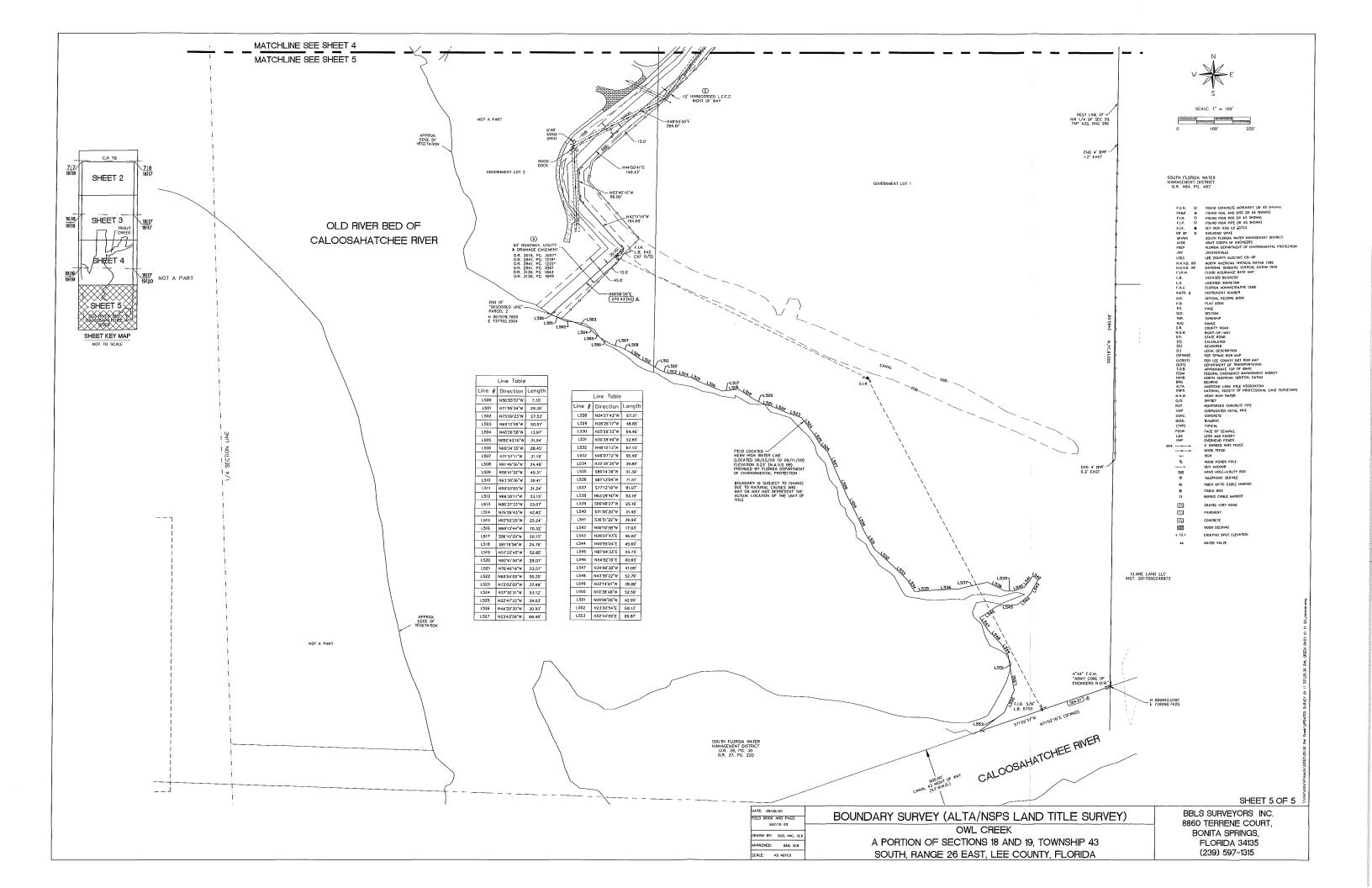
THIS IS TO CERTEY THAT THIS MAP OF PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 WHIMING A STANDARD CERT. REQUIREMENTS FOR ALTA/REPS LAND TITLE SURVEYTS, ANDITY ESTABLISHED AND ACCORDANCE AND ACCORDING THE STANDARD CERT. A, 4, 8, 11 OFFICE AND ACCORDING THE STANDARD CERTEY A, 4, 8, 11 OFFICE AND ACCORDING THE STANDARD CERTEY AND ACCORDING THE STANDARD CERTEY AND ACCORDING THE SURVEY OF THE LIESTING DESCRIBED PROPERTY WAS SURVEYED UNDER UT ASSESSED AND ACCORDING THAT THIS SURVEY OF THE LIESTING DESCRIBED PROPERTY AND SURVEYED AND ACCORDING THE SURVEY OF THE LIESTING DESCRIBED PROPERTY AND SURVEYED AND ACCORDING THE SURVEY OF THE LIESTING DESCRIBED PROPERTY OF THE SURVEY OF THE LIESTING DESCRIBED PROPERTY OF THE SURVEY OF THE LIESTING DESCRIBED PROPERTY OF THE SURVEY OF THE LIESTING THE LIESTING THE SURVEY OF THE LIESTING THE SURVEY OF THE LIESTING THE SURVEY OF THE LIESTING THE LIESTING THE SURVEY OF THE LIESTING THE L

BBLS SURVEYORS INC. 8860 TERRENE COURT, BONITA SPRINGS, FLORIDA 34135 (239) 597-1315









## Deed of Subject Property (Exhibit M8)

INSTR # 2009000343334, Doc Type CT, Pages 4, Recorded 12/29/2009 at 12:24 PM, Charlie Green, Lee County Clerk of Circuit Court, Deed Doc. D \$0.70 Deputy Clerk BHANZEVACK



### IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION

Talon Ventures LLC
Plaintiff
vs
North River Communities LLC etal
Defendant

Case No. 09-CA-062726

#### CERTIFICATE OF TITLE

The undersigned clerk of the court certifies that he or she executed and filed a certificate of sale in this action on December 04, 2009 for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Lee County, Florida:

See Exhibit "A" attached hereto.

Was sold to: Talon Ventures LLC., a Florida Limited Liability Company,

Address: 10 Wimbledon Court, Frisco, TX 75034

WITNESS my hand and the seal of the court on December 15, 2009

Charlie Green, Clerk of Court

Deputy Clerk

FILED

DEC 1 5 2009 Charlie Green, Clerk Circuit

By: M

Copies furnished to all parties

Charlie Green Clerk of Circuit Court

By: Michele Parker Deputy Clerk

#### LEGAL DESCRIPTION

#### PARCEL 1:

All that part of the East half (E 1/2) of Section 18 and Government Lot 2, Section 19, Township 43 South, Range 26 East, lying southerly of State Road 78 (O.R. Book 354, Page 660) (50 feet wide) and northerly of Trout Creek. LESS AND EXCEPT that parcel described in Exhibit "A" of the instrument recorded in O.R. Book 1100, Page 642, Public Records of Lee County, Florida.

Subject to easements granted or reserved in Deeds recorded in: O.R. Book 1100, Page 642; O.R. Book 2437, Page 2976; O.R. Book 2464, Page 1973; O.R. Book 2619, Page 3907; O.R. Book 2841, Page 1222; O.R. Book 2941, Page 3561; O.R. Book 3136, Page 1844; and O.R. Book 3136, Page 1849, all of the Public Records of Lee County, Florida.

#### PARCEL 2:

A tract or parcel of land lying in the East half of Section 18, and part of Government Lots 1 and 2, Section 19, Township 43 South, Range 26 East, Lee County, Florida more particularly described as follows:

All that part of the East half (E 1/2) of Section 18 and Government Lots 1 and 2, Section 19, Township 43 South, Range 26 East lying Southerly of Trout Creek, Northerly of the waters of the Caloosahatchee River and Northwesterly of the North right-of-way line of the Caloosahatchee River described in deed recorded in O.R. Book 37 at page 220 of the Public Records of Lee County, Florida and being Easterly of the following described line: From the Northeast corner of said Section 19, run N 89° 53'37" W along the line common to said Sections 18 and 19, Township 43 South, Range 26 East for 1,257.90 feet to an intersection with a line 30 feet Easterly from (as measured on a perpendicular) and parallel with the centerline of an existing paved drive described in Residence Parcel in Schedule "A" recorded in O.R. Book 2290 at page 3479, of said Public Records; thence run the following courses and distances along said parallel line: N 45° 45'00" W for 134.63 feet, N 31° 00'00" W for 128.59 feet, N 23° 43'00" E for 318.05 feet, N 14° 36'30" W for 189.78 feet passing through a point designated "A" at 50.49 feet along said line and N 07° 11'19" E for 93.02 feet to the Point of Beginning of the herein described line.

From said Point of Beginning run the following courses and distances along said parallel line: S 07° 11'19" W for 93.02 feet, S 14° 36'30" E for 189.78 feet, S 23° 43'00" W for 318.05 feet, S 31° 00'00" E for 128.59 feet, S 45° 45'00" E for 466.55 feet and S 16° 08'00" E for 53.03 feet to an intersection with a line parallel with and 30 feet Easterly from (as measured on a perpendicular) the Easterly line of said Residence Parcel described in said Schedule "A"; thence run the following courses and distances along said parallel line: N 73° 52'00" E for 18.55 feet, S 16° 08'00" E for 137.17 feet, S 27° 42'00" W for 219.46 feet, S 36° 49'00" W for 235.27 feet, S 47° 46'00" W for 266.81 feet, S 43° 43'00" W for 140.42 feet, S 04° 48'00" E for 86.00 feet, S 43° 19'00" E for 184.68 feet and S 46° 59'00" W for 268 feet, more or less to said waters of the Caloosahatchee River and the end of the herein described line.

LESS AND EXCEPT the following described percel of land lying within Parcel 1 and Parcel 2:

A parcel of land lying in Sections 18 and 19, Township 43 South, Range 26 East, Lee County, Florida, which tract or parcel is described as follows:

INSTR # 2009000343334 Page Number: 3 of 4

INSTR # 2009000297246 Page Number: 8 of 9

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#### (Continued)

Beginning at the Southwest corner of the Southeast quarter (SE 1/4) of Section 18 run North 00° 16' 39" East along the west line of the Southeast Quarter (SE-1/4) of Section 18 for 208.26 feet; thence run the following courses and distances along the approximate top of bank of an apparent man-made ditch: South 66° 57' 52" East for 51.84 feet; run South 62° 43' 21" East for 34.22 feet; run South 71° 07'29" East for 40.46 feet; run South 75° 06' 06" East for 54.64 feet; run South 52° 48'48" East for 60.20 feet; run South 40° 54' 01" East for 33.01 feet; run South 46° 00'13" East for 43.84 feet; run South 32° 06' 30" East for 30.67 feet; run South 28° 21' 08" East for 39.90 feet; run South 12° 44'14" East for 39.18 feet; run South 08" 55' 07" East for 28.95 feet; run South 06° 50' 33" East for 34.61 feet; run South 03" 48' 34" East for 29.62 feet; run South 24° 12' 33" East for 91.43 feet; run South 47° 24'06" East for 64.61 feet; thence run South 17° 1.6' 52" East departing said approximate top of bank for 28.03 feet to the mean high water line of an oxbow of the Caloosahatchee River; thence run southwesterly along the said mean high water line for 556 feet, more or less to a line that bears South 02° 12' 33" East from the Point of Beginning, also being the east line of the Northwest Quarter (NW-1/4) of Section 19; thence run North 02" 12' 33" West along said east line for 591 feet, more or less, to the Point of Beginning.

Bearings hereinabove mentioned are based on the west line of the Southeast Quarter (SE-1/4) of Section 18 to bear South 00° 16' 39" West.

SUBJECT TO AND TOGETHER WITH the following easements for roadway, utilities and drainage described as follows:

#### EASEMENT 1:

A Non-Exclusive Easement for the benefit of Parcels 1 and 2 for roadway, utilities and drainage 60 feet wide lying 15 feet easterly and 45 feet westerly of the following described line:

Beginning at the hereinabove described point designated "A", run the following courses and distances along said line: S 14° 36′30″ E for 50.49 feet, S 23° 43′00″ W for 318.05 feet, S 31°.00′00″ E for 128.59 feet, S 45° 45′00″ E for 466.55 feet and S 16° 08′00″ E for 53.03 feet to an intersection with a line parallel with and 30 feet Easterly from (as measured on a perpendicular) the Easterly line of the hereinabove referenced Residence Parcel; thence run the following courses and distances along said parallel line: N 73° 52′00″ E for 18.55 feet, S 16° 08′00″ E for 137.17 feet, S 27° 42′00″ W for 219.46 feet, S 36° 49′00″ W for 235.27 feet, S 47° 46′00″ W for 266.81 feet, S 43° 43′00″ W for 140.42 feet, S 04° 48′00″ E for 86.00 feet, S 43° 19′00″ E for 184.68 feet and S 46° 59′00″ W for 268 feet, more or less to said waters of the Calcosahatchee River and the end of the herein described line, wherein the Northerly limits of the side lines of said easement will terminate at the South line of the 60′ Roadway, Utility and Drainage Easement as described in Easement 2 below.

#### EASEMENT 2:

A Non-Exclusive Easement for the benefit of Parcels 1 and 2, sixty (60') feet in width, for roadway, utilities and drainage purposes lying in the East one-half (E 1/2) of Section 18, Township 43 South, Range 26 East, Lee County, Florida, more particularly described as follows:

From the Northeast comer of said Section 18 run West along the line common to said Section 18 and Section 7. Township 43 South, Range 26 East for 1188.37 feet; thence run S 01° 24'15" E for 25.01 feet to said South line of State Road 76 and the Point of Beginning of the herein described roadway easement. From said Point of Beginning run the following courses and distances along the Westerly line of the 30 foot wide roadway easement described in Exhibit "B" recorded in O.R. Book 1100 at page 645; S 01° 24'15" E for 731.11 feet, S 03° 01'45" E for 200.32 feet, S 03° 51'00" E for 399.80 feet, S 00° 04'15 E for 198.85 feet, S 02° 42'45" E for 200.06 feet, S 00° 32'08" E for 399.67 feet, S 00° 11'00" E for 200.07 feet, S 01° 03'00" E for 399.74 feet, S 01° 48'00" W for 199.13 feet, S 05° 37"30" W for 99.01 feet, S 09° 23'45" W for 98.59 feet, S 16° 24'15" W for 98.50

INSTR # 2009000343334 Page Number: 4 of 4

INSTR # 2009000297246 Page Number: 9 of 9

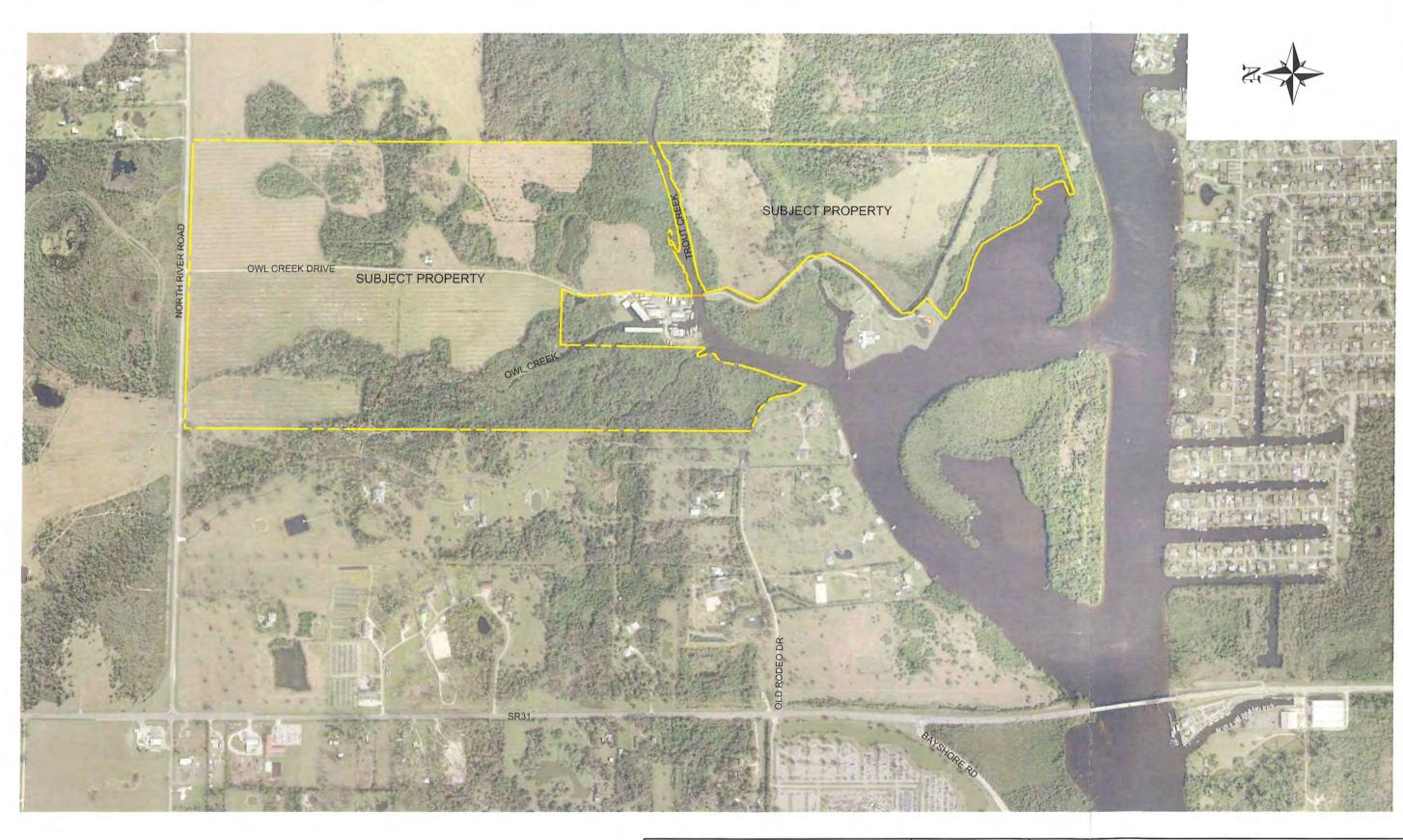
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feet. S 20° 50'15" W for 98.17 feet, S 30° 20'42" W for 113.33 feet; thence run East for 2.38 feet to the Northeast comer of parcel described in Exhibit "A" of the instrument recorded in O.R. Book 1100, page 645, Public Records of Lee County, Florida; thence run the following courses and distances along the Westerly line of said roadway easement (30 feet wide) being the East-line of said parcel described in said Exhibit "A": \$ 22° 34'15" W for 99.22 feet, S 12° 15'15" W for 100,00 feet, S 02° 31'45" E for 100,00 feet, S 08° 35'25" E for 299:99 feet, S 01° 09'00" W for 100.00 feet, S 05° 55'50" W for 300.00 feet, S 00° 25'30" E for 118.06 feet, and South for 3.86 feet, thence run the following courses and distances: S 07º 11'19" W for 100.03 feet, S 14º 36'30" E for 136.11 feet, N 89° 42'57" E for 61.93 feet (passing through the hereinabove described point "A" at 46.44 feet), N 14° 36'30" W for 140.59 feet, N 07" 11"19" E for 93.68 feet; thence run the following courses parallel with the West line of said roadway easement, 30 feet wide: North for 5.75 feet, N 00° 25'30" W for 114.95 feet, N 05° 55'50" E for 299.17 feet, N 01° 09'00" E for 107.62 feet, N 08° 35'25" W for 301.93 feet, N 02° 31'45" W for 89.04 feet, N 12° 15'15" E for 86.80 feet, N 22° 34'15" E for 104.92 feet, N 30° 20'42" E for 97.98 feet, N 20° 50'15" E for 105.48 feet, N 15° 24'15" E for 104.50 feet, N 09° 23'45" E for 104.24 feet, N 05° 37'30" E for 102:98 feet, N 01° 48'00" E for 202.62 feet, N 01° 03'00" W for 400.78 feet, N 00° 11'00" W for 199.80 feet, N 00° 32'08" W for 400:99 feet, N 02 º 42'45" W for 199.82 feet, N 00° 04'15" W for 200:45 feet, N 03° 51'00" W for 401.15 feet, N 03° 01'45" W for 199.04 feet and N 01° 24'15" W for 728.79 feet to an intersection with said Southerly line of State Road No. 78 (50 feet wide); thence run West along said South line of State Road 78 for 60.02 feet to the Point of Beginning.

Bearings hereinabove mentioned are based on the North line of the East half (E 1/2) of said Section 18 to bear West.

# Aerial Map Showing the Subject Property & Surrounding Properties (Exhibit M9)



BANKS
PHONE: 22
ENGINEERING
Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida

FORT MYERS, FLORIDA 33966
39) 939-5490 FAX: (239) 939-2523
GINECRING LICENSE # EB 6469
SURVEY LICENSE # LB 6690
WWW.BANKSENG.COM

AERIAL MAP EXHIBIT-M9
OWL CREEK
LEE COUNTY, FLORIDA

LEE COUNTY, FLORIDA

DATE PROJECT DRAWING DESIGN DRAWN CHECKED SCALE SHEET
8/24/2020 8504 \_EXHIBIT KG KG DRU N.T.S. 0.1

# Authorization Letter from the Property Owner (Exhibit M10)

#### LETTER OF AUTHORIZATION

I, <u>Belinda B. Ulrich</u> as <u>Manager of Talon Ventures</u>, <u>LLC</u>, a Florida limited liability company, being first duly sworn, depose and say that Talon Ventures, LLC, a Florida limited liability company, is the owner of the property described as:

Address: 12850 N River Road, 18420 Owl Creek Dr & 17900 Owl Creek Dr;

STRAP: 18-43-26-00-00002.0020, 18-43-26-00-00002.0000 & 19-43-26-00-00002.1020 (the "Property").

The Property described herein is the subject of an application for zoning or development. I have the requisite authority to act on behalf of Talon Ventures, LLC, a Florida limited liability company, and hereby designate <u>D.R. Horton, Inc. ("Contract Purchaser")</u>, as the legal representative of the Property and as such, the Contract Purchaser and its designated agents are authorized to legally bind the owner of the Property in the course of seeking the necessary approvals for zoning and development. This authorization includes but is not limited to the Contract Purchaser hiring and authorizing agents to assist in the preparation of applications, plans, surveys and studies necessary to obtain zoning and development on the Property.

Name of Owner: Talon Ventures, LLC, a Florida limited liability company

By: Bolinda Bulrer

Belinda B. Ulrich, Manager		
Printed or Typed Name and Title		
STATE OF LOXAS		
COUNTY OF CONLIN		
The foregoing instrument was ac	knowledged before me by means of   physical presen	ce
or □ online notarization, this 7-13-702	O(date) by Belinda Uleich	
munager	(name of member, manager, officer or agent, title	of
member, manager, officer or agent), of	Turon centures (nan	
of company acknowledging), a	(state or place of formation) limited	
	pany, who is personally known to me or has produced of identification) as identification.	
THE MISCH TO COUNTY (LYPE C	as identification.	
-	11/	
DESIREE J VANCE	Desirio & Vance	
Notary Public STATE OF TEXAS	(Signature of person laking acknowledgment)	
ID# 12542798-5 My Comm. Exp. June 20, 2021	DESITEE J Vance	
	(Name typed, printed or stamped)	

#### 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, <u>Justin Robbins</u> (name), as <u>Division President/VP</u> (owner/title) of <u>D.R. Horton, Inc.</u> (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:

- 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;
- 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
- 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.

and then use the appropriate format for that ownership.	
Under penalties of perjury I declare that I have read the I	oregoing Affidavit of Authorization and that
the facts stated in it are true.	
1 11	0/-/-
	8/10/10
Signature	Date
/	
************NOTE: NOTARY PUBLIC IS NOT REQUIRED FO	R ADMINISTRATIVE APPROVALS**********
ALL OTHER APPLICATION TYPES I	NUST BE NOTARIZED
STATE OF FLORIDA	
COUNTY OF LEE	
The foregoing instrument was sworn to (or affirmed) and subsc	ribed before me by means of 🔟 physical
production of Committee of the Committee	20 20 by
	providing oath or affirmation), who is
personally known to me or who has producedas identification.	(type of identification)
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STAMP/SEAL NOTED NOTED AND PATEL	gnature of Notary Public
Commission & Co Florida	
Banda de Capires May 7 2024	1
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1 age (	Notary Public - State of Florida Commission # GG 964221

My Comm. Expires May 7, 2024 Bonded through National Notary Assn.

## Lee Plan Consistency & State-Regional Plans

(Exhibits M11 & M18) (Exhibits T6, T9 & T10)

CPA2020-00004 & CPA2020-00005

Revised February 2022



Professional Engineers, Planners & Land Surveyors

#### OWL CREEK RESERVE Comprehensive Plan Amendment

Lee Plan Consistency State & Regional Policy Plan Compliance EXHIBITS "M11 & M18" / "T6, T9 & T10" CPA2020-00004 & CPA2020-00005 Revised February 2022

#### INTRODUCTION

The Owl Creek property is 342.68± acres located on the south side of N. River Road approximately ½ mile east of its intersection with SR 31 within the North Olga area of the Northeast Lee County Planning Community. The property is zoned Agricultural (AG-2) and is used for agricultural/grazing purposes. Lee Plan Map 1, Page 1 of 7 identifies the property as Rural and Wetlands Future Land Use Categories (FLU).



Figure 1. Location of Subject Property

This application proposes an amendment to Map 6 to include 342.68± acres within the Lee County Utilities Future Water Service Area to allow for privately funded expansion of water service and associated Text Amendments to provide incentives to encourage wetland preservation and rare and unique upland habitat preservation or restoration in the Rural future land use category for clustered developments utilizing the planned development process within the North Olga Planning Community. The request will facilitate the accompanying minor residential planned development application (DCI2021-00011) which proposes a minimum of 54% of the property to be placed into a conservation easement consisting of wetland, upland, flow-way/surface water preservation and restoration to accommodate up to 380 single-family two-family attached dwelling units and associated amenities. The proposed development will

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provide for significant environmental, historical, storm water, water quality and infrastructure enhancements. This request will allow an increase of 157 dwelling units from the 223 dwelling units that could be developed today.

The Owl Creek application includes the following requests:

- Amendment to Future Water Service Areas, Lee County Utilities (Lee Plan Map 6) to
  place the property within the Lee County Utilities Future Water Service Area to allow for
  privately funded expansion of water service.
  - Note: Wastewater will be provided by Florida Governmental Utility Authority (FGUA) with privately funded expansion of sewer service.
- Associated Text Amendment to following:
  - Policy 124.1.1 The applicant initially proposed language to allow preserved wetlands adjacent to Rural areas within North Olga Planning Community to be transferred to developable adjacent uplands and Lee County staff has proposed revised language to apply to all Rural areas.
  - Table 1(a) Amend footnote 8 for wetlands adjacent to Rural areas consistent with above
  - North Olga Community Plan As amended with Lee County staff, add new Policy 29.2.4: As an incentive to preserve, enhance, and restore indigenous Rare and Unique upland habitats on land within the Rural future land use category, one (1) additional dwelling unit may be created for each one (1) acre of created, preserved and/or restored indigenous Rare and Unique upland habitats if approved and developed as a unified planned development that meets all the following criteria:
    - 1. Development is clustered so as to maintain large, contiguous tracts of open space and protect environmentally sensitive areas. To comply with this criteria, a minimum of 60% open space is required, of which 50% must be indigenous preserve. The indigenous preserve may consist of preserved existing indigenous wetlands and/or uplands and/or created or restored wetlands, flowways, or Rare and Unique upland habitats. Management and monitoring of the indigenous preserve must be in compliance with the indigenous management plan required by the LDC. Monitoring timelines will be extended as needed to assure success criteria established in the indigenous management plan is achieved for at least five consecutive years.
    - 2. Creation, preservation, and/or restoration of indigenous Rare and Unique upland habitats, as defined, must meet the following:
      - a. The area of the Rare and Unique upland habitats must comply with the minimum dimensions required for indigenous open space areas set forth in the LDC.
      - b. The land where creation and/or restoration of indigenous Rare and Unique upland habitats will occur must contain the soil(s) needed to support the establishment and success of the indigenous Rare and Unique upland habitats.
      - c. Habitats impacted by logging, drainage, and/or exotic infestation may not count towards the density incentive unless restored to standards established in an approved site specific ecological restoration plan. The ecological restoration plan must include, at a minimum, a replanting plan, habitat restoration plan, success criteria, and long-term monitoring and maintenance criteria.
      - d. A Conservation Easement, to be dedicated to the appropriate maintenance entity that provides Lee County or some other public agency, acceptable to Lee County, with third party enforcement rights must be recorded for areas used towards the density incentive. All Conservation Easements required as part of the

planned development must be recorded within 5 years from first development order approval.

The following summarizes benefits that will be accomplished by approval of this request through compliance with the proposed text amendment and accompanying minor residential planned development application:

- Provide a connection between Babcock Ranch property to the north and Caloosahatchee River to the south that will continue the environmental preservation and enhanced drainage ways that will be improved by reduced runoff rate and reduced nutrient runoff
- 2. Amendment will result in clustered development as encouraged in this area as demonstrated by the Preliminary Development Footprint exhibit
- 3. Provide Wetland Protection and Enhancements including exotic removal and maintenance
- 4. Historical Resource preservation of the 3 recommended sites
- 5. Minimum 186.05± acres (54% of property) placed into conservation easement including the convergence of two natural waterways on the Great Calusa Blueway (Owl Creek and Trout Creek) where they connect to the Caloosahatchee River
- 6. Wildlife/recreation connection from portion of Trout Creek located on potential Conservation 20/20 lands to Caloosahatchee River (139.64± acre onsite wildlife corridor)
- 7. Connection to adjacent SFWMD owned lands to the east and south
- 8. Public canoe/kayak launch area to Trout Creek
- 9. Wildlife management and co-existence plans
- 10. Enhanced lake management plan
- 11. Florida Friendly Landscaping with the low irrigation requirements in common areas
- 12. 60% open space (205.6± acres)
- 13. Preserve minimum 88% (106.28± acres) of wetlands
- 14. Water Quality enhancements and monitoring
- 15. Remove potential for up to 223 septic tanks and wells
- 16. Removal of cattle grazing will significantly reduce onsite nutrient generation
- 17. Additional 50% water quality treatment
- 18. Reduced rate of run-off and associated nutrient loads
- 19. Stormwater enhancements
- 20. Green infrastructure
- 21. Privately funded expansion of water and sewer to the area (as encouraged/anticipated by existing Lee Plan policies)
- 22. Minimum 50' perimeter setback
- 23. Minimum 100' setback from Owl Creek Boat Works property line to single-family lots
- 24. Provide area for multi-use path along North River Road
- 25. Protect existing groundwater levels and improve existing wetland hydroperiods in onsite preserve areas
- 26. Provide Rare and Unique Upland habitat preservation (15.16± acres) and restoration (41.2± acres)
- 27. Preservation of historic flow-ways associated with Owl and Trout Creeks and associated wetlands

#### **VISION STATEMENT**

A concurrent planned development application (DCl2021-00011) has been filed for the Owl Creek property to incorporate a specific development plan with conditions of approval to ensure compliance with environmental stewardship, enhancement of the area's historic heritage and rural character, and proactively and appropriately plan for future growth within the area consistent with the Vision Statements for Northeast Lee County and North Olga and the implemented Goals, Objectives and Policies for these areas, including the proposed text amendments. The subject property abuts the existing Owl Creek Boat Works facility and will provide for compatible adjacent development to protect this identifying feature of the community.

#### **FUTURE LAND USE**

The 342.68± acre subject property is within the Rural and Wetlands FLU categories. Policy 1.4.1 provides that maximum density in the Rural category is 1 dwelling unit per acre for the 212.24± acres of uplands plus 4.39± acres of other surface waters consisting of artificial ditches and a lake allowing 217 dwelling units. Policy 1.5.1 provides that the Wetlands category has a maximum density of 1 dwelling unit per 20 acres for the 120.31± acres of wetlands allowing an additional 6 dwelling units for a total maximum density of 223 dwelling units. The remaining 5.74± acres of surface waters consisting of existing natural bodies of water were not included for density calculations.

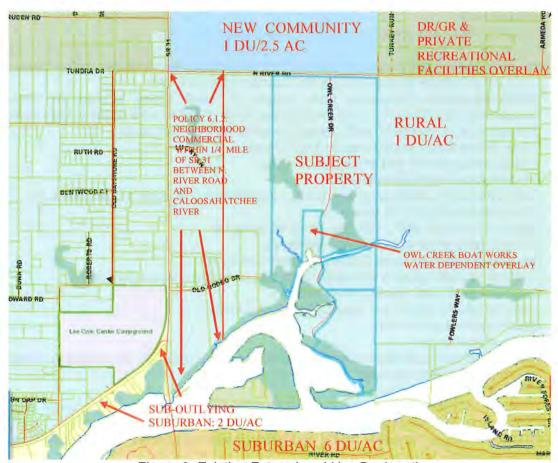


Figure 3. Existing Future Land Use Designation

The property adjacent to the west and properties adjacent to the east are also within the Rural and Wetlands FLU categories. The property to the north across North River Road is within the New Community FLU category (Babcock Mixed Use Planned Development) which allows 1 dwelling unit per 2.5 gross acres up to 1,630 dwelling units, 600 hotel rooms and 1,170,000 square feet of commercial office and retail uses. To the northeast is within the Density Reduction/Groundwater Resource (DR/GR) FLU and is within the Private Recreational Facilities Overlay. Adjacent to the south and surrounded by the property is the existing Owl Creek Boat Works and Storage marina and yacht refinishing which is within the Water Dependent Overlay. This industrial marine use was established in 1953 and is Southwest Florida's premiere yacht service center offering full service and specializing in yacht refinishing, repowering, customization and maintenance. They also offer in-water covered, uncovered and dry storage for yachts up to 100'. Individuals come from all over the region for yacht refinishing at this location. South across the Caloosahatchee River is within the Suburban FLU category which S:\Jobs\85XX\8504\Documents\Comp Plan Amendment\8504\_Lee Plan Consistency & State-Regional Plans-T6-T9-T10-

revised August 2021.doc

allows a maximum density of 6 dwelling units per acre. Sub-Outlying Suburban FLU category is a little over ½ mile to the west of the property at the southwest corner of the intersection of Bayshore Road and SR 31 which allows a maximum density of 2 dwelling units per acre. There is a commercial node within ¼ mile of SR 31 between North River Road and the Caloosahatchee River described in Policy 6.1.2 that connects the New Community area at SR 31 and North River Road to the Lee Civic Center and the Sub-Outlying Suburban area. This area contains several non-residential uses such as a gas station, veterinarian office, feed store, church, SR 31 Produce market, u-pick and café. See attached Exhibits M5 and M6 for further description of the subject property and surrounding properties.

The Owl Creek property's proximity to the New Community FLU category to the north (Babcock Mixed Use Planned Development) and the commercial node to the west and the adjacent industrial marine facility furthers the appropriateness of the request which will accommodate clustered development with ample view of wooded areas, open spaces, and river fronts and will allow for the protection and enhancement of environmentally sensitive lands and historic heritage. The proposed clustered project will provide a connection between the Babcock Ranch MPD to the north and the Caloosahatchee River to the south, expanding the significant environmental, historical, storm water, water quality and infrastructure enhancements required in the North Olga Community Plan New Community area. A concurrent planned development application has been submitted to provide additional details regarding the development of the requested units and provide conditions of approval to ensure compliance with the requirements provided within the North Olga Community Plan area.

The proposed amendment will remain consistent with the Rural future land use category Policy 1.4.1 and the Wetlands future land use category Policy 1.5.1 upon adoption of the amendment to Table 1(a). The request is specific to the Rural areas within the North Olga Community Plan area. Excluding the subject property and government owned lands, there are 69± acres of Wetland future land use category adjacent to the Rural future land use category within North Olga. The owners of these properties could seek to utilize the proposed wetland preservation incentive and be analyzed and thoroughly reviewed through the planned development rezoning process. Any property owners proposing to utilize the preservation or restoration of rare and unique habitat incentive would also be analyzed and thoroughly reviewed through the planned development rezoning process. Development proposals will be required to balance cost and benefit of preserving and/or restoring rare and unique uplands with reducing developable upland area. In exchange for the additional dwelling units, the proposed amendment provides protection, conservation, enhancement and/or restoration of these natural resources. Given the existing government owned lands, preservation areas, agricultural uses, and varying sizes of residential development, the overall density in the Rural category will not exceed 1 dwelling unit per acre. The proposal provides predictable density incentives while encouraging additional preservation areas at no costs to Lee County. The concurrent planned development zoning application for the subject property proposes conditions to be included to ensure that the subject property is developed at a low residential density in the North Olga Community Plan area where there is a desire to retain a low-density community character. Providing the environmental preservation incentives for wetlands and rare and unique upland habitat is consistent with and furthers several Policies discussed throughout this analysis.

The density calculations for the concurrent planned development upon approval of the requested amendment are provided below:

Uplands (212.24± AC) & Manmade ditches/lake (4.39± AC) = 216.63 AT 1 DU/AC: 216.63 DU Preserved Wetlands 106.28± AC transferred to adjacent uplands at 1 DU/AC: 106.28 DU Impacted Wetlands 14.03± AC at 1 DU/20 AC: 0.70 DU

5.74± AC Natural Open Water not eligible for density

Additional 1 DU/AC Preserved Rare and Unique Upland Habitat 15.16± AC: 15.16 DU Additional 1 DU/AC for Restored Rare and Unique Upland Habitat 41.2± AC: 41.2 DU Total Maximum Density: 380 DU

#### POPULATION PROJECTIONS

The Owl Creek project could develop 223 dwelling units under its current land use designations. Utilizing 2.35 persons per household, the site could currently accommodate a population of approximately 524 people. The proposed plan amendment would result in a total of 380 dwelling units, an increase of 157 units or a theoretical additional 369 people.

Lee County had a population of 618,754, according to the 2010 U.S. Census. The Florida Office of Economic and Demographic Research (OEDR) projected a countywide population of 892,108 in 2030 and 999,851 in 2040. In the context of the existing and projected population for the subject property, the population increase of approximately 369 people is the minimum. The proposed population increase is estimated at less than a 1% increase beyond the OEDR projected population for Lee County. This is well within accepted error ranges and represents no real additional population increase for the Lee Plan's Future Land Use Map. The proposed amendment is consistent with the most recent growth management legislation which suggests that establishment of minimum development intensity is appropriate methodology for local government planning efforts. The development footprint for the Owl Creek property, including lots, roads, and water management lakes would be limited to 157± acres. No changes are proposed to Table 1(b).

#### **GROWTH MANAGEMENT**

The request is consistent with Development Location Objective 2.1, Policies 2.1.1 and 2.1.2. The Owl Creek property is located in a transitioning area as evidenced by recent changes to the Lee Plan for New Community FLU in the North Olga Community Plan area and the commercial node along S.R. 31 encouraging privately funded utility expansion to the area. Approval of the request will result in the privately funded expansion of water and sewer to the property, minimizing the public cost of services. The proposed project promotes contiguous and compact growth pattern by providing a connection between the approved Babcock Ranch MPD to the north and the Caloosahatchee River to the south, extending the conservation of land and natural resources required in the North Olga Community Plan. The proposed project does not constitute urban sprawl which is defined in the Lee Plan Glossary as "The uncontrolled, premature, or untimely expansion and spreading out of urban levels of density or intensity into outlying non-urban areas." The development will be required to be controlled by planned development zoning approval with conditions to ensure compliance with the North Olga Community Plan and compliance with the goals, objectives policies, and standards of the Lee Plan.

The request is consistent with Development Timing Objective 2.2, Policy 2.2.1. The Owl Creek development will have or assure access to all required public facilities. Please see attached separate Public Facilities Impacts Analysis (Exhibit – M14) and Letters of Determination of the Adequacy/Provision of Existing/Proposed Support Facilities - Fire Protection, Emergency Medical Service, Law Enforcement, Solid Waste, Mass Transit, Schools (Exhibit – M17). These exhibits demonstrate that there is adequate capacity to accommodate an additional 219 dwelling units, exceeding the current 157 dwelling units associated with this request. The proposed privately funded expansion of utilities to the area is already encouraged and anticipated by existing Lee Plan policies.

The project will comply with Historic Resources Objective 2.7. Please see attached separate Historic Resources Impact Analysis (Exhibit – M13). There are three archaeological sites in good to excellent condition (8LL2397, 8LL2398 and 8LL2399) that are eligible for listing in the National Register of Historic Places (NRHP) and should and will be avoided by future development by preserving within a minimum 25 foot buffer. A fourth site (8LL2825) that, based on the level of intense disturbance and lack of significant cultural materials or context, is not regarded as eligible for listing on the NRHP and will not be preserved.

#### GENERAL DEVELOPMENT STANDARDS

The request is consistent with Standard 4.1.1: Water as well as Policies 53.1.2 and 95.1.3. The Owl Creek property's existing and proposed density does not meet those required for connection and is not located within a franchised service area. The property could be developed today with up to 223 private well systems. An amendment to Lee Plan Map 6 is proposed to place the property within the Lee County Utilities Future Water Service Area to allow for privately funded expansion of water service. A letter of availability from Lee County Utilities is attached demonstrating sufficient capacity exists and that the site will be serviced by North Lee County Water Treatment Plant.

The request is consistent with Standard 4.1.2: Sewer. The Owl Creek property's existing and proposed density does not meet those required for connection and the site is not located within a franchised service area. The property could be developed today with up to 223 private septic systems. The project proposes wastewater to be provided by Florida Governmental Utility Authority (FGUA) with privately funded expansion of sewer service. A letter of availability has been submitted with the application. Lee County Utilities has issued a letter of no objection to FGUA providing sanitary sewer service to the site.

The request is consistent with Standard 4.1.4: Environmental Factors. Please see attached Environmental Impacts Analysis (Exhibit – M12) demonstrating the existing condition of the environmentally sensitive areas of the site and enhancements that will be accomplished through approval of the request. The concurrent planned development application will ensure that the clustered development is well integrated, properly oriented and functionally related to the natural features of the site.

#### **RESIDENTIAL LAND USES**

The northern 51± acres of the Owl Creek property are outside of the Coastal High Hazard Area and the southern 292± acres are within. This amendment requires a concurrent planned development application to be filed including conditions with stringent development criteria ensuring the adjusted site design and clustered density development with environmental, historical, water quality and infrastructure enhancements. Letters of Determination are attached demonstrating provision of support facilities. The site proposes to place a minimum of 54% of the site into conservation easements and provide a minimum perimeter setback of 50 feet to residential lots with either conservation area or planted detention areas and perimeter berm to ensure compatibility with adjacent agricultural, single-family, preservation and marina uses. The request will be consistent with Policies 5.1.2 and 5.1.5.

The request will be consistent with Policies 5.1.6 and 5.1.7 even though it is a single-family development. The proposed concurrent Owl Creek planned development application conditions of approval will include development regulations for the clustered development to provide open space, preservation areas and recreation areas. These areas will be appropriate for the density and design and will be functionally related to all dwelling units. No multi-family residential is proposed for the site.

#### **GOAL 17: COMMUNITY PLANNING**

The request is consistent with Objective 17.1 and Policies 17.1.1, 17.1.2 and 17.1.3. The requested text amendment addresses specific physical and environmental conditions unique to the North Olga community plan provisions and where rare and unique upland habitats are prevalent as indicated in the staff report for CPA2017-06 which highlighted the importance of preserving these habitats. The text amendment proposes a policy that furthers the existing Residential Land Uses Objective 29.2 and Conservation Objective 29.7 and conditions of

approval will be implemented by the concurrent planned development zoning action which will be the regulating document ensuring consistency with the policies within the North Olga community plan. The proposed amendment will result in the preservation of natural assets such as the restoration and connection of Owl Creek and Trout Creek Wildlife Corridors and flowways. Analysis is provided within addressing regional plan consistency, population accommodation, transportation, and infrastructure needs. Analysis is provided that addresses specific conditions unique to the North Olga area that are physical, historical and environmental in nature.

#### **GOAL 27: NORTHEAST LEE COUNTY COMMUNITY PLAN**

The Owl Creek property is located in Northeast Lee County. Goal 27 of the Lee Plan is specific to this area of Lee County and represents Lee County's goal to maintain, enhance, and support the heritage and rural character and natural resources. Alva and North Olga work cooperatively toward this goal through the objectives and policies of Goal 27 and through their individual community plans.

The Owl Creek property proposes to preserve large open space areas and will retain the rural character by proposing clustered development with ample views of wooded areas, open spaces and river fronts, while balancing the removal of agricultural grazing lands and the enhancement and protection of environmentally sensitive lands, historic resources water quality and connectivity. The provided Water Resources Report demonstrates the subject property's strategic location proximate to the Caloosahatchee Estuary watershed and its ability to implement and further the County's long-term goals of protecting groundwater and improving surface water management in northern Lee County. These enhancements will be conditioned as part of the concurrent planned development application, consistent with Objective 27.1 and Policies 27.1.1, 27.1.5 and 27.1.6.

The Owl Creek property is located within the Northeast Lee County community plan area and has held two public information meetings within both the Alva and North Olga community plan area boundaries. Meeting summary documents have been submitted containing the date, time and location of each meeting, a list of attendees, a summary of any concerns raised and the applicant's response. The applicant has complied with Objective 17.3, Policies 17.3.1, 17.3.2, 17.3.3, 17.3.4 and Policy 27.1.8.

Objective 27.2 and its attendant polices direct Lee County to work with Alva and North Olga to develop and use a rural planning toolbox of incentives, programs and regulations that enhance and maintain the sense of place and provide for long-term preservation of contiguous natural resource and open space areas. The Owl Creek property will be required to provide long-term preservation areas by placing a minimum of 54% of the site into a conservation easement. The proposed text amendments result in additional incentives within the North Olga Community Plan area that provide rural planning tools which will result in increased preservation areas and conservation easements. Approval of the proposed amendment will result in the preservation of natural assets such as facilitating the restoration and connection of Owl Creek and Trout Creek Wildlife Corridors and flow-ways.

The Owl Creek property is situated at the convergence of two waterways: Owl Creek and Trout Creek where they join the Caloosahatchee River. Although there are existing agricultural uses of cattle grazing on site, the Owl Creek amendment proposes to preserve large open space areas by proposing clustered development with ample views of wooded areas, open spaces and river fronts, while balancing the removal of agricultural grazing lands and the enhancement and protection of environmentally sensitive lands, flow-ways, historic resources water quality and connectivity. The request is consistent with Objective 27.3, Policies 27.3.2 and 27.3.3 by balancing efforts to protect and enhance the community's water quality and will not preclude potential uses listed in Policy 27.3.3 from the preservation areas on site. A public kayak/canoe

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launch area is proposed as part of development of the subject property. The proposed text amendment will provide incentives that will result in the concurrent planned development conditions providing preservation and restoration of existing habitats along with creation of additional native vegetation in the form of rare and unique upland habitat creation and long-term conservation. The project also includes restoring 12.6± acres of surface waters and 2.23± acres of littoral marsh wetlands/littoral shelf to create a flushing channel.

The Owl Creek amendment requires a concurrent planned development application which includes stringent development criteria in the proposed conditions of approval that accommodate the location for a multipurpose path along North River Road, consistent with Objective 27.4, Policies 27.4.1 and 27.4.4. The two creeks on the subject property are included on the blueways map and conditions of the zoning approval will require a public kayak/canoe launch and not preclude potential access as part of the preservation, consistent with Policy 27.4.2.

#### **GOAL 29: NORTH OLGA COMMUNITY PLAN**

The requested amendment provides planning and development tools in the form of incentives for the protection and enhancement of natural resources including wetlands, flow-ways and rare and unique upland habitat. The concurrent planned development protects and enhances the rural character and aesthetic qualities of the area, preserves natural and historic resources and promotes clustered development areas that preserves large, contiguous tracts of open space and preservation areas, consistent with Objective 29.1 and Policy 29.1.1. The Owl Creek property is situated at the convergence of two natural waterways and flow-ways: Owl Creek and Trout Creek where they join the Caloosahatchee River. Although there are existing agricultural uses of cattle grazing on site, the Owl Creek property proposes to preserve large open space areas by proposing clustered development as demonstrated in the concurrent planned development application, balancing efforts to protect and enhance the community's water quality.

The Owl Creek amendment will accommodate clustered development with ample views of wooded areas, open spaces and river fronts, offsite agricultural uses and will allow for the protection of environmentally sensitive lands including flow-ways, wetlands, rare and unique upland habitat and historic heritage. The proposed clustered project will provide a connection between the Babcock Ranch Mixed Use Planned Development to the north and the Caloosahatchee River to the south, expanding the significant environmental, historical, water quality and infrastructure enhancements required for this area. A concurrent planned development application has been submitted to provide additional details regarding the development of the requested units and provide stringent development conditions of approval to ensure compliance with the North Olga Community Plan. There will be a minimum 50-foot perimeter setback providing separation to adjacent uses. Community gardens are included in the schedule of uses for the concurrent planned development application. The request is consistent with Objective 29.2 and Policies 29.2.1, 29.2.2 and 29.2.3 as well as Policies 29.5.1 and 29.5.2.

The Greenways Master Plan depicts a multipurpose path along North River Road and depicts Owl Creek and Trout Creek on the Great Calusa Blueway. The Owl Creek property proposes conditions of approval in the concurrent planned development application that accommodate for the location of a multipurpose path along North River Road and a public kayak/canoe launch area, consistent with Objective 29.6, Policies 29.6.1, 29.6.2, 29.6.3, 29.6.4 and 29.6.6.

Through the stringent requirements associated with the conditioning of the concurrent planned development, the Owl Creek project will preserve a minimum of 88% of the onsite wetlands providing protection and enhancements through exotic removal and maintenance and upland buffers. A minimum of 54 percent of the property (186.05± acres) will be placed into a

conservation easement including the convergence of two natural waterways on the Great Calusa Blueway (Owl Creek and Trout Creek) where they connect to the Caloosahatchee River. The request results in preservation and restoration of wetlands, flow-ways and wildlife corridors, and rare and unique upland habitat and provide long-term conservation. The conservation area will include preservation of 3 recommended historical sites and the project will provide a public canoe/kayak launch area to Trout Creek. The request is consistent with Objective 29.7 and Policies 29.7.1 and 29.7.2.

The proposed Text Amendments associated with this request, as amended with Lee County staff, are attached in Exhibit T4 and provide a new Policy 29.2.4: As an incentive to preserve, enhance, and restore indigenous Rare and Unique upland habitats on land within the Rural future land use category, one (1) additional dwelling unit may be created for each one (1) acre of created, preserved and/or restored indigenous Rare and Unique upland habitats if approved and developed as a unified planned development that meets all the following criteria:

- 1. Development is clustered so as to maintain large, contiguous tracts of open space and protect environmentally sensitive areas. To comply with this criteria, a minimum of 60% open space is required, of which 50% must be indigenous preserve. The indigenous preserve may consist of preserved existing indigenous wetlands and/or uplands and/or created or restored wetlands, flowways, or Rare and Unique upland habitats. Management and monitoring of the indigenous preserve must be in compliance with the indigenous management plan required by the LDC. Monitoring timelines will be extended as needed to assure success criteria established in the indigenous management plan is achieved for at least five consecutive years.
- Creation, preservation, and/or restoration of indigenous Rare and Unique upland habitats, as defined, must meet the following:
  - a. The area of the Rare and Unique upland habitats must comply with the minimum dimensions required for indigenous open space areas set forth in the LDC.
  - b. The land where creation and/or restoration of indigenous Rare and Unique upland habitats will occur must contain the soil(s) needed to support the establishment and success of the indigenous Rare and Unique upland habitats.
  - c. Habitats impacted by logging, drainage, and/or exotic infestation may not count towards the density incentive unless restored to standards established in an approved site specific ecological restoration plan. The ecological restoration plan must include, at a minimum, a replanting plan, habitat restoration plan, success criteria, and long-term monitoring and maintenance criteria.
  - d. A Conservation Easement, to be dedicated to the appropriate maintenance entity that provides Lee County or some other public agency, acceptable to Lee County, with third party enforcement rights must be recorded for areas used towards the density incentive. All Conservation Easements required as part of the planned development must be recorded within 5 years from first development order approval.

The concurrent planned development application demonstrates compliance with this criteria.

The request is consistent with Objective 29.8 and the Water Dependent Overlay as the project proposes a condition with the concurrent planned development requiring a minimum 100-foot setback from Owl Creek Boat Works property line to single-family lots within the development.

#### TRANSPORTATION AND WATERWAYS

A Traffic Impact Statement prepared by TR Transportation Consultants, Inc. is attached to the request as Exhibit M15 which analyzed a total of 440 dwelling units as an increase of 220 dwelling units which far exceeds the current request for up to 380 dwelling units as an increase of 157 dwelling units. This analysis demonstrates that the proposed amendment will not impact the results of the Level of Service analysis as reported in the adopted 2040 travel model. Therefore, no changes to the adopted long-range transportation plan are required as a result of

the proposed change. The additional trips caused by the request to the projected 2025 volumes will not cause any roadway link to fall below the minimum acceptable Level of Service standards. No modifications will be necessary to the Lee County or FDOT short term capital improvement programs.

Map 3D-Lee County Walkways & Bikeways shows an on-road bikeway and a multi-use path along North River Road. The concurrent planned development associated with this application includes a condition of approval providing an area for a multi-use path along North River Road as shown on Maps 3D and 22 which will accommodate pedestrian and bicycle usage consistent with Objective 39.2 and Policy 39.2.3 as well as Objective 39.6 and Policies 39.6.1, 39.6.2 and 39.6.3.

Map 22-Lee County Greenways Master Plan shows a shared use path along North River Road and Owl Creek and Trout Creek are shown on the Great Calusa Blueway. The Owl Creek amendment requires the concurrent planned development application which contains conditions that accommodate an area for the multi-use path and a public canoe/kayak launch area to Trout Creek which connects to the Caloosahatchee River, furthering Goal 80, Objective 80.1, Policies 80.1.1 and 80.1.2.

#### SURFACE WATER MANAGEMENT

The Owl Creek project furthers Lee County's efforts in coordinating land use on a watershed basis contained in Goal 60, Objective 60.1 and implementing Policies. The proposed clustered development provides for preservation of natural waterways and associated wetland habitats. Owl Creek and Trout Creek and their adjacent wetland systems will be maintained as regional flow-ways and enhanced by exotic removal in furtherance of Policies 60.1.2, 60.1.3 and 60.4.3. The natural wetlands and the offsite flows are being preserved with only minimal impacts where unavoidable and restored as regional flow-ways. The requirements contained in the proposed conditions in the concurrent planned development will protect existing groundwater levels and improve existing wetland hydroperiods in onsite preserve areas, provide an additional 50% water quality treatment, water quality monitoring, reduced rate of runoff, remove nutrient producing grazing lands adjacent to waterways, preserve a minimum of 88% of on-site wetlands, and replacing the potential 223 private well and septic systems with privately funded extensions and connection to public water and sewer. Please see submitted Water Resources Report and Stormwater Planning Report.

#### **GREEN INFRASTRUCTURE**

The Lee Plan includes an objective and policies that encourage development to incorporate green infrastructure in the surface water management systems. The Owl Creek project will incorporate green infrastructure by utilizing vegetated swales and treatment areas, Florida Friendly Landscaping with the low irrigation requirements in common areas, retention/detention lakes, and preserved and enhanced natural waterways and associated wetlands as flow-ways. The natural wetlands and the offsite flows are being preserved with only minimal impacts where unavoidable. The wetland preserves will not be part of the controlled surface water management system. This will allow the offsite flows to pass through the site without being affected by the project. The storm water management system has been designed to mimic the natural sheet flow pattern. The discharge from the storm water management system basins from the developed site will be controlled and will be limited to predevelopment discharge rates and directed to mimic natural flows. The discharge from the storm water system will help to hydrate the wetland systems and improve water levels. These wetland systems can provide additional polishing of runoff prior to entering the natural waterways functioning as a filter marsh. The preservation areas will have exotics removed and maintained keeping the flow-ways as unobstructed as possible. These enhancements will be required as conditions of the concurrent planned development application. The request is consistent with Objective 60.4, Policies 60.4.1

and 60.4.2, as well as Policies 61.3.1, 61.3.3 and 61.3.6. Policy 60.4.5 states, in part, that the county will assist in the development of incentives for implementation of surface water management systems that address water quality/environmental enhancement such as those proposed with the requested text amendment and associated conditions of the concurrent planned development application.

#### CONSERVATION AND COASTAL MANAGEMENT ELEMENT

The northern 51± acres of the Owl Creek property are outside of the Coastal High Hazard Area and the southern 292± acres are within. This amendment requires the concurrent planned development approval which contain stringent development conditions ensuring the adjusted site design and clustered density development with environmental, historical, water quality and infrastructure enhancements. The request is consistent with Policy 101.3.2. The proposed development plan restricts development in the Coastal High Hazard Area to uplands except as needed for the provision of public facilities such as stormwater management or transportation. Minor wetland impacts for the provision of these public facilities is limited to a maximum of 12%.

Please refer to attached Hurricane Evacuation Analysis and Marina Emergency Preparedness Plan for further compliance with the following Goals, Objectives and Policies: Goals 73, 95, 101, Objectives 73.1, 101.1 and 101.3 and Policies 5.1.2, 72.2.2, 73.2.2, 101.1.1, 101.3.2, 101.3.4, 101.3.5 and 128.6.6.

#### RESOURCE PROTECTION, WETLANDS AND WATER QUALITY

The Owl Creek project will further Goal 123, which seeks to manage Lee County's wetland and upland ecosystems to protect habitats, floral and faunal species, water quality and natural surface water characteristics. As previously stated, through the proposed stringent conditioning of the concurrent planned development application, the Owl Creek project will preserve a minimum of 88% of the onsite wetlands providing protection and enhancements and will result in the protection and integration of 56.36± acres of preserved/restored rare and unique upland habitat, consistent with Policy 123.1.1. A minimum of 54 percent of the property (186.05± acres) will be placed into a conservation easement including the convergence of two natural waterways/existing flow-ways on the Great Calusa Blueway (Owl Creek and Trout Creek) where they connect to the Caloosahatchee River. The request will provide a connection between the Babcock Ranch Mixed Use Planned Development to the north and the Caloosahatchee River to the south, consistent with Policies 123.1.5 and 123.1.7. It will also provide a connection from the adjacent SFWMD owned lands to the east and south as well as the potential Conservation 20/20 lands to the east that contain a portion of Trout Creek which will provide a connection through the subject property to the Caloosahatchee River.

The Lee Plan also seeks to preserve native plant communities in the County. The request will be consistent with Lee Plan Objective 123.2 and Policy 123.2.2. The restrictive language proposed in the conditions in the concurrent planned development application will protect, enhance and preserve environmentally sensitive lands and plant communities and will result in a compatible clustered development.

The Owl Creek project will preserve high-quality natural plant communities in the conservation and open space area outside of the development footprint. Please see attached Environmental Impact Analysis (Exhibit M12). The project will provide enhancement of natural systems of the property and a conservation easement will be placed over a minimum of 54% of the property. The pasture areas and most heavily altered nonnative plant communities are targeted for the clustered development. Although single-family developments with lots a minimum of 6,500 square feet in size do not normally require open space nor the 50% indigenous open space, the proposed conservation areas include preserved and restored wetland and rare and unique upland habitats. The proposed text amendment as amended by staff will require 60% open

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space with 50% indigenous which will need to be demonstrated as part of the planned development application. The project is consistent with Policies 123.2.4, 123.2.5, 123.2.7 and 123.2.8. Long-term management (e.g., exotic vegetation removal, trash/refuse removal, signage, etc.) of the preservation areas will be in accordance with Lee County-approved plans and the conservation easement. Long-term management of the conservation areas will occur in perpetuity. Invasive exotic plants will be removed from the property, prohibited from being planted and controlled in perpetuity, consistent with Policies 123.2.9 and 123.2.11. The proposed text amendment provides incentives for preserving and restoring rare and unique upland habitats limiting impacts to the maximum extent possible, consistent with Policies 123.2.15.

The Owl Creek property has the potential to have a vital significance to wildlife, as it is located at the southern extent of the Owl and Trout Creek Wildlife Corridors. The preservation areas will become part of a contiguous wetland and upland corridor and flow-way along Trout and Owl Creeks. The Trout Creek Wildlife Corridor connects the subject parcel to Babcock and Lee County (Telegraph Creek Preserve) Conservation Lands. Unfortunately, the current land use practices within the property and exotic vegetation infestation significantly diminish wildlife utilization. Approval of this request will facilitate preservation and restoration activities associated with the accompanying planned development application which will provide an avenue for the enhancement and preservation of this important piece of land. The resultant development will provide habitat diversity and promote wildlife conservation consistent with Objective 123.3 and Policy 123.3.1. The resultant development will protect wildlife through the creation and implementation of a human-wildlife coexistence plan consistent with Policy 123.3.3.

The Owl Creek project will minimize impacts to on-site wetlands by clustering development and limiting impacts to 12% or less and will protect, enhance and preserve the remaining 88% by exotic vegetation removal and placement within a conservation easement. The project will be permitted though the South Florida Water Management District and will be consistent with Goal 124, Objective 124.1 and Policies 124.1.1 and 124.1.2.

The proposed project will be consistent with Goal 125, Objective 125.1, and Policies 125.1.1 and 125.1.2. The stringent requirements associated with the proposed conditions contained in the concurrent planned development application will provide an additional 50% water quality treatment, water quality monitoring, reduced rate of runoff, remove nutrient producing grazing lands adjacent to waterways, preserve a minimum of 88% of on-site wetlands, and replacing the potential 223 private well and septic systems with privately funded extensions and connection to public water and sewer. A Surface Water and Groundwater Monitoring Plan will be initiated consistent with Lee Plan Policy 125.1.4 to establish baseline conditions for the site and to quantify any potential adverse impacts of the proposed residential development. Please see attached Water Resources Report.

#### MARINE FACILITIES SITING CRITERA

In accordance with the Marine Facilities Sighting Requirements contained in Lee Plan Objective 128.4, HWA is applying for all permits in relation to Federal, State, and Local regulations. The site is less than 3 miles away from the Florida Power and Light powerplant. The warm water discharge is located along the Orange River, nearly 6 miles away. In the area of the subject site abundance and mortality of manatees are low, and would not be of concern. There is no seagrass or submerged aquatic vegetation near or around the subject site and should not be considered a limiting aspect of the project. A bathymetric survey has been submitted and dredging is proposed to -5 MLW once the necessary permits are approved. Going through the Marina Facilities Sighting Criteria, it is anticipated that the subject area will fall into the Conditional category. The subject property is located east of State Road 31 Bridge and not located within the Caloosahatchee River Area of Special Concern.

Consistent with Policy 128.4.7, the proposed flushing cut, approximately 110' wide, extends through a shoreline that is classified at Brazilian Pepper - Hydric. There are no impacts to seagrasses. There are no seagrass beds within the proposed marina basin, the dredging footprint, or associated with either flushing cuts. The interior tidal lagoon/surface water restoration impacts 7.39± acres of uplands, and 6.69± acres of wetlands. The wetlands that are proposed to be impacted are less than ideal. They are inundated improved pastures, a manmade ditch, and primarily hydric Brazilian pepper. The creation of the flushing channels, almost 12± acres of tidal lagoons, and almost 3 acres of quality tidal wetlands/littoral shelf will improve the wetland functions and the ecosystem. It will create habitat for wading birds and a breeding ground for fisheries. There will be minor wetland impacts needed to create a major wetland habitat and tidal lagoon area, which is clearly in the public interest and addresses a pressing need to create more wetlands.

According to the Lee Plan policy 128.4.8 "Boat access facilities should be located in areas of maximum physical advantage. Adequate existing water depths between the proposed facility and any navigational channel, inlet, or deep water, are preferred, as new dredging is discouraged." The existing channel on the west side of the subject property, that runs north and south from the Caloosahatchee, towards Trout Creek, does have enough adequate water depth that can support the boats that are present on the Caloosahatchee. Once leaving the navigational channel, the water depths are no longer adequate in the proposed work area. Dredging is proposed to avoid unnecessary and harmful prop dredging and bottom scaring. Dredging needs to be completed to support the proposed docks and vessels, and to meet the minimum requirements of -4 MLW according to the Manatee Protection Plan of Lee County. The proposed work area is in a location of maximum advantage area due to the fact there is no presence of seagrass. Due to the low light penetration (<1-2 ft), and the mucky/silty bottom soils, seagrass growth in this area would lean towards unlikely. The soils are too soft to be able to support seagrass roots, and the tannic colored water does not allow light penetration to allow seagrasses to photosynthesis.

With all considered the proposed boat facility is located in an area of maximum advantage. It's location along the Caloosahatchee will be of public interest, and not effect any navigational channels, nor will it impact or effect any natural resources.

Consistent with Policy 124.4.11, there are 212.24± acres of uplands within the site. No rare and unique upland systems are proposed to be impacted. The wetlands that are proposed to be impacted are less than ideal. They are inundated improved pastures, a man-made ditch, and primarily hydric Brazilian pepper. The creation of the flushing channels, almost 12 acres of tidal lagoons/surface water restoration, and almost 3 acres of quality tidal wetlands/littoral shelf will improve the wetland functions and the ecosystem. It will create habitat for wading birds and a breeding ground for fisheries. There will be minor wetland impacts needed to create a major wetland habitat and tidal lagoon area, which is clearly in the public interest and addresses a pressing need to create more wetlands. The request will result in the restoration of 41.2 ±acres of rare and unique upland habitat and 82.72± acres of wetland restoration in addition to the littoral shelf.

#### HOUSING

Goal 135 addresses meeting housing needs of the present and future residents of the county. Objective 135.1 provides that Lee County will work with private and public housing providers to ensure that there is an adequate supply of housing in the future in a variety of types, costs, and locations to meet the needs of the Lee County population. The Objective provides that Lee County will need 114,927 additional dwelling units, 39,637 of these units will be needed in unincorporated Lee County. The proposed amendment helps, in part, to fulfill this identified

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housing need. The proposed clustered development will utilize the planned development process. The proposed plan amendment for Owl Creek is consistent and furthers Goal 135, Objective 135.1 and Policy 135.1.9.

#### **CONCLUSIONS**

The plan amendment is consistent with and in furtherance of the intent of the Lee Plan as discussed in this analysis. The plan amendment for Owl Creek Reserve represents an opportunity to incentivize the preservation of significant on-site natural resources such as natural waterways and adjacent wetlands, flow-ways, rare and unique upland habitat and historical resources on the property by facilitating a clustered planned development that incorporates public access to the Caloosahatchee River via access to Trout Creek.

#### ADJACENT LOCAL GOVERNMENTS & THEIR COMPREHENSIVE PLANS

The plan amendment for Owl Creek will have no affect on existing adjacent local governments and their comprehensive plans. The closest adjacent local government to the subject property is Charlotte County.

#### REQUESTS MOVING LANDS FROM A NON-URBAN AREA TO A SUBURBAN AREA URBAN SPRAWL

In accordance with 163.3177(6)(a)9.b, Florida Statutes, the proposed Owl Creek plan discourages the proliferation of urban sprawl by achieving the following criteria:

- (I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.
- (II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.
- (III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.
- (IV) Promotes conservation of water and energy.
- (VI) Preserves open space and natural lands and provides for public open space and recreation needs.
- (VII) Creates a balance of land uses based upon demands of residential population for the nonresidential needs of an area.

The proposed Owl Creek clustered development will not have an adverse impact on and protects natural resources and ecosystems and preserves open space and natural lands and provides for public open space and recreation needs. The project will remove nutrient producing cattle grazing and the potential for 223 private septic systems while preserving and enhancing the majority of the onsite wetlands, placing a minimum of 54% of the property into a conservation easement including the convergence of two natural waterways/flow-ways on the Great Calusa Blueway (Owl Creek and Trout Creek) where they connect to the Caloosahatchee River. The request will also provide a connection from the adjacent SFWMD owned lands to the east and south as well as the potential Conservation 20/20 lands to the east that contain a portion of Trout Creek which will provide a connection through the subject property to the Caloosahatchee River. The project will provide an area for the multi-use path along North River Road as well as a public canoe/kayak launch area to Trout Creek, providing public open space and recreation needs. The area provided for the multi-use path along North River Road promotes walkable and connected communities and promotes multimodal transportation including pedestrian and bicycle opportunities since transit is not available in this location. The

proposal provides compact development providing alternate single-family and two-family attached housing choices other than the existing large lots in the area. The development will promote conservation of water and energy by incorporating energy efficiency or other low impact development (LID) performance standards within the development. The amendment promotes efficient and cost-effective provision for public infrastructure by proposed privately funded expansion of water and sewer to the area which is already encouraged and anticipated by existing Lee Plan policies. The project is located in an area that provides for a balance of residential, industrial marine and commercial land uses to the west along S.R. 31 and planned to the north within the Babcock MPD, continuing to prevent urban sprawl.

### STATE POLICY PLAN AND REGIONAL POLICY PLAN

### State Comprehensive Plan

Although the Community Planning Act of 2011 eliminated the requirement for consistency of the local comprehensive plan with the state comprehensive plan, the following analysis is included for further justification of the request. The plan amendment for Owl Creek is consistent and furthers the adopted State Comprehensive Plan. Relevant portions are discussed below.

### 187.201(4) Housing

- (a) Goal The public and private sectors shall increase the affordability and availability of housing for low-income and moderate-income persons, including citizens in rural areas, while at the same time encouraging self-sufficiency of the individual and assuring environmental and structural quality and cost-effective operations.
- (b) Policies 3. Increase the supply of safe, affordable, and sanitary housing for low-income and moderate-income persons and elderly persons by alleviating housing shortages, recycling older houses and redeveloping residential neighborhoods, identifying housing needs, providing incentives to the private sector to build affordable housing, encouraging public-private partnerships to maximize the creation of affordable housing, and encouraging research into low-cost housing construction techniques, considering life-cycle operating costs.

The Owl Creek project will increase the availability of moderate-income single-family and two-family attached housing in this area of Lee County. The associated planned development includes stringent development conditions assuring environmental quality through significant onsite preservation of land including wetlands, rare and unique uplands and historical sites. The plan amendment seeks to incentivize these preservation activities to allow the appropriately clustered residential development to offset the cost of preservation of the property.

### 187.201(6) Public Safety

- (a) Goal Florida shall protect the public by preventing, discouraging, and punishing criminal behavior, lowering the highway death rate, and protecting lives and property from natural and manmade disasters.
- (b) Policies -
  - 9. Increase crime prevention efforts to enhance the protection of individual personal safety and property.

The Lee County Sheriff's Office, Bayshore Fire Rescue and Lee County Emergency Medical Services have reviewed the request and provided letters which are included in attached Exhibit M17. These exhibits demonstrate that there is adequate capacity to accommodate an additional 219 dwelling units, exceeding the additional 157 dwelling units associated with this request.

### 187.201(9) Natural Systems and Recreational Lands

(a) Goal - Florida shall protect and acquire unique natural habitats and ecological systems, such as wetlands, tropical hardwood hammocks, palm hammocks, and virgin longleaf pine forests, and restore degraded natural systems to a functional condition.

### (b) Policies -

- 1. Conserve forests, wetlands, fish, marine life, and wildlife to maintain their environmental, economic, aesthetic, and recreational values.
- 3. Prohibit the destruction of endangered species and protect their habitats.
- 4. Establish an integrated regulatory program to assure the survival of endangered and threatened species within the state.
- 6. Encourage multiple use of forest resources, where appropriate, to provide for timber production, recreation, wildlife habitat, watershed protection, erosion control, and maintenance of water quality.
- 7. Protect and restore the ecological functions of wetlands systems to ensure their long-term environmental, economic, and recreational value.
- 8 Promote restoration of the Everglades system and of the hydrological and ecological functions of degraded or substantially disrupted surface waters.
- 10. Emphasize the acquisition and maintenance of ecologically intact systems in all land and water planning, management, and regulation.

Through the stringent requirements associated with the conditioning of the concurrent planned development, the Owl Creek project will preserve a minimum of 88% of the onsite wetlands providing protection and enhancements by exotic removal and restoration areas. A minimum of 54 percent of the property (186.05± acres) will be placed into a conservation easement including the convergence of two natural waterways/flow-ways on the Great Calusa Blueway (Owl Creek and Trout Creek) where they connect to the Caloosahatchee River. 56.36± acres of rare and unique upland habitat will be preserved/restored. The Owl Creek property has the potential to have a vital significance to wildlife, as it is located at the southern extent of the Owl and Trout Creek Wildlife Corridors. The conservation area will include preservation of 3 recommended historical sites and the project will provide a public canoe/kayak launch area to Trout Creek. The Owl Creek project furthers these provisions of the State Comprehensive Plan.

### 187.201(12) Hazardous and Nonhazardous Materials and Waste

(a) Goal. - All solid waste, including hazardous waste, wastewater, and all hazardous materials, shall be properly managed, and the use of landfills shall be eventually eliminated.

### (b) Policies. -

2. By 1994, provide in all counties a countywide solid waste collection system to discourage littering and the illegal dumping of solid waste.

The Owl Creek project has been reviewed by the Lee County Solid Waste Division and they have provided a review letter dated August 10, 2020. This letter provides that Lee County Solid Waste Division is capable of providing solid waste collection service for the Owl Creek project.

### 187.201(14) Property Rights

Goal. - Florida shall protect private property rights and recognize the existence of legitimate and often competing public and private interests in land use regulations and other government action.

### Policies. -

- Provide compensation, or other appropriate relief as provided by law, to a landowner for any governmental action that is determined to be an unreasonable exercise of the state's police power so as to constitute a taking.
- 2 Determine compensation or other relief by judicial proceeding rather than by administrative proceeding.
- Encourage acquisition of lands by state or local government in cases where regulation will severely limit practical use of real property.

The proposed preservation and conservation areas and associated comprehensive plan amendment and concurrent planned development application represents a balancing of public and private interests concerning the use of the Owl Creek property. Approval of the amendment will result in significant preservation of the Owl Creek property at no cost to the public.

### 187.201(15) Land Use

Goal. - In recognition of the importance of preserving the natural resources and enhancing the quality of life of the state, development shall be directed to those areas which have in place, or have agreements to provide, the land and water resources, fiscal abilities, and service capacity to accommodate growth in an environmentally acceptable manner.

### Policies. -

- Promote state programs, investments, and development and redevelopment activities which encourage efficient development and occur in areas which will have the capacity to service new population and commerce.
- Develop a system of incentives and disincentives which encourages a separation of urban and rural land uses while protecting water supplies, resource development, and fish and wildlife habitats.

There are, or will be by privately funded extensions, adequate services available to the Owl Creek property to accommodate the proposed clustered development in an environmentally acceptable manner, preserving natural resources such as wetlands, natural waterways/flowways, rare and unique uplands, and 3 historical sites in conservation easements. The clustered development will provide for preservation, enhancement and conservation of fish and wildlife habitats while providing perimeter separation to adjacent rural land uses.

### 187.201(17) Public Facilities

Goal. - Florida shall protect the substantial investments in public facilities that already exist and shall plan for and finance new facilities to serve residents in a timely, orderly, and efficient manner.

### Policies. -

- Provide incentives for developing land in a way that maximizes the uses of existing public facilities.
- 2 Promote rehabilitation and reuse of existing facilities, structures, and buildings as an alternative to new construction.
- 3 Allocate the costs of new public facilities on the basis of the benefits received by existing and future residents.

There are or will be adequate public facilities to provide service to the Owl Creek project. The Owl Creek project will pay all required permit and impact fees, as well as all utility connection fees. Privately funded water and sewer extensions are proposed to the property which will provide fire protection to the existing and future residents and properties, including the Owl Creek project. The plan amendment for Owl Creek is consistent with these provisions of the

State Comprehensive Plan.

### Conclusion

The proposed plan amendment for Owl Creek is consistent with and generally furthers the State Comprehensive Plan.

### Strategic Regional Policy Plan (SRPP)

The following Strategic Regional Policy Plan goals, strategies and actions are relevant to this plan amendment.

### **Affordable Housing Element**

Goal 1: Supply a variety of housing types in various price ranges to ensure that all residents have access to decent and affordable housing.

The proposed development will increase the supply of housing and provide additional housing type options to the area, furthering this goal.

### **Economic Development**

Goal 2: A well-educated, well-trained work force.

Strategy: Ensure a wide range of employment for all Southwest Floridians.

### Actions:

1. Identify employment sectors that create jobs appropriate to this Region.

Approval of the plan amendment and concurrent planned development for the clustered development for Owl Creek will increase employment opportunities in the housing construction industry which is an important component of the local employment sector. The plan amendment will also result in significant environmental enhancement of the property and privately funded extension of utilities which will result in additional employment opportunities during the construction of the project.

Strategy: To identify and include within a land conservation or acquisition program, those lands identified as being necessary for the sustainability of Southwest Florida, utilizing all land preservation tools available.

Strategy: Maintain and improve the natural, historic, cultural and tourist-related resources as primary regional economic assets.

Strategy: Ensure sustainable volumes of natural resources for economic productivity.

Goal 4: Livable communities designed to improve quality of life and provide for the sustainability of our natural resources.

Strategy: Promote through the Council's review roles community design and development principles that protect the Region's natural resources and provide for an improved quality of life.

### Actions:

9. Insure that opportunities for governmental partnerships and public/private partnerships in preserving wildlife habitats are maximized.

Through the stringent requirements associated with the conditioning of the concurrent planned development, the Owl Creek project will preserve a minimum of 88% of the onsite wetlands providing protection and enhancements. A minimum of 54 percent of the property (186.05± acres) will be placed into a conservation easement including the convergence of two natural waterways/flow-ways on the Great Calusa Blueway (Owl Creek and Trout Creek) where they connect to the Caloosahatchee River. The conservation area will include preservation of 3 recommended historical sites and the project will provide a public canoe/kayak launch area to Trout Creek. The proposed preservation and conservation areas and associated comprehensive plan amendment and concurrent planned development application represents a balancing of public and private interests concerning the use of the Owl Creek property. Approval of the amendment will result in significant preservation of the Owl Creek property at no cost to the public.

### Conclusion

The plan amendment for Owl Creek is consistent with and generally furthers the Strategic Regional Policy Plan.

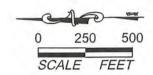
# Environmental Impacts Analysis

(Exhibit M12) (Exhibit T7)

CPA2020-00004 & CPA2020-00005 Revised August 2021

### Exhibit B Vegetation Map

SECTIONS: 18 & 19 TOWNSHIP: 43 S RANGE: 26 E





	FLUCCS	Description	Acreage	FLUCCS	Description	Acreage
	211	Improved Pastures	178.11 ac.	*** 618DE1	Willow, Disturbed, Invaded by Exotics (10-25%)	1.29 ac.
	*** 211H	Improved Pastures - hydric	7.36 ac.	*** 618DE2	Willow, Disturbed, Invaded by Exotics (26-50%)	0.29 ac.
* Surface Waters	422	Brazilian Pepper	1.20 ac.	*** 618DE3	Willow, Disturbed, Invaded by Exotics (51-75%)	0.11 ac.
** Jurisdictional Other Surface Waters	427DE1	Live Oak, Disturbed, Invaded by Exotics (10-25%)	3.03 ac.	*** 618DE4	Willow, Disturbed, Invaded by Exotics (75-90%)	8.70 ac.
*** Jurisdictional Wetlands	427DE2	Live Oak, Disturbed, Invaded by Exotics (26-50%)	4.92 ac.	*** 619BP	Hydric Brazilian Pepper	30.94 ac.
	427DE3 427DE4	Live Oak, Disturbed, Invaded by Exotics (51-75%) Live Oak, Disturbed, Invaded by Exotics (76-90%)	7.97 ac. 7.23 ac.	*** 630DE2	Wetland Forested Mixed, Disturbed,	2.30 ac.
	*** 428HDE4	Disturbed Hydric Cabbage Palm Invaded by Exotics (76-90%)		*** 630DE3	Invaded by Exotics (26-50%) Wetland Forested Mixed, Disturbed,	19.83 ac.
otes: . Property boundary was obtained from Banks Engineering.	429HE 434DE4	Hydric Wax Myrtle Invaded by Exotics (5-9%) Hardwood- Coniferous Mixed, Disturbed, Invaded by Exotics (76-90%)	1.86 ac. 1.62 ac.	*** 630DE4	Invaded by Exotics (51-75%) Wetland Forested Mixed, Disturbed, Invaded by Exotics (76-90%)	43.30 ac.
Mapping based on photointerpretation of 2019 aerial photography and ground	*510	Streams and Waterways	5.74 ac.	*** 641DE4	Freshwater Marsh, Disturbed, Invaded by Exotics (76-90	(1 3 83 20
truthing in February 2020. Map includes 2021 aerial photography.	**510D	Ditches	3.66 ac.	740	Disturbed Land	6.21 ac.
Limits of wetlands were approved by SFWMD via a Formal Determination dated November 12, 2021.	** 524	Lakes less than 10 acres which are dominant features	0.73 ac.	743	Spoil Area	0.82 ac.
				814	Roads and Highways	1.13 ac.
January 19, 2022 10: 28: 23 a.m. awing: DRHOR455PLAN111521.DWG $PERMIT\ USE\ ONLY,\ NOT\ FOF$	CONSTRUCTI	CONT			Tota	al 342.68 ac.

Exhibit C.1.9 - Vegetation Map

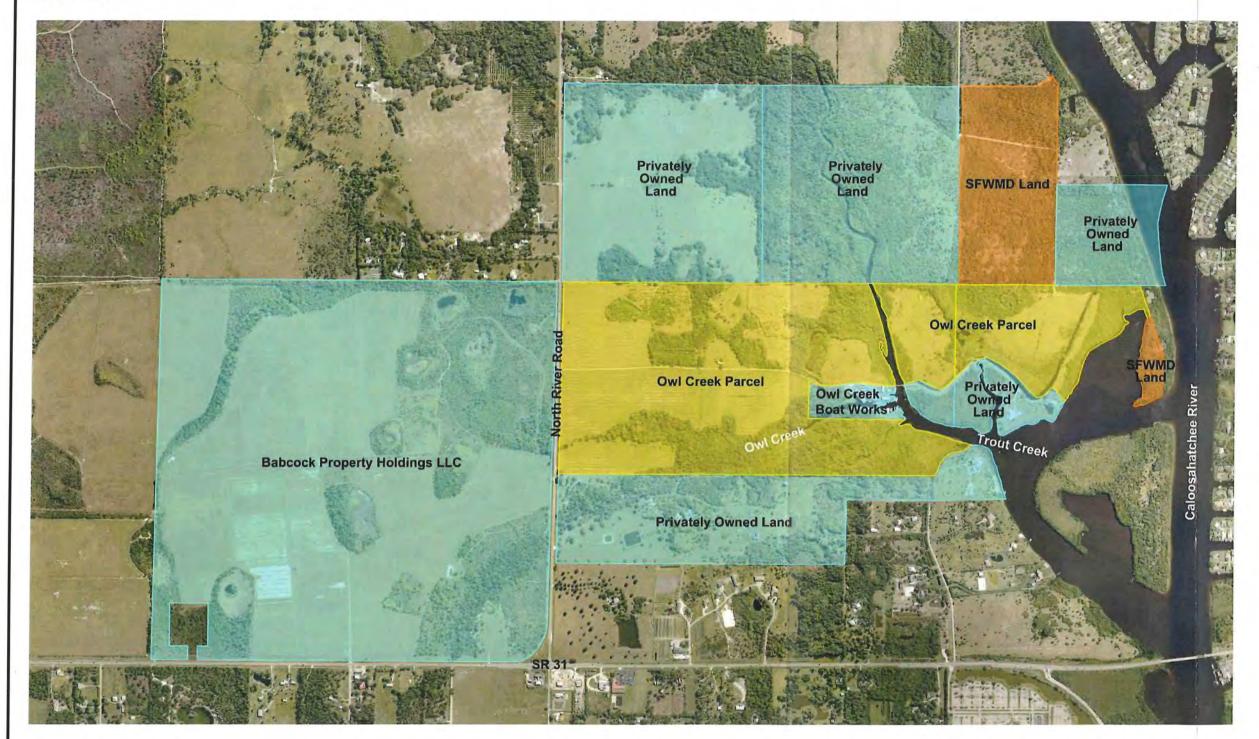
**Owl Creek Reserve** 



## Exhibit C Surrounding Land Map

**SECTION: 18 & 19** TOWNSHIP: 43 S RANGE: 26 E





**Owl Creek Parcel** 

**Privately Owned Land** 

**SFWMD Land** 

Property boundaries are approximate and were obtained from the Lee
 County Property Appraiser's Website.

PERMIT USE ONLY, NOT FOR CONSTRUCTION September 16, 2020 10:36:19 a.m. Drawing: DRHOR455\_SURROUNDING LANDS.DWG

### Soils

- 6. Hallandale Fine Sand This is a nearly level, poorly drained soil on low, broad flatwoods areas. Slopes are smooth and range from 0 to 2 percent. Typically, the surface layer is gray fine sand about 2 inches thick. The subsurface layer is light gray fine sand about 5 inches thick. The substratum is very pale brown fine sand about 5 inches thick. At a depth of 12 inches is fractured limestone bedrock that has solution holes extending to a depth of 25 inches. These solution holes contain mildly alkaline, loamy material. Included with this soil in mapping are small areas of Boca soils and soils that have yellowish horizons or a brownish stain between the subsurface layer and limestone. Also included are scattered areas of rock outcrop, which are less than 1 acre, and soils that have hard calcareous material at a depth of less than 20 inches. Included soils generally make up about 5 to 10 percent of any mapped area. In most years, under natural conditions, the water table is less than 10 inches below the surface for 1 to 3 months. It recedes below the limestone for about 7 months. The available water capacity is low. Natural fertility is low. Permeability is moderate or moderately rapid. Natural vegetation consists of saw palmetto, pineland threeawn, bluestem, panicums, and South Florida slash pine. This soil is poorly suited to cultivated crops because of wetness, shallow depth, and sandy texture.
- 12. Felda Fine Sand This is a nearly level, poorly drained soil on broad, nearly level sloughs. Slopes are smooth to concave and range from O to 2 percent. Typically, the surface layer is dark gray fine sand about 8 inches thick. The subsurface layer is light gray and light brownish gray fine sand about 14 inches thick. The subsoil is light gray loamy fine sand about 16 inches thick and is underlain by gray and light gray fine sand that extends to a depth of 80 inches or more. Included with this soil in mapping are small areas of Boca, Malabar, Oldsmar, Pineda, and Wabasso soils. These inclusions rarely exceed 15 percent of any mapped area. In most years, under natural conditions, this soil has a water table within 10 inches of the surface for 2 to 4 months. The water table is 10 to 40 inches below the surface for about 6 months. It is more than 40 inches below the surface for about 2 months. During periods of high rainfall, the soil is covered by a shallow layer of slowly moving water for periods of about 7 to 30 days or more. The available water capacity is low in the surface and subsurface layers and medium in the subsoil. Natural fertility is low. Permeability is rapid in the surface and subsurface layers, moderate or moderately rapid in the subsoil, and rapid in the substratum. Natural vegetation consists of cabbage palm, pineland threeawn, South Florida slash pine, wax myrtle, and majdencane. This soil is poorly suited to cultivated crops because of wetness.
- 13. Boca Fine Sand This is a nearly level, poorly drained soil on flatwoods. Slopes are smooth and range from O to 2 percent. Typically, the surface layer is gray fine sand about 3 inches thick. The subsurface layer is fine sand about 22 inches thick. The upper 11 inches is light gray and the lower 11 inches is very pale brown. The subsoil, about 5 inches thick, is gray fine sandy loam with brownish yellow mottles and calcareous nodules. At a depth of 30 inches is a layer of fractured limestone. Included with this soil in mapping are small areas of Hallandale, Wabasso, and Felda soils that have a yellowish horizon between the subsurface layer and subsoil. Also included are soils with limestone

at a depth of 40 to 72 inches and small areas where the soil is better drained than is typical. Included soils make up about 15 percent of any mapped area. In most years, under natural conditions, the water table is within 10 inches of the surface for 2 to 4 months. It recedes below the limestone for about 6 months. The available water capacity is low in the surface and subsurface layers and medium in the subsoil. Natural fertility is low. Permeability is rapid in the surface and subsurface layers and moderate in the subsoil. Natural vegetation consists of saw palmetto, pineland threeawn, South Florida slash pine, and wax myrtle. This soil is poorly suited to cultivated crops because of wetness.

- 33. Oldsmar Sand This is a nearly level, poorly drained soil on low, broad flatwoods areas. Slopes are smooth to slightly convex and range from 0 to 2 percent. Typically, the surface layer is black sand about 3 inches thick. The subsurface layer is gray and light gray sand about 39 inches thick. The upper part of the subsoil is very dark gray sand about 5 inches thick. The lower part of the subsoil is yellowish brown and mixed light brownish gray and brown fine sandy loam about 11 inches thick. Pale brown sand extends to a depth of 80 inches or more. Included with this soil in mapping are small areas of Wabasso, Immokalee, and EauGallie soils. Some areas also have limestone at a depth of 70 to 80 inches below the surface. Included soils make up about 10 to 15 percent of any mapped area. 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. The available water capacity is low in the surface layer and medium in the subsoil. Natural fertility is low. Permeability is rapid in the surface and subsurface layers, moderate in the upper part of the subsoil, and slow or very slow in the lower part of the subsoil. Natural vegetation consists of saw palmetto, South Florida slash pine, pineland threeawn, and meadow beauty. This soil is poorly suited to cultivated crops primarily because of wetness.
- 35. Wabasso Sand This is a nearly level, poorly drained soil on flatwoods. Slopes are smooth to slightly convex and range from 0 to 2 percent. Typically, the surface layer is dark gray sand about 6 inches thick. The subsurface layer is sand to a depth of 24 inches. The upper 11 inches is light brownish gray with dark grayish brown stains along root channels, and the lower 7 inches is light gray with dark grayish brown stains. The subsoil is about 38 inches thick. The upper 4 inches is dark brown sand with few iron concretions. The next 8 inches is brownish yellow sandy clay loam with light brownish gray, light gray, and reddish-brown mottles. The lower 26 inches is light gray sandy clay loam with pale olive and olive mottles and stains along root channels. Below is light gray fine sandy loam with olive mottles extending to a depth of 80 inches or more. Included with this soil in mapping are small areas of Boca, EauGallie, Hallandale, Felda, Myakka, and Oldsmar soils. Also included are soils, similar to this Wabasso soil, with a surface layer that is more than 8 inches thick. Included soils make up about 10 to 15 percent of any mapped area. In most years, under natural conditions, the water table is less than 10 inches below the surface for 2 to 4 months. It is 10 to 40 inches below the surface for more than 6 months. It recedes to a depth of more than 40 inches during extended dry periods. The available water capacity is low in the surface and subsurface layers and medium in the subsoil.

Natural fertility is low. Permeability is rapid in the surface and subsurface layers, moderate in the upper part of the subsoil, and slow *or very* slow in the lower part of the subsoil. Natural vegetation consists of saw palmetto, South Florida slash pine, pineland threeawn, cabbage palm, and bluestem. This soil is poorly suited to cultivated crops because of wetness.

- **40. Anclote Sand, Depressional -** This is a nearly level, very poorly drained soil in isolated depressions. Slopes are smooth to concave and less than 1 percent. Typically, the surface layer is about 22 inches thick. The upper 8 inches is black sand, and the lower 14 inches is black sand with common light gray pockets and streaks throughout. The substratum is sand to a depth of 80 inches or more. The upper 18 inches is light brownish gray, and the lower 40 inches is light gray. Included with this soil in mapping are small areas of Pompano and Floridiana soils. Included soils make up about 10 to 15 percent of any mapped area. In most years, under natural conditions, the soil is ponded for more than 6 months. The available water capacity is medium in the surface layer and low in the substratum. Natural fertility is medium. Permeability is rapid. A large part of the acreage is in natural vegetation consisting of cypress, leatherleaf fern, wax myrtle, pickerelweed, and greenbrier.
- 45. Copeland Sandy Loam, Depressional This is a low, nearly level, very poorly drained soil in depressions. Slopes are concave and less than 1 percent. Typically, the surface layer is about 8 inches of very dark gray sandy loam. The subsoil is very dark gray sandy loam about 12 inches thick. It is underlain by 8 inches of light brownish gray sandy clay loam with soft calcium carbonate throughout. Fractured limestone bedrock is at a depth of 28 inches. Included with this soil in mapping are small areas of Chobee, Anclote, Boca, Felda, Floridana, and Pompano soils. In addition, soils similar to Copeland soils but with a mixture of fine sand and shell fragments to a depth of 60 inches or more are included. Areas with limestone at a depth of more than 40 inches are also included. Included soils generally make up less than 15 percent of any mapped area. Under natural conditions, the water table is above the surface for 3 to 6 months. It is 10 to 40 inches below the surface for about 3 to 6 months. The available water capacity is medium. Natural fertility is medium. Permeability is rapid in the surface layer and moderate in the subsoil. Natural vegetation is cypress, wax myrtle, cabbage palm, fern, redroot, and other water-tolerant plants. This soil has moderate potential for desirable range plant production. The dominant forage is maidencane and cutgrass. The depth to the water table fluctuates throughout the year.
- **49. Felda Fine Sand, Depressional -** This is a nearly level, poorly drained soil in depressions. Slopes are concave and less than 1 percent. Typically, the surface layer is gray fine sand about 4 inches thick. The subsurface layers extend to a depth of 35 inches. The upper 13 inches is grayish brown fine sand and the lower 18 inches is light gray fine sand with yellowish brown mottles. The subsoil is about 17 inches thick. The upper 6 inches is gray sandy loam and the lower 11 inches is sandy clay loam with many yellowish brown and strong brown mottles. Below this is light gray fine sand to a depth of 80 inches or more. Included with this soil in mapping are small areas of Anclote, Boca, Malabar, Pineda, Pompano, Winder, and Floridiana soils. Included soils make up about 10 to 15

percent of any mapped area. 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. The available water capacity is low in the surface and subsurface layers and medium in the subsoil. Natural fertility is low. Permeability is rapid in the surface and subsurface layers and moderate or moderately rapid in the subsoil. Natural vegetation consists of bald cypress, wax myrtle, and water-tolerant grasses and weeds.

**51. Floridiana Sand, Depressional -** This is a nearly level, very poorly drained soil in depressions. Slopes are concave and less than 1 percent. Typically, the surface layer is black sand about 22 inches thick. The subsurface layer is light brownish gray sand about 17 inches thick. The subsoil is olive gray fine sandy loam to a depth of 54 inches. Below the subsoil there is light brownish gray sand with pockets of olive gray loamy sand. Included with this soil in mapping are small areas of Anclote, Felda, and Winder soils. Also included are soils similar to the Floridiana soil but with a black surface layer thicker than 24 inches or with the upper boundary of the subsoil below a depth of 40 inches. Included soils make up about 10 to 15 percent of any mapped area. 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. The available capacity is medium in the surface layer and subsoil and low in the subsurface layer. Natural fertility is medium. Permeability is rapid in the surface and subsurface layers and slow or very slow in the subsoil. Natural vegetation is St.-Johns wort, pickerelweed, cypress, sedges, weeds, and other water tolerant plants.

144. Caloosa Fine Sand - This is a nearly level, somewhat poorly drained soil formed by dredging and filling and by earthmoving operations. Slopes are smooth to slightly convex and range from 0 to 2 percent. Typically, the surface layer is about 10 inches of light brownish gray, mixed mineral material of fine sand and lenses of silt loam with about 10 percent shell fragments. The next 17 inches is pale brown and gray, mixed mineral material of fine sand and lenses of silty clay loam. The next 11 inches is light gray silty clay with brownish yellow mottles. Below this to a depth of 80 inches or more is gray silty clay with dark gray streaks and brownish yellow mottles. Included with this soil in mapping are areas of Matlacha and St. Augustine soils and soils that are similar to Caloosa soils but that contain 10 to 35 percent limestone and shell fragments less than 3 inches in diameter or 10 percent limestone and shell fragments larger than 3 inches. In addition, there are scattered areas of soils that are sandy to a depth of 80 inches or more. Also included are areas of fill that is less than 20 inches thick over undisturbed soils. Included soils make up about 10 to 20 percent of any mapped area. The depth to the water table varies with the amount of fill material and the extent of artificial drainage within any mapped area. However, in most years, the water table is 30 to 42 inches below the surface of the fill material for 2 to 4 months. The available water capacity is variable, but it is estimated to be low to medium in the upper part of the fill material and medium to high in the lower part. Permeability is variable within short distances, but it is estimated to range from rapid to very slow depending on the soil material.

Please see Exhibit D for the Soils Map.

## Exhibit D Soils Map



Lee County, Florida (FL071)



Lee Co	unty, Florida (FLO	71)	(3)
Map Unit Symbol	Map Unit Name	Acres in AOI	
6	Hallandale fine sand, wet, 0 to 2 percent slopes	14.5	4.1%
12	Felda fine sand, 0 to 2 percent slopes	4.2	1.2%
13	Boca fine sand, 0 to 2 percent slopes	64.7	18.4%
28	Immokalee sand, 0 to 2 percent slopes	1.4	0.4%
	Oldsmar sand, 0 to 2 percent slopes	99.5	28.3%
35	Wabasso sand, 0 to 2 percent slopes	22.0	6.2%
40	Anclote sand, frequently ponded, 0 to 1 percent slopes	7.4	2.1%
45	Copeland fine sandy loam, frequently ponded, 0 to 1 percent slopes	126.2	35,8%
49	Felda fine sand, frequently ponded, 0 to 1 percent slopes	3.6	1.0%
51	Floridana sand, frequently ponded, 0 to 2 percent slopes	3.3	0.9%
99	Water	0.2	0.1%
144	Caloosa fine sand, 0 to 2 percent slopes	5.2	1.5%
Totals i	for Area of	352.2	100.0%

### NOTES:

\*SOILS INFORMATION IS FROM THE USDA WEB SOIL SURVEY WEBSITE. ACREAGE IS APPROXIMATED AND INCLUDES THE SUBMERGED LANDS IN THE CREEKS THAT ARE NOT PART OF THE PROJECT SITE.

BANKS
PHONE: (230) 92
ENGINEERING
Professional Fragineers. Planners, & Land Surveyors

SOILS MAP AND DESCRIPTION OF SOILS EXHIBIT-M12-2

OWL CREEK
LEE COUNTY, FLORIDA

DATE PROJECT DRAWING DESIGN DRAWN CHECKED SCALE SHEE

11/2020 8504 \_EXHIBIT KG KG DRU N.T.S. O

### Exhibit F Wetland Map

**SECTIONS: 18 & 19** TOWNSHIP: 43 S RANGE: 26 E 250 500 618DE2 (0.15 ac.) 422 619BP 618DE4 427DE3 (0.32 ac.) (0.42 ac.) (1.10 ac.) (1.40 ac.) 619BP (2,70 ac.) 211H (0.09 ac.) / W20 SW4 619BP (0.36 ac.) 619BP (1.60 ac.) W17 618DE2 (0.14 ac.) 211 (20.91 ac.) 211H (0.48 ac.) 211 630DE3 (4.78 ac.) OSW2 630DE4 (0.60 ac.) 630DE4 (5.52 ac.) 619BP (7.12 ac.) 427DE2 618DE4 (2.03 ac.) W10 619BP OSW8 (0.12 ac.) 427DE3 (0.30 ac.) W14 427DE2 (0.21 ac.) W18 W21 619BP (0.45 ac.) 211 (36.25 ac.) 211 (25,02 ac.) 619BP OSW-4 510D (1.88 ac.) 618DE4 (0.82 ac.) (19.27 ac.) (13.23 ac.) 330DE2 (2.30 ac.) OSW1 618DE4 (4.75 ac.) W13 618DE1 (0.91 ac.) North River Road 814 (1.13 ac.) OSW-7 618DE1 (0.36 ac.) OSW3 524 (0.73 ac.) OSW6 510D (0.47 ac.) (53.80 ac.) 211 427DE2 (0.08 ac.) 619BP (0.22 ac.) 630DE4 (1.29 ac.) 630DE4 (2.26 ac.) ::: W1 427DE3 (0.27 ac.) 630DE4 (4,12 ac.) 630DE4 618DE3 W7 427DE2 (2.24 ac.) 619BP (9.01 ac.) (3.51 ac.) SW1 211 (15.16 ac.) W4 630DE3 (1.43 ac.) 630DE4 (23.56 ac.) Jurisdictional Surface Waters and Other

Jurisdictional Wetlands (120.31 ac.)

Uplands (212.24 ac.)

1. Property boundary was obtained from Banks Engineering.

- 2. Mapping based on photointerpretation of 2019 aerial photography and ground truthing in February 2020. Map includes 2021 aerial photography.
- 3. Limits of wetlands were approved by SFWMD via a Formal Determination dated November 12, 2021.

January 19, 2022 10:28:23 a.m. Drawing: DRHOR455PLAN111521.DWG

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Exhibit C.1.7 - Wetland, SW, and OSW Map

**Owl Creek Parcel** 

Surface Waters (10.13 ac.)

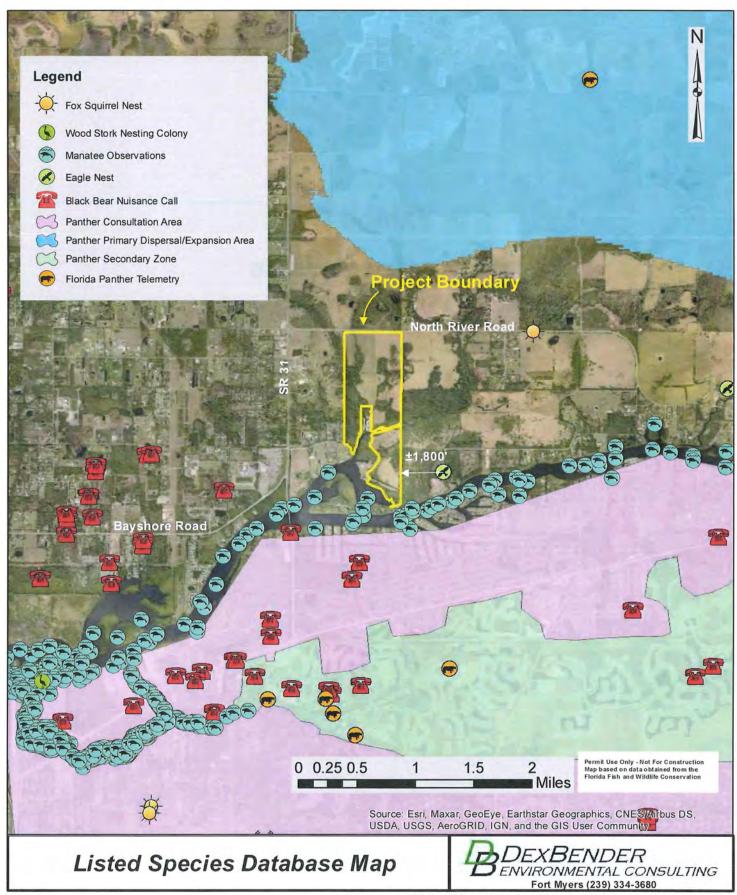


Property Line

## Exhibit G Protected Species Database Map

Sections: 18 and 19 Township: 43 Range: 26

### **Owl Creek Parcel**



### Exhibit C.2.2

### **Owl Creek Parcel**

Sections 18 & 19, Township 43 South, Range 26 East Lee County, Florida

### Protected Species Assessment & Florida Bonneted Bat Roost Survey

November 2020 revised October 2021 revised January 2022

Prepared for:

D.R. Horton Homes 10541 Six Mile Cypress Pkwy., Suite 100 Fort Myers, FL 33966

Prepared by:

DexBender 4470 Camino Real Way, Suite 101 Fort Myers, FL 33966 (239) 334-3680

### INTRODUCTION

The 342.68± acre Owl Creek property consists of Strap Numbers 18-43-26-00-00002.0020, 18-43-26-00-00002.0000, and 19-43-26-00-00002.1020. The parcel is located within a portion of Sections 18 & 19, Township 43 South, Range 26 East, Lee County, Florida (see Figure 1). The property is bisected by Trout Creek.

This project consists of three separate parcels. Based on a review of historic aerial photography, the property had been primarily used for row crop farming. By early 2014 farming operations had ceased. This area is currently being used as improved pasture for cattle.

### SITE CONDITIONS

This project consists of three separate parcels. Based on a review of historic aerial photography, the property had been primarily used for row crop farming. By early 2014 farming operations had ceased. This area is currently being used as improved pasture by cattle. Many of the forested areas have been disturbed by cattle and primitive surface water management.

### **VEGETATIVE CLASSIFICATIONS**

The predominant vegetation associations were mapped based on 2010 digital 1" = 120' scale aerial photography. In order to minimize redundancy only the base FLUCCS Codes are described (i.e. description provided for FLUCCS Code 427D but not for FLUCCS Codes 427DE1, 427DE2, 427DE3, and 427DE4). Twenty-six vegetation associations were identified using the Florida Land Use, Cover and Forms Classification System (FLUCCS). The attached map (see Figure 2) depicts the approximate location and configuration of these vegetation associations and the acreages are summarized by FLUCCS code in Table 1. A brief description of each FLUCCS code is also provided below.

Table 1. Acreage Summary by FLUCCS

FLUCCS DESCRIPTION		ACREAGE
211	Improved Pastures	178.11
***211H	Improved Pastures – hydric	7.36
422	Brazilian pepper	1.20
427DE1	Live Oak, Disturbed, Invaded by Exotics (10-25%)	3.03
427DE2	Live Oak, Disturbed, Invaded by Exotics (26-50%)	4.92
427DE3	Live Oak, Disturbed, Invaded by Exotics (51-75%)	7.97
427DE4	Live Oak, Disturbed, Invaded by Exotics (76-90%)	7.23
***428DE4	Cabbage Palm, Disturbed, Invaded by Exotics (76-90%)	0.50
***429HE	Wax Myrtle - hydric, Invaded by Exotics (5-9%)	1.86
434DE4	Hardwood Coniference Mixed Disturbed Invaded by	
*510	Streams and Waterways	5.74
**510D	Ditches	3.66
**524	Lakes less than 10 acres which are dominant features	0.73

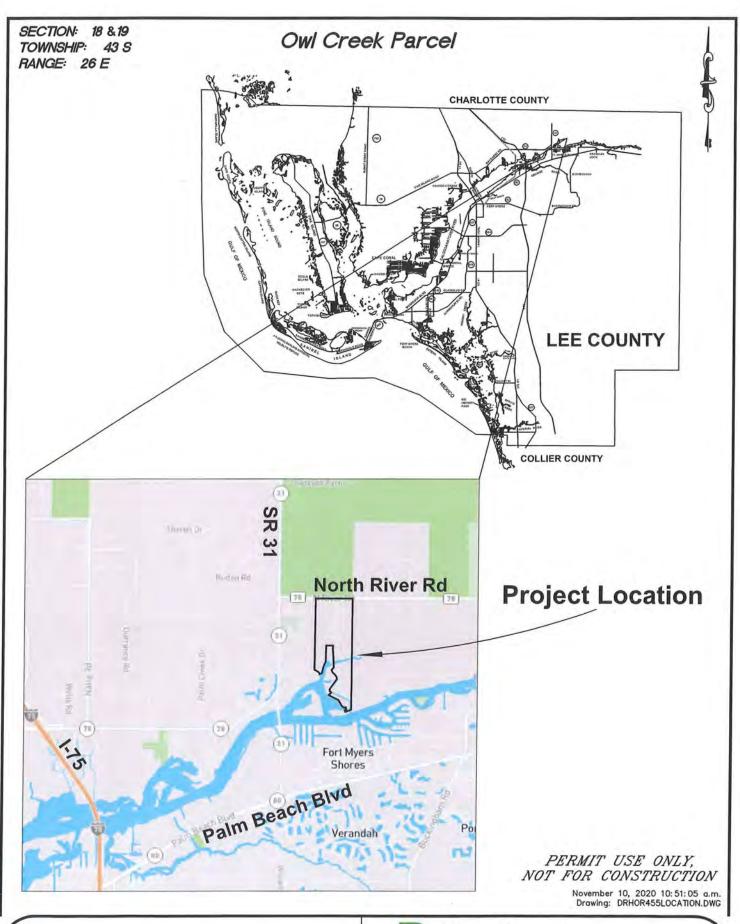
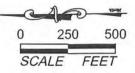
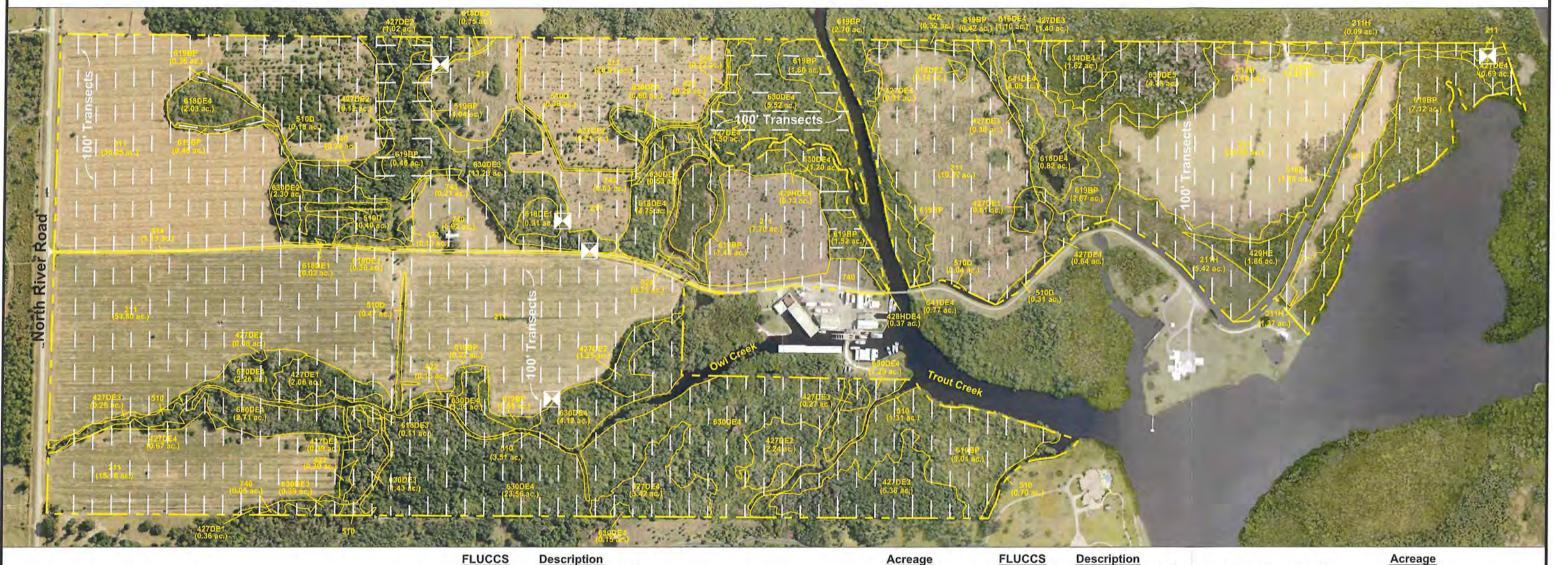


Figure 1. Location Map

BOEXBENDER ENVIRONMENTAL CONSULTING FORT MYERS 239-334-3680 **SECTIONS: 18 & 19** TOWNSHIP: 43 S RANGE: 26 E







Tree with Cavity (5)

1. Property boundary was obtained from Banks Engineering.

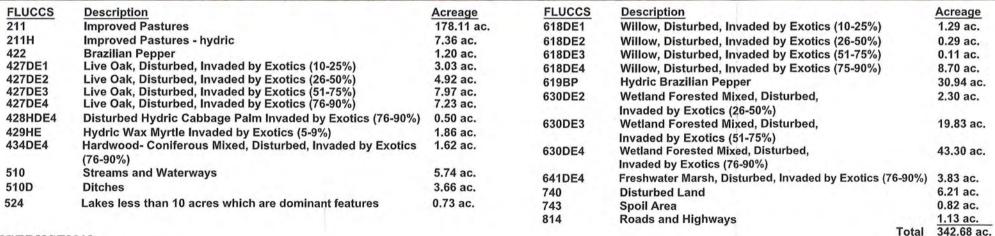
2. Mapping based on photointerpretation of 2019 aerial photography and ground truthing in February 2020. Map includes 2021 aerial photography.

3. Limits of wetlands were approved by SFWMD via a Formal Determination dated November 12, 2021.

4. Protected species assessment conducted on October 20, 27, and 29, 2020.

December 28, 2021 8:47:56 a.m. Drawing: DRHOR455PLAN111521.DWG

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***618DE1	Willow, Disturbed, Invaded by Exotics (10-25%)	1.29
***618DE2	Willow, Disturbed, Invaded by Exotics (26-50%)	0.29
***618DE3	Willow, Disturbed, Invaded by Exotics (51-75%)	0.11
***618DE4	Willow, Disturbed, Invaded by Exotics (76-90%)	8.70
***619BP	Hydric Brazilian Pepper	30.94
***630DE2	Wetland Forested Mixed, Disturbed, Invaded by Exotics (26-50%)	2.30
***630DE3	**630DE3 Wetland Forested Mixed, Disturbed, Invaded by Exotics (51-75%)	
***630DE4	Wetland Forested Mixed, Disturbed, Invaded by Exotics (76-90%)	
***641DE4	Freshwater Marsh, Disturbed, Invaded by Exotics (76-90%)	
740	Disturbed Land+	6.21
743	Spoil Area	0.82
814 Roads and Highways		1.13
Upland Subtotal		
Wetland Subtotal		120.31
Surface Waters		
Other Surface Waters Subtotal		
Total		342.68

### FLUCCS Code 211, Improved Pastures

These upland areas are currently being utilized for cattle grazing. Based on a review of historical aerial photography, it appears that the majority of these areas were once used for row crop farming. Areas mapped as this FLUCCS Code contain a greater percentage of upland species as compared to areas mapped as FLUCCS Code 211H described below. Vegetation present in this association includes bahia grass (*Paspalum notatum*), broomsedge (*Andropogon* spp.), smutgrass (*Sporobolus indicus*), false buttonweed (*Spermacoce verticillata*), and scattered wiregrass (*Aristida* sp.).

### FLUCCS Code 211H, Improved Pastures - hydric

Areas mapped as this association contain greater coverage of wetland species and more significant signs of hydrology as compared to areas mapped as FLUCCS Code 211 described above. Beakrush (*Rhynchospora sp.*), lovegrass (*Eragrostis sp.*), red ludwigia (*Ludwigia repens*), frog-fruit (*Phyla sp.*), coinwort (*Centella asiatica*), scattered torpedo grass (*Panicum repens*), fringe-rush (*Fimbristylis* sp.), water hyssop (*Bacopa sp.*), scattered slash pine (*Pinus elliottii*), false buttonweed, bahia grass, Brazilian pepper (*Schinus terebinthifolius*), wax myrtle (*Myrica cerifera*), and cabbage palm (*Sabal palmetto*) are present.

### FLUCCS Code 422, Brazilian Pepper

This upland is dominated by the exotic, Brazilian pepper and contains scattered cabbage palm and wax myrtle.

### FLUCCS Code 427D, Live Oak, Disturbed

The canopy of this upland area contains live oak (*Quercus virginiana*), laurel oak (*Quercus laurifolia*), pop ash (*Fraxinus caroliniana*), and cabbage palm. The shrub and ground cover strata consist of wax myrtle, saw palmetto (*Serenoa repens*), beauty berry

(Callicarpa americana), myrsine (Rapanea punctata), Spanish stopper (Eugenia foetida), Boston fern (Nephrolepis sp.), carpet grass (Axonopus sp.), wild coffee (Psychotria nervosa), swamp bay (Persea palustris), grape vine (Vitis sp.), green briar (Smilax sp.), pepper-vine (Ampelopsis arborea), poison ivy (Toxicodendron radicans), Brazilian pepper, bahia grass and caesar weed (Urena lobata).

### FLUCCS Code 428D, Cabbage Palm

These mesic wetlands are dominated by cabbage palm, with scattered live oak, saw palmetto, beggar tick (*Bidens* sp.), wax myrtle, wild coffee, dog fennel (*Eupatorium capillifolium*), guineagrass (*Panicum maximum*), foxtail grass (*Setaria* sp.), broomsedge, and swamp fern (*Blechnum serrulatum*) and Brazilian pepper.

### FLUCCS Code 429, Wax Myrtle

This shrub community is dominated by wax myrtle. Scattered cabbage palm, melaleuca, saltbush (*Baccharis halimifolia*), willow (*Salix caroliniana*), and Brazilian pepper are also present. The ground cover consists of swamp fern, marsh pennywort (*Hydrocotyle umbellata*), coinwort, and water hyssop.

### FLUCCS Code 434D, Hardwood - Coniferous Mixed, Disturbed

The canopy of this upland consists of live oak, slash pine, and cabbage palm. The shrub stratum includes saw palmetto, wax myrtle, Brazilian pepper, saltbush, beauty berry, and cabbage palm. Ground cover includes bahia grass, broomsedge, smutgrass, marsh pennywort, caesar weed, green briar, and dayflower (*Commelina diffusa*).

### FLUCCS Code 510, Streams and Waterways

Owl and Trout Creeks are located along the southern portion of the site.

### FLUCCS Code 510D, Ditches

Several ditches are present on the site. These ditches contained standing water approximately three feet below grade at the time of our site inspection. Scattered clumps of red mangrove (*Rhizophora mangle*) are located along the banks of the ditches.

### FLUCCS Code 524, Lakes less than 10 acres which are dominant features

This open water area is located on the east side of Owl Creek Drive, north of Trout Creek. The banks are lined with willow and Brazilian pepper.

### FLUCCS Code 618D, Willow, Disturbed

Willow is the predominant species in these wetlands with cabbage palm, Brazilian pepper, and wax myrtle in the canopy and sub-canopy. Ground cover includes smartweed (*Polygonum* sp.), cattail (*Typha* spp.), dayflower, primrose willow (*Ludwigia peruviana*), and white-top sedge (*Rhynchospora colorata*).

### FLUCCS Code 619BP, Hydric Brazilian Pepper

This area is dominated by Brazilian pepper. Cordgrass (*Spartina bakeri*), cabbage palm, pond apple (*Annona glabra*), melaleuca, marsh pennywort, leather fern (*Acrostichum* sp), climbing hemp weed (*Mikania scandens*), elephant ears (*Colocasia esculenta*), and wax myrtle are also present. There are a few small clumps of red mangroves along the shoreline. There are a few individual trees in these clumps. The clumps are one tree

wide at approximately 10-20' in width and almost all of each clump is in state sovereign lands which is not applicant owned.

### FLUCCS Code 630D, Wetland Forested Mixed, Disturbed

Live oak, laurel oak, pop ash, cabbage palm, slash pine, willow, and swamp bay are found within the canopy of these areas. The sub-canopy includes Brazilian pepper, myrsine, saltbush, cabbage palm, wild coffee, primrose willow, swamp dogwood, swamp bay, and buckthorn (*Sideroxylon* sp.). The ground cover consists of beauty berry, swamp fern, royal fern (*Osmunda regalis*), shield fern (*Thelypteris* sp.), arrowhead (*Sagittaria* sp.), water hyssop, smartweed, caesar weed, torpedo grass, pepper-vine, grape vine, poison ivy, green briar, and cattail.

### FLUCCS Code 641D, Freshwater Marsh, Disturbed

This wetland includes cattail, primrose willow, leather fern, wax myrtle, marsh pennywort, Brazilian pepper, saw-grass (*Cladium jamaicense*), and saltbush in the subcanopy and herbaceous strata.

### FLUCCS Code 740, Disturbed Land

These disturbed uplands include Brazilian pepper with scattered pop ash, live oak, buckthorn, swamp fern, grape vine, and green briar.

### FLUCCS Code 743, Spoil Area

These upland areas consist of spoil material that was displaced during the creation of the adjacent ditches.

### FLUCCS Code 814, Roads and Highways

Owl Creek Drive is centrally located in the northern parcel bisecting the property.

### **SURVEY METHOD**

Lee County Protected Species Ordinance No. 89-34 lists several protected species of animals that could potentially occur on-site based on the general vegetative associations found on the subject parcel. Each habitat type was surveyed for the occurrence of these and any other listed species likely to occur in the specific habitat types. The survey was conducted using meandering linear pedestrian belt transects. This survey methodology is based on the Lee County administratively approved Meandering Transect Methodology and US Fish and Wildlife Service (FWS) guidance on Florida bonneted bat roost surveys. In order to provide at least 80 percent visual coverage of habitat types listed in Ordinance No. 89-34, the transects were spaced approximately 100 feet apart. The approximate location of all direct sighting or signs (such as tracks, nests, and droppings) of a listed species, were denoted on the aerial photography. The attached 1" = 500' scale aerial Protected Species Assessment Map depicts the approximate location of the survey transects and the results of the survey. The listed species survey was conducted during October 20, 27 and 29, 2020. During the survey the weather was mild and sunny.

Species listed as endangered, threatened, or species of special concern by the Florida Fish and Wildlife Conservation Commission (FWC) or the United States Fish and Wildlife Service (FWS) that could potentially occur on the subject parcel according to the Lee County Protected Species Ordinance are shown in Table 2. This list from the

Lee County Protected Species Ordinance is general in nature, does not necessarily reflect existing conditions within or adjacent to the property, and is provided for general informational purposes only.

Prior to conducting the protected species survey, a search of the FWC species database (updated in 2019) was conducted to determine the known occurrence of listed species in the project area. This search revealed no known protected species occurring on or immediately adjacent to the site.

Table 2. Listed Species That Could Potentially Occur On-site

FLUCCS	Survey Species Name		Present	Absent	
211& 211H	80	Florida Sandhill Crane ( <i>Grus canadensis</i> pratensis) Florida Panther ( <i>Felis concolor coryi</i> )		<b>√</b>	
422	20	none			
427	80	Eastern Indigo Snake ( <i>Drymarchon corais couperi</i> ) Gopher Tortoise ( <i>Gopherus polyphemus</i> ) Florida Panther ( <i>Felis concolor coryi</i> ) Hand Adder's Tongue Fern ( <i>Ophioglossum</i>		7 777	
		palmatum) Simpson's Stopper (Myrcianthes frangrans var. simpsonii) Twisted Air Plant (Tillandsia flexuosa) Florida Bonneted Bat (Eumops floridanus)		1	
428	80	Eastern Indigo Snake ( <i>Drymarchon corais couperi</i> ) Audubon's Crested Caracara ( <i>Polyborus plancus audubonii</i> ) Florida Panther ( <i>Felis concolor coryi</i> ) Simpson's Stopper ( <i>Myrcianthes frangrans var. simpsonii</i> )		7 7 77	
429H	80	None			
434	80	Florida Panther (Felis concolor coryi)		1	
510, 510D, & 524	80	American Alligator (Alligator mississippiensis) Little Blue Heron (Egretta caerulea) Reddish Egret (Egretta rufescens) Roseate Spoonbill (Ajaia ajaja) Tricolored Heron (Egretta tricolor) Everglades Mink (Mustela vison evergladensis)		マイケスト イ	

618	80	American Alligator (Alligator mississippiensis) Little Blue Heron (Egretta caerulea) Reddish Egret (Egretta rufescens) Tricolored Heron (Egretta tricolor) Wood Stork (Mycteria americana) Big Cypress Fox Squirrel (Sciurus niger avicennia) Everglades Mink (Mustela vison evergladensis)		7 7777
619BP	20	None		
630	80	American Alligator ( <i>Alligator</i> mississippiensis) Little Blue Heron ( <i>Egretta caerulea</i> )		√ √
		Tricolored Heron ( <i>Egretta tricolor</i> ) Wood Stork ( <i>Mycteria americana</i> ) Everglades Mink ( <i>Mustela vison</i> evergladensis)		7 7
		Florida Panther ( <i>Felis concolor coryi</i> ) Florida Bonneted Bat ( <i>Eumops floridanus</i> )		√ √
641	80	American Alligator ( <i>Alligator</i> mississippiensis) Florida Sandhill Crane ( <i>Grus canadensis</i>		√ √
		pratensis) Little Blue Heron (Egretta caerulea) Reddish Egret (Egretta rufescens) Snail Kite (Rostrhamus sociabilis) Tricolored Heron (Egretta tricolor) Wood Stork (Mycteria americana)		\ \ \ \ \
ļ		Everglades Mink ( <i>Mustela vison</i> evergladensis)	3	√
740	80	None		
743	80	None		
747	80	None		
814	80	None		

### **SURVEY RESULTS**

No species listed by either the FWS or the FWC were observed on the site during the protected species survey or during other site visits. There is the potential for periodic opportunistic foraging by both listed and non listed species of wading birds within the wetlands on-site. In addition to the site inspections, a search of the FWC species database (updated in 2019) revealed no additional known protected species within or immediately adjacent to the project limits.

A total of 5 snags were identified containing potential roost cavities. No cavities were found in living trees. The snags with potential roost cavities were all dead cabbage palms. All potential trees on the site within and adjacent to the impact areas were surveyed for the presence of cavities. No evidence of Florida bonneted bats or their guano was observed in or around the base of any of the potential roost cavity trees on-site.

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### **Owl Creek Reserve**

Sections 18 & 19, Township 43 South, Range 26 East Lee County, Florida

### Indigenous Habitat Management Plan

August 2021 revised October 2021 revised January 2022

Prepared for:

D.R. Horton Homes 10541 Six Mile Cypress Pkwy., Suite 100 Fort Myers, Fl 33966

Prepared by:

DexBender 4470 Camino Real Way, Suite 101 Fort Myers, FL 33966 (239) 334-3680

### Introduction

The applicant proposes to construct a residential community at this location. This will include home sites, an amenity center, roads, a surface water management system, and a 186.05± acre wetland/upland preservation and upland/wetland restoration, and surface water areas. The preserved and enhanced indigenous and non-indigenous habitat areas are located throughout the site.

The goal of the wetland mitigation plan is to enhance or restore and preserve 186.05± acres of wetlands, uplands, and surface waters to meet Lee County Land Development Code Chapter 10-415 and to mitigate for impacts to wetlands and wildlife habitat. Exotics (as defined by the Florida Exotic Pest Plant Council's List of Invasive Species, Categories 1 and 2), which are present within the proposed preserves, will be removed to re-establish functional wetland and upland ecosystems.

The Owl Creek property has the potential to have a vital significance to wildlife, as it is located at the southern extent of the Owl and Trout Creek Wildlife Corridors. The preservation areas will become part of a contiguous wetland and upland corridor and flowway along Trout and Owl Creeks (Figure 1). The Trout Creek Wildlife Corridor connects the subject parcel to Babcock and Lee County (Telegraph Creek Preserve) Conservation Lands. Unfortunately, the current land use practices within the property and exotic vegetation infestation significantly diminish wildlife utilization. The indigenous habitat management plan (IHMP) provides an avenue for the enhancement and preservation of this important piece of land.

The wetland preservation and restoration areas consist of willow and forested habitats that contain moderate to high densities of exotics, primarily Brazilian pepper. The site development plan was designed to preserve the almost all of the wetlands throughout the site which are adjacent to Owl and Trout Creeks. The proposed activities in the wetland mitigation area which include the elimination of the exotic species seed source and supplemental planting will result in a net improvement for the wetland plant communities onsite.

The upland restoration, rare and unique upland preservation, and rare and unique upland restoration areas consist of pasture and forested habitats that contain moderate to high densities of exotics, primarily Brazilian pepper. The site development plan was designed to preserve almost all of the forested uplands throughout the site which are adjacent to Owl and Trout Creeks. The proposed activities in the upland areas which include the elimination of the exotic species seed source and supplemental planting as appropriate will result in a net improvement for the upland plant communities onsite.

Rare and unique upland habitats are defined per the Lee Plan as follows:

RARE AND UNIQUE UPLAND HABITATS (RU) High-quality native upland habitats categorized as "mature" due to the absence of severe impacts caused by logging, drainage, and exotic infestation. These habitat types include those classified as sand

scrub (320); coastal scrub (322); those pine flatwoods (411) which can be categorized as "mature" due to the absence of severe impacts caused by logging, drainage, and exotic infestation; slash pine/midstory oak (412); tropical hardwood (426); live oak hammock (427); and, cabbage palm hammock (428). The numbered references are to the Florida Land Use Cover and Forms Classification System (FLUCFCS) Level III (Florida Department of Transportation, 1985).

The Lee County Coastal Study (1988) includes definitions of oak hammocks and cabbage palm hammocks as follows:

Oak hammocks occupy 86 acres or 0.4% of the study area's lands. Oak hammocks are usually small in size and were once scattered throughout the study area. Usually located on a topographic rise, they are often associated with archeological features as are tropical hardwoods. This community is usually dominated by large live oak (Quercus virginiana), laurel oak (Quercus laurifolia), water oak (Quercus nigra), cabbage palm (Sabal palmetto), blue beech (Carpinus caroliniana), dahoon (Ilex cassine), myrsine (Myrsine quianensis), marlberry (Ardisia escallonioides), wild coffee (Psychotria nervosa sulzneri), and a number of ferns and epiphytes. Listed species found in these areas include the gopher tortoise (Gopherus polyphemus -SSC) and the eastern indigo snake (Drymarchon corais couperi -T). Listed flora found in oak hammocks include golden polypody fern (Phlebodium aureum - T), hand or adder's tongue fern(Ophioglossum palmatum - E), Tillandsia valenzuela (T), setacea (T), paucifolia (T), flexuosa (T), shoestring fern (Vittaria lineata - T), and butterfly orchid (Encyclia tampensis- T).

Cabbage palm hammocks occupy 1,000 acres or 5.1 % of the study area's lands. This upland to mesic habitat is often difficult to distinguish from the oak hammock where oaks are the dominant canopy. Cabbage palms, oaks (Quercus spp.) and slash pine are usually equally dominant in the well developed canopy of the cabbage palm hammock. The hammock floor may be wet or dry but always open and vegetated by ferns and grasses. Listed fauna of this habitat include the eastern indigo snake (Drymarchon corais couperi - T). Listed flora include goldenpolypody fern (Phlebodium aureum - T) and hand or adder's fern (Ophioglossum palmatum - E). This habitat is found most extensively on Cayo Costa and North Captive Island, the Deep Lagoon watershed and the area between the Coconut and Imperial River watersheds.

### **Preservation and Restoration Area Plans**

### Wetland Preservation

Approximately 23.56 acres of wetlands will be preserved as shown on the Enhancement and Preservation Map and Indigenous Habitat Management Monitoring Plan Map (Figures 2 and 3). Exotic vegetation will be treated and/or removed per the Initial Exotic Vegetation Treatment section below.

### Wetland Restoration

A total of 82.72 acres of wetlands infested with exotic vegetation will be restored as shown on the Enhancement and Preservation Map, Indigenous Habitat Management Monitoring

Plan Map, Exotic Treatment Map, and Restoration Area Planting Map (Figures 2 - 5). Exotic vegetation will be treated and/or removed per the Initial Exotic Vegetation Treatment section below. The restoration areas will then be planted with native ground cover, shrubs, and trees, as listed in the Wetland Restoration Planting Table (Table 1). The final species list will be based upon site specific conditions and on plant material availability at the time of planting. A total of 11,121 trees, 11,121 shrubs, and 56,301 herbaceous plants will be planted in the restoration area shown on the attached Restoration Planting Plan Map (Figure 4).

Table 1. \*Wetland Restoration Planting Table

Botanical Name	Common Name	Minimum Size/Container	Maximum Spacing	Quantity
Trees				
Persea palustris	Swamp Bay	6' tall/BR	18 Feet Centers	3,707
Quercus laurifolia	Laurel Oak	6' tall/BR	18 Feet Centers	3,707
Fraxinus caroliniana	Pop Ash	6' tall/BR	18 Feet Centers	3,707
Shrubs				
Rapanea punctata	Myrsine	1 Gallon	18 Feet Centers	2,780
Myrica cerifera	Wax Myrtle	1 Gallon	18 Feet Centers	2,780
Psychotria nervosa	Wild Coffee	1 Gallon	18 Feet Centers	2,780
Cornus foemina	Swamp Dogwood	1 Gallon	18 Feet Centers	2,780
Ground Cover			14. 2	
Blechnum serrulatum	Swamp Fern	Liner	8 Feet Centers	14,075
Osmunda regalis	Royal Fern	Liner	8 Feet Centers	14,075
Acrostichum sp.	Leather Fern	Liner	8 Feet Centers	14,075
Sagittaria sp.	Arrowhead	Liner	8 Feet Centers	14,075

<sup>\*</sup>Additional plant species may be included in the planting table prior to development order approval

At the time of development order, areas within the 50' or provided natural waterway buffer must demonstrate if the existing native vegetation to be retained meets the requirement of six native canopy trees and 50 native shrubs per 100 linear feet at a 1:1 credit ratio. If supplemental trees or shrubs are required to meet the required buffer plantings, trees must comply with LDC Section 10-420 and be a minimum 10' in height and shrubs must

be a minimum 24" in height at time of planting. At the time of development order, the area along North River Road must contain native canopy trees a minimum of 14' in height spaced approximately 25 feet on center per LDC Section 33-1673.

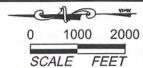
### **Upland Restoration**

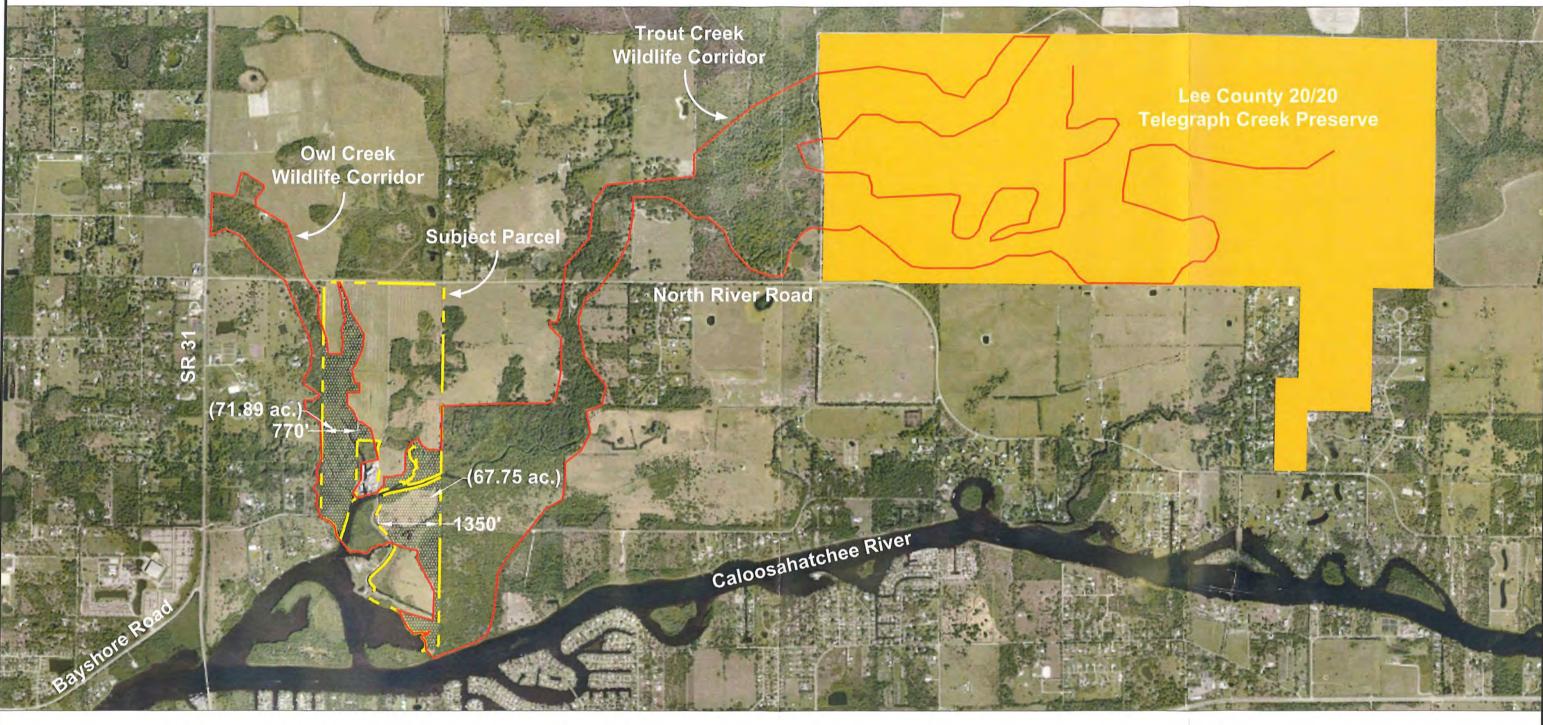
Approximately 1.62 acres of Hardwood-Coniferous Mixed, Disturbed, Invaded by Exotics (76-90%) (FLUCCS 434DE4) uplands will be restored as shown on the Enhancement and Preservation Map, Indigenous Habitat Management Monitoring Plan Map, Exotic Treatment Map, and Restoration Area Planting Map (Figures 2 - 5). Exotic vegetation will be treated and/or removed per the Initial Exotic Vegetation Treatment section below. The upland restoration area will then be planted with native ground cover, shrubs, and trees, as listed in the Upland Restoration Planting Table (Table 2). The final species list will be based upon site specific conditions and on plant material availability at the time of planting. A total of 220 trees, 220 shrubs, and 1,109 herbaceous plants will be planted in the restoration area shown on the attached Restoration Area Planting Map (Figures 4). Cabbage palms from the development footprint may be relocated and used for the restoration planting plan below.

Table 2. \*Upland Restoration Planting Table

Botanical Name	Common Name	Minimum Size/Container	Maximum Spacing	Quantity
Trees				
Quercus virginiana	Live Oak	6' tall/BR	18 Feet Centers	55
Quercus laurifolia	Laurel Oak	6' tall/BR	18 Feet Centers	55
Sabal palmetto	Cabbage Palm	6' tall/FG	18 Feet Centers	55
Pinus elliottii	Slash Pine	6' tall/FG	18 Feet Centers	55
Shrubs				
Rapanea punctata	Myrsine	1 Gallon	18 Feet Centers	44
Myrica cerifera	Wax Myrtle	1 Gallon	18 Feet Centers	44
Psychotria nervosa	Wild Coffee	1 Gallon	18 Feet Centers	44
Eugenia foetida	Spanish Stopper	1 Gallon	18 Feet Centers	44
Callicarpa americana	Beauty Berry	1 Gallon	18 Feet Centers	44
Ground Cover				
Serenoa repens	Saw Palmetto	Liner	8 Feet Centers	222

**SECTIONS: 18 & 19** TOWNSHIP: 43 S RANGE: 26 E





1. Owl Creek development property boundary was obtained from Banks Engineering.

2. Telegraph Creek Preserve property boundary is approximate and was obtained from the Lee County Property Appraisers website.

3. Mapping based on photointerpretation of 2019 aerial photography and ground truthing in February 2020.

4. The onsite wildlife corridors will be preserved and restored prior recording the plat containing the 325th dwelling unit.



Proposed Onsite Wildlife Corridor (139.64 ac.)

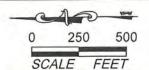
PERMIT USE ONLY, NOT FOR CONSTRUCTION Drawing: DRHOR-455 WILDLIFE CORRIDOR.DWG

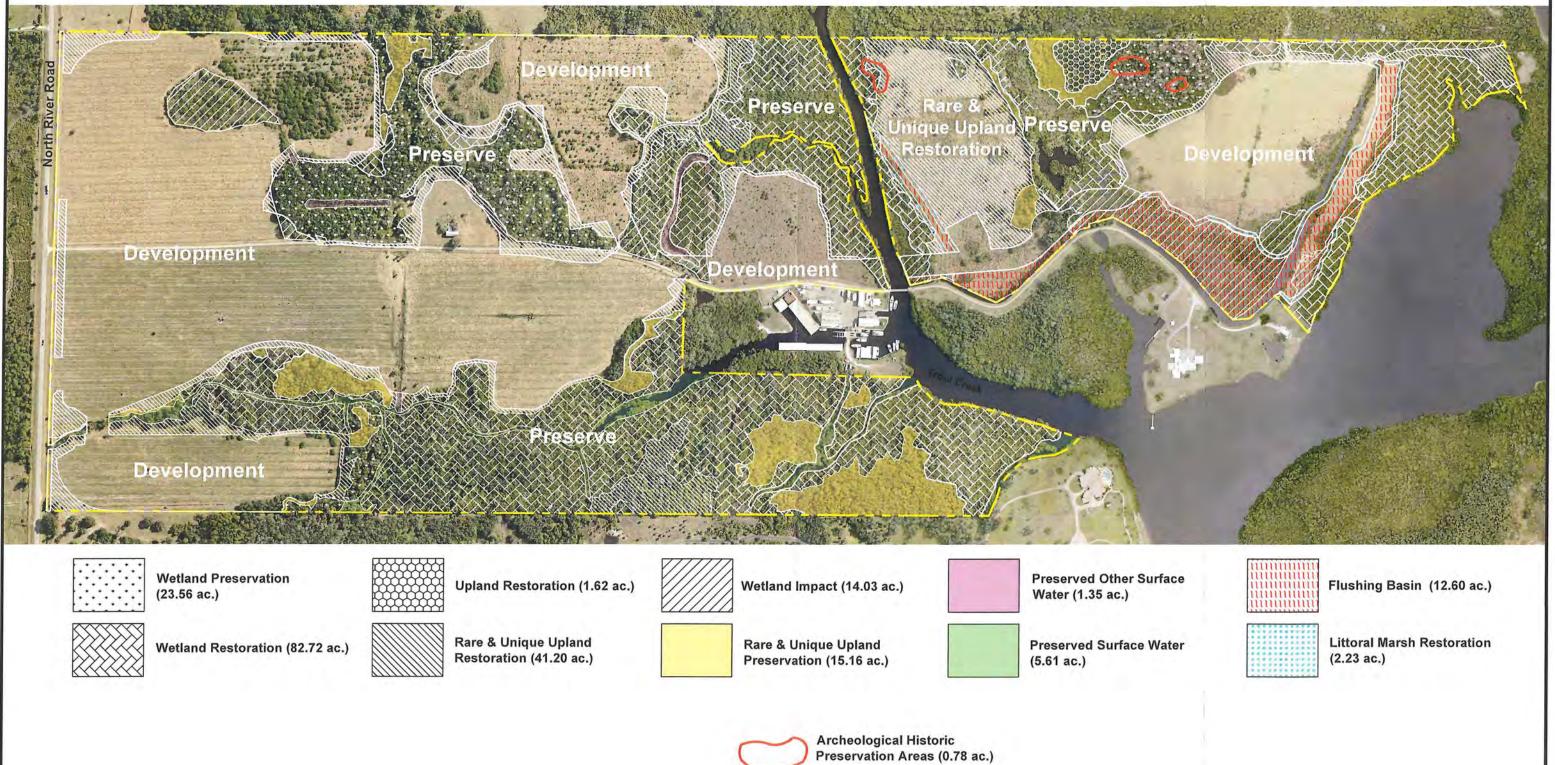
Figure 1. Owl Creek Wildlife Corridor Map

**Owl Creek Parcel** 



SECTIONS: 18 & 19 TOWNSHIP: 43 S RANGE: 26 E





Notes:

1. Property boundary and development footprint obtained from Banks Engineering.

2. Limits of wetlands were approved by SFWMD via a Formal Determination dated November 12, 2021.

PERMIT USE ONLY, NOT FOR CONSTRUCTION

January 24, 2022 10:08:31 a.m. Drawing: DRHOR455ENH—PRES122021.DWG

Figure 2. Enhancement & Preservation Map

**Owl Creek Parcel** 



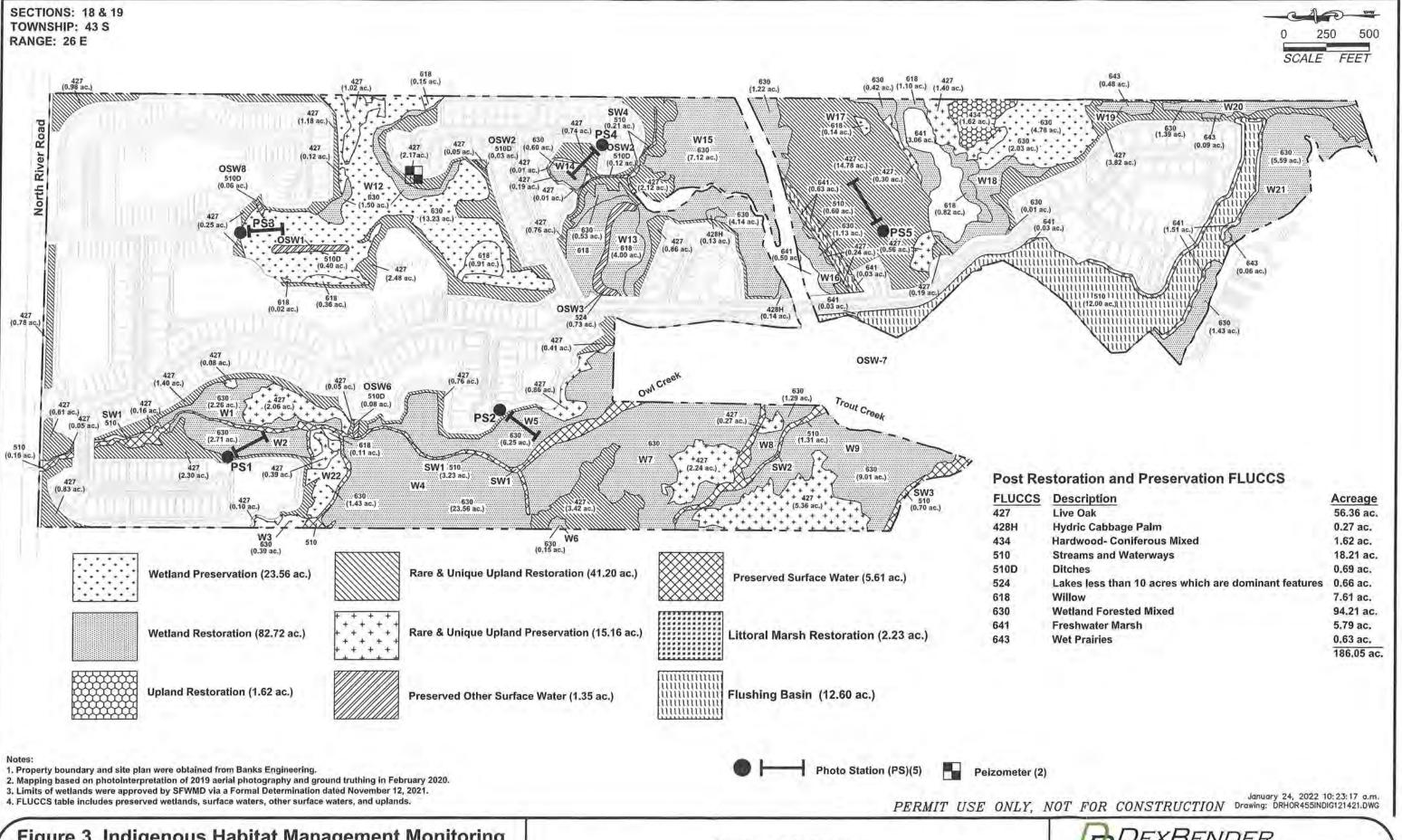
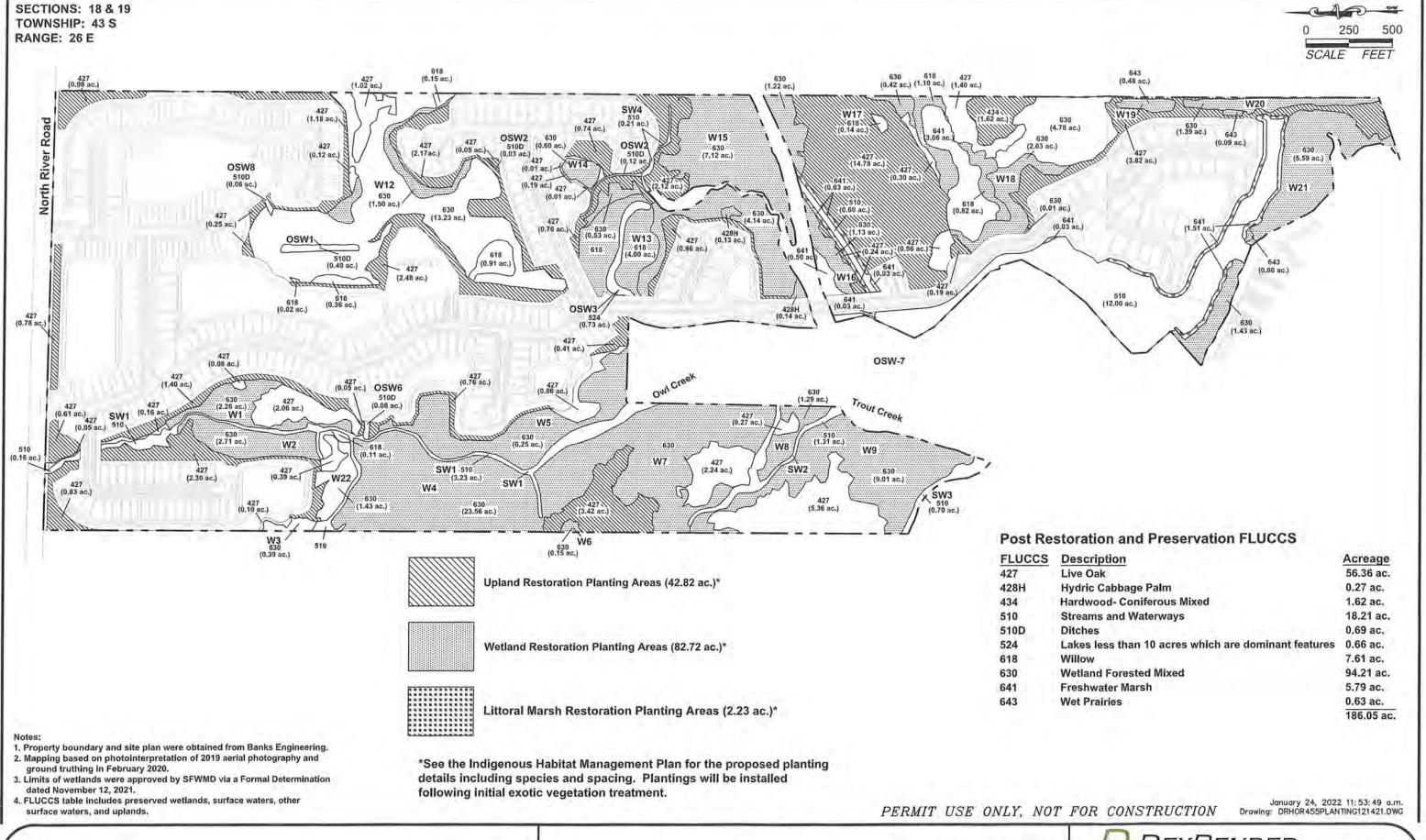


Figure 3. Indigenous Habitat Management Monitoring
Plan Map

**Owl Creek Parcel** 

PEXBENDER ENVIRONMENTAL CONSULTING FORT MYERS 239-334-3680



**SECTIONS: 18 & 19** TOWNSHIP: 43 S RANGE: 26 E Flushing Basin/Channel Floodway Boundary Floodway - Treat-in-Place or Remove Exotic Vegetation Non-Floodway - Treat-in-Place, Remove Exotic Vegetation, or Leave Debris (as described in Indigenous Habitat Managment Plan) 1. Property boundary, site plan, and floodway boundary were obtained from Banks Engineering. 2, Limits of wetlands were approved by SFWMD via a Formal Determination dated November 12, 2021. January 24, 2022 9:20:04 a.m. Drawing: DRHOR455FLOODWAY.DWG 3. Access for the initial exotic vegetation treatment to the indigenous vegetation preserves will be via the existing farm fields. PERMIT USE ONLY, NOT FOR CONSTRUCTION

Muhlenbergia sp.	Muhley Grass	Liner	8 Feet Centers	222
Andropogon virginicus	Broom Sedge	Liner	8 Feet Centers	222
Aristida beyrichiana	Wiregrass	Liner	8 Feet Centers	222
Spartina bakeri	Cordgrass	Liner	8 Feet Centers	222

<sup>\*</sup>Additional plant species may be included in the planting table prior to development order approval

#### Rare and Unique Upland Preservation

Approximately 15.16 acres of rare and unique uplands will be preserved as shown on the Enhancement and Preservation Map and Indigenous Habitat Management Plan Map (Figures 2 and 3). Exotic vegetation will be treated and/or removed per the Initial Exotic Vegetation Treatment section below.

#### Rare and Unique Upland Restoration

Approximately 41.20 acres of existing upland pastures and disturbed exotic vegetation infested uplands will be restored to live oak hammocks (FLUCCS 427) which are Rare and Unique Uplands per the definition in the Lee Plan as shown on the Enhancement and Preservation Map, Indigenous Habitat Management Monitoring Plan Map, Exotic Treatment Map, and Restoration Area Planting Map (Figures 2 - 5). The upland pastures that are proposed to be restored to rare and unique uplands currently have very few native plants which would be considered typical of the live oak hammock community. The disturbed exotic vegetation infested uplands include live oak hammocks and hydric Brazilian pepper and have approximately 10-25% coverage by native plant species typical of the live oak hammock community. The non-native herbaceous plants will be treated in place and the non-native shrubs and trees will be removed prior to planting.

The only fill that will be placed in these areas will be at North River Road buffer and some minor grading may be necessary in the other areas onsite. The existing soils should support the restoration to live oak hammocks as these communities were present in these locations historically. If any of the planting areas have compacted soils, the soil area around each planting will be loosened. This may be accomplished by hand or mechanical means. Exotic vegetation will be treated and/or removed per the Initial Exotic Vegetation Treatment section below. The restoration area will then be planted with native ground cover and trees, as listed in the Rare and Unique Upland Restoration Planting Table (Table 3). The final species list will be based upon site specific conditions and on plant material availability at the time of planting. A total of 5,539 trees, 5,539 shrubs, and 28,042 herbaceous plants will be planted in the restoration area shown on the attached Restoration Area Planting Plan Map (Figure 4). Cabbage palms from the development footprint may be relocated and used for the restoration planting plan below.

Table 3. \*Rare and Unique Upland Restoration Planting Table

Botanical Name	Common Name	Minimum Size/Container	Maximum Spacing	Quantity
Trees				
Quercus virginiana	Live Oak	6' tall/BR	18 Feet Centers	2,770
Quercus laurifolia	Laurel Oak	6' tall/BR	18 Feet Centers	1,385
Sabal palmetto	Cabbage Palm	6' tall/FG	18 Feet Centers	1,385
Shrubs				
Rapanea punctata	Myrsine	1 Gallon	18 Feet Centers	1,108
Myrica cerifera	Wax Myrtle	1 Gallon	18 Feet Centers	1,108
Psychotria nervosa	Wild Coffee	1 Gallon	18 Feet Centers	1,108
Eugenia foetida	Spanish Stopper	1 Gallon	18 Feet Centers	1,108
Callicarpa americana	Beauty Berry	1 Gallon	18 Feet Centers	1,108
Ground Cover				
Serenoa repens	Saw Palmetto	Liner	8 Feet Centers	5,608
Muhlenbergia sp.	Muhley Grass	Liner	8 Feet Centers	5,608
Andropogon virginicus	Broom Sedge	Liner	8 Feet Centers	5,608
Aristida beyrichiana	Wiregrass	Liner	8 Feet Centers	5,608
Spartina bakeri	Cordgrass	Liner	8 Feet Centers	5,608

<sup>\*</sup>Additional plant species may be included in the planting table prior to development order approval

At the time of development order, areas within the 50' or provided natural waterway buffer must demonstrate if the existing native vegetation to be retained meets the requirement of six native canopy trees and 50 native shrubs per 100 linear feet at a 1:1 credit ratio. If supplemental trees or shrubs are required to meet the required buffer plantings, trees must comply with LDC Section 10-420 and be a minimum 10' in height and shrubs must be a minimum 24" in height at time of planting. At the time of development order, the area along North River Road must contain native canopy trees a minimum of 14' in height spaced approximately 25 feet on center per LDC Section 33-1673.

#### Littoral Marsh Restoration

Approximately 2.23 acres of hydric and upland pasture will be restored to littoral marsh wetlands as shown on the Enhancement and Preservation Map, Indigenous Habitat Management Monitoring Plan Map, Exotic Treatment Map, and Restoration Area Planting Map (Figures 2 - 5). The existing pasture will be excavated and sloped appropriately to transition from the uplands to the created flushing basin. Spoil material will be removed and used in development areas of the site. The restoration area will then be planted with native ground cover and trees, as listed in the Wetland Restoration Planting Table (Table 4). The final species list will be based upon site specific conditions and on plant material availability at the time of planting. A total of 1,518 herbaceous plants will be planted in the restoration area shown on the attached Restoration Area Planting Plan Map (Figure 4). The plantings will be installed in the 20' wide littoral marsh restoration (vegetation shelf) area shown in the cross-section below.

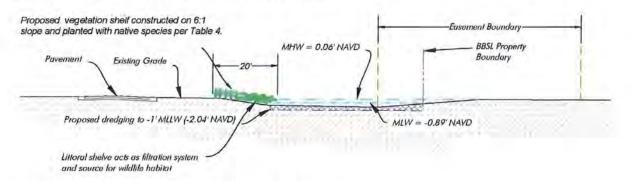


Table 4. \*Wetland Restoration Planting Table

Botanical Name	Common Name	Minimum Size/Container	Maximum Spacing	Quantity
Ground Cover				
Acrostichum sp.	Leather Fern	Liner	8 Feet Centers	190
Juncus roemerianus	Black Needle Rush	Liner	8 Feet Centers	190
Thalia geniculata	Fire Flag	Liner	8 Feet Centers	190
Osmunda regalis	Royal Fern	Liner	8 Feet Centers	190
Nuphar luteum	Spatterdock	Liner	8 Feet Centers	190
Spartina bakeri	Sand Cordgrass	Liner	8 Feet Center	190
Pontederia cordata	Pickerelweed	Liner	8 Feet Centers	190
Sagittaria sp.	Arrowhead	Liner	8 Feet Centers	190

<sup>\*</sup>Additional plant species may be included in the planting table prior to development order approval

At the time of development order, areas within the 50' or provided natural waterway buffer must demonstrate if the existing native vegetation to be retained meets the requirement of six native canopy trees and 50 native shrubs per 100 linear feet at a 1:1 credit ratio. If supplemental trees or shrubs are required to meet the required buffer plantings, trees must comply with LDC Section 10-420 and be a minimum 10' in height and shrubs must be a minimum 24" in height at time of planting.

#### Flushing Basin

Additionally, 12.60 acres of hydric pasture, upland pasture, and exotic vegetation dominated wetlands will be restored to surface water habitat as part of the flushing basin associated with the proposed docking facility. This flushing basin will act as a tidal pump and will connect to Trout Creek east of the proposed access bridge and to the interface of Trout Creek and the Caloosahatchee River at the proposed docking facility in the south of the site, improving the water quality in the vicinity of the docking facility. These areas will be excavated to appropriate grades and will transition into the wetland restoration area. Spoil material will be removed and used in development areas of the site. Please see Figure 3. Please see the cross section of the proposed flushing basin and littoral marsh restoration area above.

#### Surface Water and Other Surface Water Preservation

Approximately 5.61 acres of surface waters and 1.35 acres of other surface waters will be preserved as shown on the Enhancement and Preservation Map and Indigenous Habitat Management Plan Map (Figures 2 and 3).

#### Initial Exotic Vegetation Treatment

All exotic and nuisance species (defined per LDC Sec. 10-420(f) and Category I and II species on the Florida Exotic Pest Plant Council's List of Invasive Species) within the upland and wetland preservation areas will be treated as shown on the Exotic Vegetation Treatment Map (Figure 5). A vegetation removal permit associated with the development order is required for the initial exotic vegetation treatment.

Non-native trees and shrubs will be cut by chainsaw or machete just above natural grade and the stump treated with an appropriate herbicide suitable for aquatic application. Treatment will occur immediately following cutting to ensure maximal uptake of the herbicide. All preserved areas will have the resulting vegetative material from the Conservation Easement and disposed of in accordance with local regulations. If non-woody exotics, such as cattail, are present within the preserve they will be treated by a foliar application of an appropriate herbicide suitable for aquatic application. Herbicides will be used in strict accordance with label directions by trained applicators. Care will be taken to reduce damage to non-target native species to the maximum extent practical. The owner or his designee shall conduct vegetation control through the management of exotic, invasive and nuisance vegetation. Treatment efforts of the forested and herbaceous areas will include removal, monitoring and maintenance of invasive vegetation. The primary species to be eradicated include melaleuca, Brazilian pepper,

and torpedo grass.

Exotic control of melaleuca and Brazilian pepper in the areas outside of the FEMA floodways will be accomplished by chainsaw or machete as shown on the Exotic Vegetation Treatment Map (Figure 5) and Exhibit A. Large trees (greater than four-inch diameter at breast height (DBH)) may be girdled and killed in place with a stump specific herbicide suitable for aquatic application. The four inch DBH and smaller trees and shrubs will be cut just above natural grade and the stump treated with an appropriate herbicide suitable for aquatic application. The resulting vegetative material will be disposed of by one or more of the following methods: 1) cut into four to six feet sections and stacked on the ground with alternating layers of trees at right angles to each other (log cabin) with the stacks no higher than  $5\pm$  feet and spaced a minimum of  $100\pm$  feet apart, 2) cut and placed into piles (tee-pee) with piles spaced a minimum of  $100\pm$  feet apart, 3) where exotic density is less than 25 percent the exotics may be cut into two to four foot sections and scattered on the ground, and 4) woody exotic vegetation may be removed from the preserves.

No cut debris will be placed within the FEMA floodways of Owl or Trout Creek as shown on the Exotic Vegetation Treatment Map (Figure 5) and Exhibit A. Exotic vegetation in the floodways will either be cut and removed or treated in-place as described above.

Herbicides will be used in strict accordance with label directions by trained applicators. Care will be taken to reduce damage to non-target native species to the maximum extent practical. Access for the initial exotic vegetation treatment to the indigenous vegetation preserves will be via the existing farm fields.

Coverage by exotic vegetation within these areas will be maintained below five percent aerial cover. A marker dye will be added to the spray solution to help visualize where the solution is being applied. An appropriately licensed herbicide applicator will supervise the crew. Herbicides will be used carefully in accordance with the label provided.

#### Barricading

Prior to commencement of construction activities, the mitigation areas will be staked in the field and the required erosion control barriers installed. These barriers will be inspected by County staff prior to commencement of construction activities. The operation of construction equipment, storage of equipment, and stockpiling of fill and construction material will be prohibited within the preservation areas. The staking identifying the limits of the preservation area will be maintained for the duration of adjacent construction activities.

#### Schedule

The wetland preservation must be within a recorded conservation easement and the rare and unique upland preservation and restoration areas must be completed prior to the Certificate of Compliance for the infrastructure.

#### Conservation Easement

A Conservation Easement will be recorded and placed over the upland, wetland, and surface waters preservation areas totaling 186.05± acres. Signs demarking the preservation areas will be posted at 100 feet intervals along the outer edge of all preservation areas.

#### Ecological Performance Standards

To meet the objective of this plan, the following performance standards will apply to the onsite wetland and upland preservation and restoration areas:

- At least 80 percent cover by appropriate wetland species (i.e. facultative wet or obligate) within the wetlands and the restored littoral marsh and 80 percent coverage by appropriate upland species in the upland preservation and restoration areas.
- 2. The conservation easement areas are free of exotics immediately following maintenance treatment events. All exotic and nuisance species (defined as Category I and II species on the Florida Exotic Pest Plant Council's List of Invasive Species) within these wetlands will be treated. The nuisance species dog fennel (Eupatorium capillifolium), Caesar weed (Urena lobata), primrose willow (Ludwigia peruviana), grape vine (Vitis sp.), and cattail (Typha spp.) as well as exotic species shall total less than five percent combined between maintenance events.
- 3. Monitoring of the preserve areas shall be conducted for a minimum of 5 years with annual reports submitted to the County. After the initial restoration plantings described above, if native wetland, transitional, and upland species (do not achieve 80% coverage within the initial two years of the monitoring program (obligate and facultative wet species exceed facultative species in wetland areas), native species shall be planted in accordance with the maintenance program. At the end of the monitoring program the entire mitigation area shall contain an 80% survival rate of planted vegetation and an 80% coverage of desirable obligate and facultative wetland species.
- 4. The preserve areas shall be maintained in perpetuity to ensure coverage by native desirable vegetation and the target habitat types and success criteria are maintained as specified in the permit.
- The preserve areas shall be managed such that exotic/nuisance vegetation species do not dominate any one section of areas within the preserves.

These performance standards will be achieved by the end of the five year monitoring period.

#### Long Term Management

The applicant and/or the homeowners association will be responsible for the long term maintenance of the onsite preservation areas. Vegetation removal permits are required for ongoing management activities associated with this approved Indigenous Habitat Management Plan that is preserve area specific for the type of management that is being requested.

#### Adaptive Management

If during monitoring of the onsite preservation area, areas do not appear to be trending toward meeting the above ecological performance standards, the methods for treating exotic vegetation will be re-evaluated.

#### Maintenance

A routine maintenance program will be initiated upon the completion of the initial exotic treatment and native plant installation. A vegetation removal permit will be required for preserve maintenance. For the first two years following the initial treatment, the preservation areas will be inspected twice a year (late spring and fall) and all exotic and/or nuisance species will be treated. During these inspections the preservation areas will be qualitatively evaluated, potential problems (if any) identified, and corrective actions recommended. After the second year, inspections and treatments will be conducted annually during the dry season. The property owner will be responsible for long term management of the preserves.

Pruning and trimming activities will not be performed in the preserve however invasive exotic vegetation may have to be treated within planting areas. The frequency of maintenance will be based on how successful the new plantings are and the extent to which nuisance pest species enter into the newly planted area. Semi-annual monitoring will be conducted in each newly planted area for one year to carefully evaluate these parameters. Herbicide maintenance will be conducted semi-annually during the first year following implementation of the pest control program and at least annually thereafter, in accordance with LDC 10-420(h).

If monitoring events reveal severe deer grazing or other disturbance from wild hogs, the affected planting area will be temporarily isolated with a fence to keep out larger animals until the plantings are well established. Once success criteria are achieved, all temporary fencing will be removed from the preserve.

Newly planted areas will be included in the invasive pest control program. The herbicide maintenance areas shall expand to control exotic and nuisance species as necessary where native vegetation is being established. Periodic management of the planting areas is required to ensure that the plants will survive and thrive. This will guarantee success and allow desirable indigenous species an opportunity to recruit into the planting areas. As part of ongoing management of the site, the owner or his designee shall treat and/or remove exotic species (per LDC Sec. 10-420(h) and nuisance species as necessary at least semiannually for one year and annually thereafter. Nuisance species shall mean those species of flora whose noxious characteristics or presence in sufficient number, biomass, or areal extent may reasonably be expected to prevent, or unreasonably interfere with, the designated use of the waters under consideration, as defined in rules 62-312.310(8) and 62-302.200(14), F.A.C.. Invasive exotic species include at a minimum the species listed in LDC Sec. 10-420(h).

#### **Protected Species**

The November 2020 Protected Species Assessment resulted in no observations of listed species.

While no nesting areas for any listed wading birds have been observed onsite during any site visits, the following species recognized as Species of Special Concern (SSC) by the State may forage on the subject property. Little blue herons (*Egretta caerulea*), roseate spoonbills (*Ajaia ajaja*), snowy egrets (*Egretta thula*), and tricolored herons (*Egretta tricolor*), may foraging in wetland areas and ditches throughout the property.

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

The Florida sandhill crane is listed as threatened by the FWC and potentially may forage in the pasture areas. While suitable habitat occurs throughout the property and within the designated County buffer, no sandhill crane nesting activity was observed.

The wood stork (*Mycteria americana*), is listed as threatened by the FWC and the FWS. Although no wood storks were observed they may forage in the wetlands and ditches. Nesting has not been documented onsite, nor do wood storks appear there in the most recent FWC listed species occurrence database. Wood stork colony locations provided by FWC show two colonies within a 25-mile radius of the property. The closest colony location is approximately three miles to the west of the subject parcel.

The American alligator was not observed, however, the ditches provide potential habitat. According to the FWC list of Florida's Endangered Species, Threatened Species and Species of Special Concern published in November 2007, the American alligator has a SSC status because it is vulnerable to environmental impacts and loss of habitat.

Audubon's crested caracara is a raptor that typically nests in solitary or small groups of cabbage palms within larger areas of open grasslands. This species is listed as threatened by both the FWC and FWS. Although the quality of the potential habitat onsite is poor, Audubon's crested caracara were observed foraging along North River Road during the nesting survey for this species in winter 2021. The closest known caracara nest is located approximately 1 mile to the east of the subject parcel.

The property is <u>not</u> located within the primary and secondary zones of the 2007 Florida Panther Focus Area or in the 2003 Panther Consultation Area identified by the FWS. The Florida panther (*Felis concolor coryi*) is listed as endangered by both the FWS and FWC. There is one FWC telemetry points located approximately 3 miles south of the subject property, with none onsite. This telemetry point occurs south of the Caloosahatchee River.

A review of the FWC listed species occurrence database (updated in June 2020) indicated that a Florida black bear (*Ursus americanus floridanus*) had been recorded approximately 1 mile to the north of the property. The Florida black bear delisted in 2012, is still protected by the Florida Black Bear Management Plan and is not listed by the FWS.

The project is located within the National Marine Fishery Service's (NMFS) defined critical habitat area for the smalltooth sawfish. NMFS issued their Jacksonville Biological Opinion (JAXBO) on November 20, 2017. The JAXBO analyzes the effects from 10 categories of minor in-water activities occurring in Florida and the U.S. Caribbean on sea turtles, smalltooth sawfish, Nassau grouper, scalloped hammerhead shark, Johnson's seagrass, sturgeon, corals, whales, and their designated critical habitat.

#### **Protected Species Management Plans**

Several measures have been taken to reduce potential impact to wildlife. Adverse impacts to wildlife including listed wildlife are not anticipated as a result of the proposed residential project. All agricultural activities will cease in the Preserve Areas once construction commences, with human disturbance in those areas limited to activities consistent with the conservation easement.

The habitat improvements and preservation resulting from implementation of this plan are expected to encourage transient wildlife species to utilize the Preserve Lands onsite as shown on the Enhancement and Preservation Map (Figure 2). The applicant has committed to placing the preservation areas under a conservation easement prior to construction of the residential units, consistent with state law, as a condition of the zoning approval, which means 38.72 acres of native upland and wetland habitats, 1.35 acres of other surface waters, and 5.61 acres of surface waters of this area will be permanently protected (preservation) for wildlife usage. A total of 41.2 acres of farm fields and exotic infested uplands will be restored to rare and unique uplands by the removal of the exotic species and planting with native species. Also, 1.62 acres of exotic infested uplands will be restored by the removal of exotic species and planting. A total of 82.72 acres of exotic infested wetlands will be restored by the removal of exotic species and planting with native species. Additionally, 2.23 acres of hydric and upland pasture will be restored as littoral marsh wetlands and 12.60 acres of flushing basin will be created. This restoration and preservation of 186.05 acres will enhance the value of the Preserve Areas for wildlife and provide a permanent link between the surrounding wildlife corridor areas and a permanent refuge for wildlife if the project is approved as proposed. (See Figures 1 and 2).

If the zoning is approved as proposed, additional wildlife surveys will be conducted as required by state, federal, and county requirements when the plans are submitted for permitting/development approval.

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

#### Wading Bird Management Plan

Wood storks were not found during wildlife surveys of the property and no nesting activities were observed. Suitable foraging habitat occurs throughout the property. Additionally, the property occurs within 18.6 miles of two known wood stork colonies. Based on the FWS "Effect Determination Key", dated November 9, 2007 (Service Consultation Code 41420-2007-I-0964), the proposed project may affect the wood stork. Formal consultation for the wood stork is anticipated to be required by the FWS. On behalf of the applicant, at the appropriate time, we will be coordinating with FWS to develop a wood stork mitigation plan which will effectively offset any potential impacts to foraging habitat of this federally listed species. Additionally, it is expected that existing foraging habitat for the wood stork will be enhanced by the removal and maintenance of invasive exotic plants and protected by implementation of the wetland enhancement and preservation plan and the reclamation plan. The proposed littoral marsh wetland restoration which includes 2.23 acres of littoral shelves described above will also benefit the wood stork by adding a significant amount of foraging area.

Existing wading bird foraging habitat will be enhanced through removal and maintenance of exotic invasive plants. The proposed site conditions will result in a total of over 106.28 of preserved wetlands and 2.23 acres of restored littoral marsh habitat on the property. Implementation of the proposed wetland preservation plan would assure that any potential temporary impacts to these species would be offset. This plan would meet applicable requirements of South Florida Water Management District and Lee County as well as the FWS and FWC.

The enhancement of the property will ultimately provide increased acreage of higher quality habitat for wading birds in preservation and areas as well as within the littoral marsh restoration areas. Additionally, protection provided by the wetland preservation plan will provide long-term viability for wading birds.

#### Big Cypress Fox Squirrel Management Plan

Appropriate habitat for the Big Cypress fox squirrel (*Sciurus niger avicennia*) occurs in the forested portion the property. However, no fox squirrel nests were observed within the project boundaries. Prior to clearing the site, a qualified biologist will survey the construction limits for the presence of Big Cypress fox squirrels or their nests. Any potential nests will be monitored to determine if they are currently being utilized by Big Cypress fox squirrels. Nests found to be utilized by a Big Cypress fox squirrel will be temporarily protected from clearing by a 125 foot radius undisturbed buffer. These nests will be taken outside of the February 1<sup>st</sup> to May 30<sup>th</sup> nesting season once the absence of young fox squirrels within the nests is confirmed. The required authorization from the FWC will be obtained prior to removing the nest tree.

Forested habitat suitable for this species will be preserved and restored via treatment of invasive exotic plant species and planting with native species where appropriate and described above in 164.26 acres (FLUCCS 427, 428, 434, 618, and 630). The protection provided by implementation of the Indigenous Habitat Management Plan will provide long-term viability for the Big Cypress fox squirrel and would assure that any impacts to this

species are offset.

#### Florida Sandhill Crane Management Plan

Florida sandhill cranes or their nests were not observed during wildlife surveys of the property. Suitable habitat occurs throughout the property and within the designated County buffer. A total of 3.56 acres of existing foraging habitat (FLUCCS 641) for the sandhill crane will be restored through removal and maintenance of invasive exotic plants. Additionally, 2.23 acres of littoral marsh wetlands will be restored. Implementation of the proposed Indigenous Habitat Management Plan would assure that any impacts to the foraging pattern of this species are offset.

#### American Alligator Management Plan

Potential habitat for American alligators on-site consists of the open water area and surrounding marsh. The property includes numerous ditches and scattered wetlands which provide refuge for this species. The property was thoroughly inspected for gator nests, which are often conspicuous on the bank of waterways. No alligator nests were ever found on the property during protected species surveys. If the proposed project is approved, the wetland enhancement and restoration in the Indigenous Habitat Management Plan will ultimately provide increased acreage of higher quality habitat for the alligator. The proposed site conditions will result in a total of over 106.28 acres of preserved and restored wetlands (FLUCCS 618, 630, and 641), 2.94 acres of restored littoral marsh wetlands, 1.35 acres of preserved other surface waters, 5.61 acres of preserved surface waters, and 12.60 acres of created flushing basin habitat on the property.

Alligators will commonly move from water body to water body in response to factors such as season, disturbances, food supply, etc. In the event that an alligator is present within the limits of construction at the time of site clearing, work within the immediate vicinity of the alligator will be halted and the animal will be allowed to move out of harms way. Once the American alligator has moved work can be restarted. The protection provided by implementation of the Indigenous Habitat Management Plan will provide long-term viability for the American alligator onsite.

#### Audubon's Crested Caracara Management Plan

Although crested caracaras are known to forage in the vicinity of the subject property, no evidence of nesting of this species was found onsite. To minimize the potential of impacts to nesting habitat, the cabbage palms located in the proposed development areas will be relocated to the rare and unique upland restoration area and appropriate preservation areas prior to construction activity initiation, if feasible. The proposed Indigenous Habitat Management Plan includes the preservation of 15.16 acres of uplands (FLUCCS 427 and 428), the restoration of 1.62 acres of uplands, and the restoration of 41.2 acres of rare and unique uplands. The implementation of this Indigenous Habitat Management Plan will provide long-term viability for Audubon's crested caracara and will assure that any impacts to this species are offset.

#### Florida Panther and Florida Black Bear Management Plan

No Florida panthers or black bears or their signs were observed during wildlife surveys of the property. The project is not in any FWS Florida panther zones and the nearest FWC telemetry point is 3 miles to the south of the project and across the Caloosahatchee River. Black bears have been documented approximately 1 mile north of the property per the FWC listed species occurrence database. It is expected that existing forage and prey habitat for the Florida panther and black bear will be enhanced through removal and maintenance of invasive exotic plants and protected by implementation of this IHMP.

The preservation and restoration of 186.05± acres of uplands (FLUCCS 427, 428, and 434), wetlands (FLUCCS 618, 630, and 641), other surface waters (FLUCCS 510D), and surface waters (FLUCCS 510) will link the surrounding conservation lands, restoring a link that has been disrupted by the extensive exotic vegetation infestation in that area and will allow movement of wildlife across the Owl Creek property. Please see the Owl Creek Wildlife Corridor Map (Figure 1).

#### Smalltooth Sawfish Management Plan

The project is located within the National Marine Fishery Service's (NMFS) defined critical habitat area for the smalltooth sawfish. There will be minor impacts to the shallow euryhaline habitat along the shore to accommodate the flushing improvements for the proposed docking facility. The project includes the restoration of 12.60 acres of created flushing basin habitat on the property which potentially will function as smalltooth sawfish habitat.

The applicant will coordinate with NMFS during the federal permitting process for the project and will obtain the required permits. All required construction methods will be followed. Please see Exhibit B for NMFS's Sea Turtle and Smalltooth Sawfish Construction Conditions dated March 23, 2006.

#### Wildlife Habitat Area Corridors

Two Wildlife Corridors totaling 139.64 acres will be established as part of the proposed Indigenous Habitat Management Plan. Please see Figures 1 and 2. The Owl Creek and Trout Creek corridors currently consists of active pasture, Owl Creek, and exotic vegetation infested uplands and wetlands. These areas will be enhanced and preserved as described above. The Rare and Unique Upland restoration areas will be planted as described above and shown in the Restoration Area Planting Plan Map (Figure 2).

The Owl Creek and Trout Creek wildlife corridors average approximately 770' and 1,350' in width, respectively. Prior to the Certificate of Compliance for the infrastructure, 186.05 acres which includes the onsite wildlife corridors, will be placed under a Conservation Easement.

#### **Human Coexistence with Wildlife Plan**

The following Human Coexistence with Wildlife Plan will be incorporated into the project's Homeowners Association documents.

#### Residential Areas

#### American Alligator

Signs will be posted on the subject property adjacent to the water management lakes and bodies of water advising residents that feeding or harassing the American alligators is punishable by state law. An educational brochure, such as the attached "A Guide to Living with Alligators" prepared by the FWC (Exhibit C), will be provided to residents. Residents, commercial tenants, and property maintenance staff will be instructed to contact the FWC for assistance in the event a nuisance alligator is present within the lakes.

#### Florida Black Bear

An educational brochure, such as the attached "A Guide to Living in Bear County" (Exhibit C) prepared by the FWC, will be provided to residents and commercial tenants. Residents will be instructed to contact the FWC for assistance in the event a nuisance black bear is present on-site.

#### Florida Panther

An educational brochure, such as the attached "A Guide to Living with Florida Panthers" (Exhibit C) prepared by the FWC, will be provided to residents and commercial tenants. This brochure provides advise for residents on how to keep their family and pets safe and suggestions on how to handle encounters with panthers.

#### Multi-Slip Docking Facility

#### American Alligator

Signs will be posted on the subject property adjacent to the docking facility advising residents that feeding or harassing the American alligators is punishable by state law. An educational brochure, such as the attached "A Guide to Living with Alligators" prepared by the FWC (Exhibit C), will be provided to residents. Residents, commercial tenants, and property maintenance staff will be instructed to contact the FWC for assistance in the event a nuisance alligator is present within docking facility.

#### West Indian Manatee

At least two manatee educational signs or a kiosk will be placed at the docking facility.

#### Public Canoe Launch

#### American Alligator

Signs will be posted on the subject property adjacent to the public canoe launch advising the public that feeding or harassing the American alligators is punishable by state law. An educational brochure, such as the attached "A Guide to Living with Alligators" prepared by the FWC (Exhibit C), will be provided to the public at the launch. Residents, commercial tenants, and property maintenance staff will be instructed to contact the FWC for assistance in the event a nuisance alligator is present at the canoe launch.

West Indian Manatee

At least one manatee educational sign or a kiosk will be placed at the canoe launch.

#### Monitoring Plan

The proposed monitoring of the preserved wetlands will consist of baseline monitoring, time-zero monitoring, and annual monitoring of vegetation. The baseline monitoring documents the pre-exotic removal conditions within the wetlands. The time-zero report will document the conditions immediately following wetland exotic removal and planting. The annual reports will document the extent of success of the project and, if needed, identify specific actions to be taken to improve conditions within the project area. Sampling stations and methodology of data collection will remain the same for all monitoring events.

The owner or his designee shall also monitor and record water elevations at staff gauges and monitoring wells within the undeveloped wetland areas to provide reasonable assurance to the agencies that no significant hydrological impacts to wetlands resulted from mining. Hydrologic monitoring shall occur monthly during the dry season (November through May) and biweekly during the wet season (June through October) in all of the preserved onsite wetlands. The staff gauges and monitoring wells shall be visually inspected. If the water level at any staff gauge is below the land surface for more than 60 days, the below-ground water level would be used for that location. Hydrologic monitoring shall begin within 12 months of mining commencing.

An important component of the monitoring reports will be the before and after pictures. All monitoring reports will include panoramic photographs from photo stations as shown on Figure 3.

The results of monitoring events within the preserve areas will be reported as stated in this plan. Specific maintenance requirements will be explained in the monitoring report(s). Monitoring reports will describe if/where herbicide treatment is necessary to control nuisance species. The report will also explain if/where plantings need to be replaced or if new plantings should be added to a specific area to improve diversity or percent coverage. Prior to any preserve maintenance, Lee County Division of Environmental Sciences will be notified in writing.

The proposed monitoring of the planted littoral zone and Rare and Unique Uplands will consist of baseline monitoring, time-zero monitoring, and annual monitoring of vegetation, wildlife, rainfall, and wetland water levels. Baseline monitoring will document the conditions as they exist prior to initiating the proposed planting/enhancement effort. The time-zero report will document the conditions immediately following completion of planting/enhancement activities. In addition, a monitoring report will be submitted annually to the Lee County Division of Environmental Sciences for five consecutive years starting one year from the date of the Certificate of Compliance issued for the project's infrastructure. The annual reports will document the extent of success of the created

wetlands and, if needed, identify specific actions to be taken to improve the conditions within the project area.

A baseline monitoring report is required for approval of the development order. Please see Exhibit D for baseline conditions photographs from the five photo points. The baseline monitoring report will include a description of each of the specific areas and a map depicting the location of each photo station. Copies of the baseline reports will be submitted to regulating agencies, including Lee County.

The time-zero monitoring report will be provided prior to certification of compliance. Vegetation removal permits are required for ongoing management activities associated with this approved Indigenous Habitat Management Plan that is preserve area specific for the type of management that is being requested. This report will include the date the planting activity was completed and color photographs to provide an accurate representation of the specific area. The photographs shall be taken from fixed reference points described in the baseline monitoring report and shown on a scaled plan view. A table depicting numbers, spacing, and sizes of each species planted will also be provided. The tree height will be used to measure the size of saplings until the tree is mature enough to enable the diameter-breast height (DBH) to be measured. Subsequent annual monitoring reports will be submitted to requesting agencies within thirty (30) days after each monitoring event. The monitoring reports will include a general qualitative and quantitative characterization of the areas. Any pertinent climatological conditions preceding the monitoring event will be described. Qualitative parameters may include estimates of % bare ground, % desirable species, % undesirable species (nuisance and exotic), notations regarding faunal presence and use, and an overall numerical ranking (1-lowest, 10-highest) of the conditions of the system. This numerical ranking is done annually, preferably by the same evaluators, and takes into consideration all parameters of the qualitative assessment. The monitoring will be completed by September of every year (toward the end of the growing season) and an annual report submitted to the reviewing agencies by the end of October. All data collected and analyzed will be included in the report.

#### Vegetation Monitoring

The vegetation within the uplands and wetlands will be monitored using the line intercept methodology. Six (6) 100 feet long transects will be established in representative portions of each upland and wetland area (Figure 3). A measuring tape will be stretched along the transect and the plants occurring directly below (ground cover) and above (midstory and canopy) the tape will be recorded at three feet intervals along the transect. Ground cover species include woody vegetation less than three feet in height and all non-woody plants. Midstory vegetation consists of all woody plants greater than three feet in height and less than four inches DBH. Canopy species consist of woody vegetation greater than four inches DBH. Bare ground and open sky will also be recorded in this manner. The resulting data will be used to calculate percent cover of the three strata.

#### Wildlife Monitoring

Regular observations of fish and wildlife will be made during all monitoring events by qualified ecologists. This will consist of recording evidence and signs of wildlife (i.e., direct sighting, vocalization, nests, tracks, droppings, etc.).

#### Photographic Documentation

Permanent fixed-point photograph stations will be established in each of the monitored areas thereby providing physical documentation of the condition and appearance of an area, as well as any changes taking place. Panoramic photographs will accompany vegetation data in each report. Locations of photo stations will remain the same throughout the duration of the monitoring program.

#### Report

The methodology and results of each monitoring event will be documented in an annual monitoring report. Data will typically be collected towards the end of the growing season (September - October) and submitted to the agencies with 90± days of data collection.

#### Method and Frequency of Pruning and Trimming

No pruning or thinning of native vegetation within the indigenous vegetation preserves is proposed at this time. In the event that trimming becomes necessary to meet the ecological goals of this management plan, the trimming will be accomplished by hand using chainsaws or machetes and will be restricted to no more than 25 percent of an area during any particular one year interval. Cut vegetation will remain on-site.

The Lee County Division of Environmental Sciences will be notified prior to any preserve maintenance (other than routine annual exotic maintenance events).

#### **Garbage Management**

All garbage will be removed from the preserves prior to the issuance of the Certificate of Compliance for any part of the development. The preserves will be surveyed for garbage semi-annually.

#### Archeological Historic Preservation Areas

Please see Exhibit E for the archeologist recommended guidelines for the three archeological historic preservation areas. These three areas are also shown in Figure 2. They are located in preserved uplands and wetlands with a very small area within a rare and unique upland restoration area. These archeological historic preservation areas are all within areas that will be placed under a conservation easement. The exotic vegetation removal and planting outlined in this plan will adhere to the archeologist recommend quidelines for work in these areas.

#### **Proposed Work Schedule**

The invasive exotic and nuisance plant control program will commence after approval of this project's development order. The initial exotic treatment will be initiated during the first dry season following issuance of all required federal, state, and local authorizations. It is anticipated that the initial treatment will be completed in less than three months. The supplemental plantings will be initiated within approximately two months of the completion of the initial exotic removal, weather permitting.

#### **Summary**

The foregoing IHMP provides for preservation and enhancement of existing natural flowways that the County deems important for local or regional water resource management, restoration of Rare and Unique Uplands that the County deems important, preservation of indigenous areas that are occupied wildlife habitat to the maximum extent possible, and interconnection to off-site preserves and conservation lands via indigenous preservation, flowway preservation or restoration, and appropriate planted open space or buffer areas per Lee LDC 10-415. Additionally, this IHMP provides for preservation and restoration of natural resources, including but not limited to wetlands, natural existing and historic flowway corridors, sloughs, creeks, ponds and lakes, and native plant communities and native trees per Lee LDC 10-474

It exceeds the open space requirements and the Indigenous Preservation requirements of Lee LDC 10-415 by providing over 54% of the site as preservation, creation, and restoration areas.

It details and exceeds the Invasive Exotic Removal requirements including exotic removal and long term maintenance continuing in perpetuity in Lee LDC 10-420(h). This IHMP includes details of preservation, enhancement, and restoration within buffers per Lee LDC 10-415.

This IHMP provides for interconnectivity of wildlife habitat areas, including Florida black bear habitat and to allow this large mammal to move locally within their range, as this project has been designed to allow movement of Florida black bear through indigenous preserves or appropriately planted buffer and open space areas per Lee LDC 10-474

The wetland mitigation that is proposed for impacts associated with the project is outlined in detail above in this IHMP, consists of the preservation of the highest quality indigenous habitat onsite, the enhancement and restoration of indigenous habitats onsite, the restoration and connection of Owl Creek and Trout Creek Wildlife Corridors and flowways and the reconnection of public conservation lands through the subject property.

The proposed site plan impacts 14.03+/- acres of exotic infested wetlands, 3.04 acres of ditches, and 0.13 acres of surface waters which are proposed to be mitigated on-site as detailed in the IHMP. In summary, the IHMP includes:

- Preservation of 45.68 acres of existing high quality habitat, existing native tree areas (none is required by LDC Section 10-415), other surface waters, and surface waters;
  - a. 23.56 acres of wetlands
  - b. 15.16 acres of forested uplands and rare and unique uplands
  - c. 5.61 acres of surface waters (Owl and Trout Creeks)
  - d. 1.35 acres of other surface waters
- (ii) Restoration of 42.82 acres of Uplands and Rare and Unique Uplands;
- (iii) Restoration of 82.72 acres of wetlands
- (iv) Restoration of 2.23 acres of littoral shelf wetlands;
- (v) Creation of 12.60 acres of flushing basin
- (vi) Preservation of historic flowways associated with Owl and Trout Creeks;and
- (vii) Connection of existing county conservation lands through the subject property (see Figure 1).

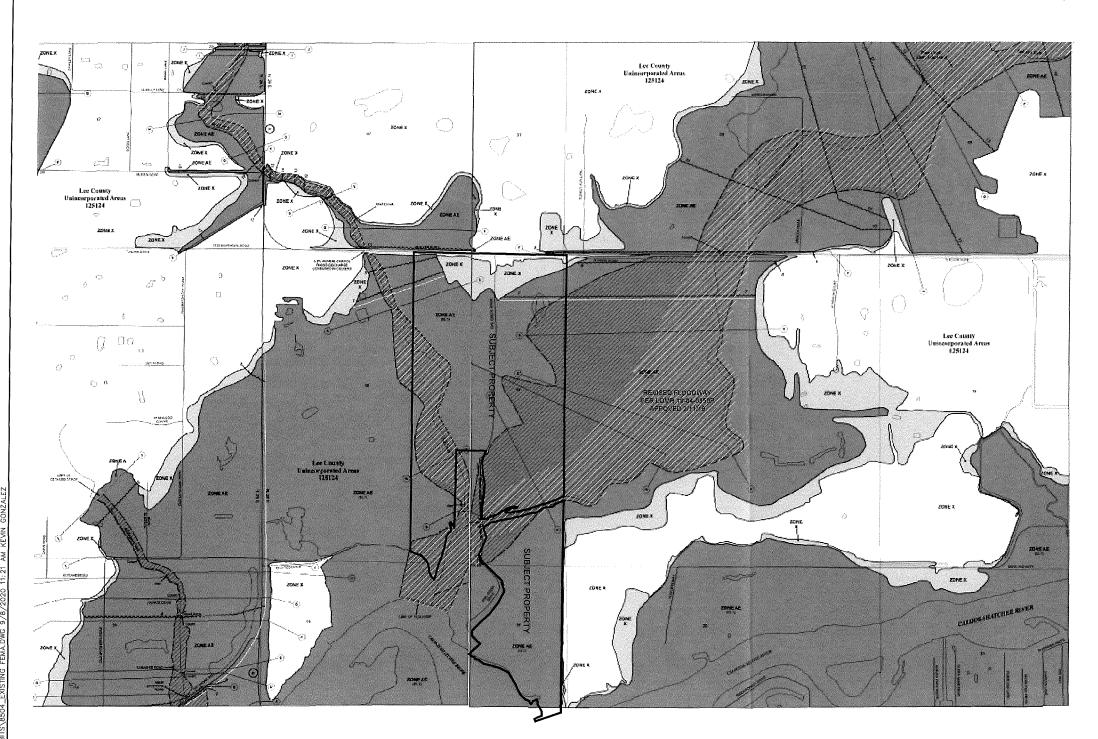
The overall effect of the proposed preservation and restoration described in items (i) through (v) above will be a total of 186.05± acres of uplands, wetlands, other surface waters, and surface waters on-site.

This IHMP was designed to consider the unique aspects of the proposed development, including but not limited to, restored wetlands, restored uplands, restored Rare and Unique Uplands, restored littoral zone wetlands, preservation areas, wildlife habitat and the interplay between proposed future uses, including associated impacts on the environment.

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# Exhibit A FEMA Floodway Map





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ENGINEERING ENGINEERING LICENSE # EB 6469 SURVEY LICENSE # LB 6690 Professional Engineers, Planners, & Land Surveyors Serving The State Of Florida WWW.BANKSENG.COM

MAP DELINEATING MOST RECENT FLOOD INSURANCE EXHIBIT-M-12-4

**OWL CREEK** LEE COUNTY, FLORIDA

PROJECT DRAWING DESIGN DRAWN CHECKED SCALE 01 KG N.T.S. 8504 \_EXHIBIT KG 08/24/2020

### Exhibit B

NMFS's Sea Turtle and Smalltooth Sawfish Construction Conditions dated March 23, 2006.



# UNITED STATES DEPARTMENT OF COMMERCE National Oceanic and Atmospheric Administration NATIONAL MARINE FISHERIES SERVICE

Southeast Regional Office 263 13th Avenue South St. Petersburg, FL 33701

#### SEA TURTLE AND SMALLTOOTH SAWFISH CONSTRUCTION CONDITIONS

The permittee shall comply with the following protected species construction conditions:

- a. The permittee shall instruct all personnel associated with the project of the potential presence of these species and the need to avoid collisions with sea turtles and smalltooth sawfish. All construction personnel are responsible for observing water-related activities for the presence of these species.
- b. The permittee shall advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing sea turtles or smalltooth sawfish, which are protected under the Endangered Species Act of 1973.
- c. Siltation barriers shall be made of material in which a sea turtle or smalltooth sawfish cannot become entangled, be properly secured, and be regularly monitored to avoid protected species entrapment. Barriers may not block sea turtle or smalltooth sawfish entry to or exit from designated critical habitat without prior agreement from the National Marine Fisheries Service's Protected Resources Division, St. Petersburg, Florida.
- d. All vessels associated with the construction project shall operate at "no wake/idle" speeds at all times while in the construction area and while in water depths where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will preferentially follow deep-water routes (e.g., marked channels) whenever possible.
- e. If a sea turtle or smalltooth sawfish is seen within 100 yards of the active daily construction/dredging operation or vessel movement, all appropriate precautions shall be implemented to ensure its protection. These precautions shall include cessation of operation of any moving equipment closer than 50 feet of a sea turtle or smalltooth sawfish. Operation of any mechanical construction equipment shall cease immediately if a sea turtle or smalltooth sawfish is seen within a 50-ft radius of the equipment. Activities may not resume until the protected species has departed the project area of its own volition.
- f. Any collision with and/or injury to a sea turtle or smalltooth sawfish shall be reported immediately to the National Marine Fisheries Service's Protected Resources Division (727-824-5312) and the local authorized sea turtle stranding/rescue organization.
- g. Any special construction conditions, required of your specific project, outside these general conditions, if applicable, will be addressed in the primary consultation.

Revised: March 23, 2006

O:\forms\Sea Turtle and Smalltooth Sawfish Construction Conditions.doc



### Exhibit C

A Guide to Living with Alligators A Guide to Living in Bear County A Guide to Living with Florida Panthers

- Never feed alligators it's dangerous and illegal. When fed, alligators can overcome their natural wariness and learn to associate people with food. When this happens, some of these alligators have to be removed and killed.
- Dispose of fish scraps in garbage cans at boat ramps and fish camps. Do not throw them into the water. Although you are not intentionally feeding alligators when you do this, the result can be the same.
- Seek immediate medical attention if you are bitten by an alligator. Alligator bites can result in serious infections.
- Observe and photograph alligators only from a distance. Remember, they're an important part of Florida's natural history as well as an integral component of aquatic ecosystems.



Call 866-FWC-GATOR (392-4286) to report nuisance alligators.



Janice Plair

To report nuisance alligators call 866-FWC-GATOR (866-392-4286).









MyFWC.com/Alligator



# A Guide to Living with Alligators



Jamie Feddersen





Do not swim outside of posted swimming areas or in waters that may be inhabited by alligators.

#### Living with Alligators

In Florida, the growing number of people living and recreating near water has led to a steady rise in the number of alligator-related complaints. The majority of these complaints relate to alligators being where they simply aren't wanted. Because of these complaints, the Florida Fish and Wildlife Conservation Commission's Statewide Nuisance Alligator Program permits the killing of approximately 7,000 nuisance alligators each year. Using this approach, and through increased public awareness, the rate of alligator bites on people has remained constant despite the increased potential for alligator-human interactions as Florida's human population has grown.

Alligators are an important part of Florida's landscape and play a valuable role in the ecology of our state's wetlands. Alligators are predators and help keep other aquatic animal populations in balance. A better understanding of the facts and information presented in this brochure will help ensure that people and alligators can continue to coexist.

Visit MvFWC.com/Gators for more information about alligators and the latest nuisance alligator program statistics.



#### Alligators and People

Alligators are a fundamental part of Florida's wetlands, swamps, rivers and lakes, and they are found in all 67 counties. Florida continues to experience human population growth. Many new residents seek waterfront homes, resulting in increased interactions between people and alligators.

Although most Floridians understand that we have alligators living in our state, the potential for conflict exists. Because of their predatory nature, alligators may target pets and livestock as prey. Unfortunately, people also are occasionally bitten. Since 1948, Florida has averaged about five unprovoked bites per year. During that period, a little more than 300 unprovoked bites to people have been documented in Florida, with 22 resulting in deaths.

In the past 10 years, the Florida Fish and Wildlife Conservation Commission has received an average of nearly 16,000 alligator-related complaints per year. Most of these complaints deal with alligators occurring in places such as backyard ponds, canals, ditches and streams, but other conflicts occur when alligators wander into garages, swimming pools and golf course ponds. Sometimes, alligators come out of the water to bask in the sun or move between wetlands. In many cases, if left alone, these alligators will eventually move on to areas away from people.

#### Safety Tips

Generally, alligators less than four feet in length are not large enough to be dangerous unless handled. However, if you encounter any alligator that you believe poses a threat to people, pets or property,

call the Nuisance Alligator Hotline at 866-FWC-GATOR (866-392-4286). Please be aware, nuisance alligators are killed, not relocated.

- Be aware of the possibility of alligators when you are in or near fresh or brackish water. Bites may occur when people do not pay close enough attention to their surroundings when working or recreating near water.
- Do not swim outside of posted swimming areas or in waters that might be inhabited by large alligators.
- Alligators are most active between dusk and dawn. Therefore, avoid swimming at night.
- Dogs and cats are similar in size to the natural prev of alligators. Don't allow pets to swim, exercise or drink in or near waters that may contain alligators. Dogs often attract an alligator's interest, so do not swim with your dog.
- Leave alligators alone. State law prohibits killing, harassing or possessing alligators. Handling even small alligators can result in injury.



A young alligator wanders onto a porch in a residential neighborhood.



### **Discouraging bears from visiting** vour home

Properly storing or securing residential garbage and other attractants is a proven method of discouraging bears and preventing bear conflicts around homes, farms and neighborhoods. The following items attract bears and should be protected by an electric fence, wildlife resistant container, or stored in a secure place, such as a garage or sturdy shed:

- Trash and recycling containers
- Bird and squirrel feeders
- Game feeders
- Pet foods and bowls
- Barbeque grills and smokers
- Pets and small livestock
- Livestock feed
- Compost piles
- Beehives
- Fruit and nut-bearing trees and shrubs

Funds from the "Conserve Wildlife" license plate help support efforts to reduce human-bear conflicts. Buy one today at your local tax collector's office or online at BuyAPlate.com.

#### Secure common bear attractants

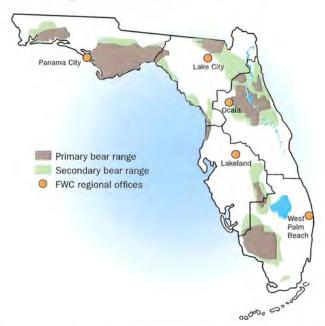
- Use electric fencing to protect gardens, compost piles, apiaries, fruit trees and livestock.
- Store garbage and recyclables in bear-resistant containers or in a secure area until the morning
- Feed pets indoors or bring food dishes (even if empty) inside before dark.
- Store pet and livestock feed in bear-resistant containers or inside a secure area.
- Remove bird and wildlife feeders. Ensure the area is free of all seed, corn, or other wild animal feed.
- Keep gardens and fruiting trees and shrubs tidy. Remove rotten fruit and harvest ripe nuts, fruits and vegetables.
- Clean meat smokers and barbeque grills with a degreasing detergent. Properly dispose of food remnants after each use.

Learn more about black bears with the Florida Black Bear Curriculum Guide. The guide is designed to educate teachers and students in 3rd to 8th grade and offers a comprehensive series of lessons on Florida's black bear.

To get tips on how to secure bear attractants, watch videos about bears or how to install electric fencing. and learn more about bear-resistant containers, visit MyFWC.com/Bear.



### Bear range in Florida



If you are experiencing bear problems, please contact the nearest FWC regional office.

North Central, Lake City 386-758-0525 Northeast, Ocala 352-732-1225 Northwest, Panama City 850-265-3676 South, West Palm Beach 561-625-5122 Southwest, Lakeland 863-648-3200

If you suspect illegal activity, call FWC's Wildlife Alert Hotline at 1-888-404-3922.

#### Follow us on:









Cover photo by Ashley Hockenberry



Florida Fish and Wildlife **Conservation Commission** 

lvFWC.com

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# A guide to living in bear country







# If you live in Florida, you should know

Florida black bear populations have been recovering from historically low numbers in most areas of the state. At the same time, the human population is rapidly expanding in and around bear range. As a result, bears and humans are encountering each other more than ever.

Calls to the Florida Fish and Wildlife Conservation Commission (FWC) about human-bear encounters have increased from 1,000 in 2001 to over 4,000 in 2010. The most common calls refer to bears in yards and getting into garbage.

The mere presence of a black bear does not represent a problem. In fact, living in bear country can provide unique and rewarding experiences for residents.

While feeding bears is illegal in Florida, bears are still often fed by humans, either intentionally or unintentionally. When black bears have access to pet food, garbage, birdseed, livestock feed or other human-provided items, they quickly learn to associate people with food. Bears that have become

too comfortable around people are more likely to be killed, either by vehicle collisions, illegal shooting, or as a result of bear management actions.

People ask why problem bears can't simply be relocated to a "wild area where they won't bother anyone." Unfortunately, areas large and remote enough for bears to avoid people are rare in Florida. Also, most relocated bears typically leave the new area, either to return to their original home or to leave an area already occupied by other bears. Some bears will wander through unfamiliar areas and cross busy roads, creating a danger to the bear and to motorists. In addition, bears remaining in the relocation area often exhibit the same, unwanted behavior, thus shifting the problem to a new location. As a result, relocation is not a desirable or effective solution to bear conflicts. Wildlife biologists can provide technical advice to residents who live in bear country to help them take actions to discourage bears from becoming a problem. The FWC is committed to addressing the safety concerns of residents and visitors while ensuring the long-term well-being of black bears.

## If a bear comes into your yard

If you encounter a black bear at close range, remain standing upright, back up slowly and speak to the bear in a calm, assertive voice.

Do not intentionally feed or attract bears. If a bear is eating something on your property, take note of what it is and secure it after the bear has left the area.





Ashley Hockenberry

- Never approach or surprise a bear. Keep as much distance between you and the bear as possible.
- Make sure you are in a secure area and the bear has a clear escape route to leave the area then yell, bang pots and pans, or use an air horn to scare the bear away.
- Do not turn your back, play dead or run from a black bear. Back away slowly into a house, car or building.
- Report any bear threatening the safety of humans, pets or livestock, or causing property damage to the FWC (see back panel).
- Warning! It is illegal to injure or kill black bears under Florida state law. If you are found guilty, you could face fines and/or jail time.

Climbing trees is a bear's natural escape route. If the bear climbs a tree, keep people and pets away. The bear will come down the tree and leave when it feels safe, usually after dark.

## Did you know?

Black bears are shy animals and generally not aggressive towards people. When a bear stands on its hind legs, it is merely trying to get a better view, rather than acting in a threatening way. Black bears may huff, snap their jaws, swat the ground or "bluff charge" when cornered, threatened or caught stealing food. Stand your ground and then slowly back away. Always respect bears — they are large and powerful wild animals and can act unpredictably. Bears used to getting food from humans may lose their natural fear of people and are more likely to damage property or become a safety threat.

#### The bear facts

Black bears are the only species of bear in Florida and once roamed the entire state.

- FWC biologists estimate there are 2,500-3,000 black bears in Florida.
- Florida bears are generally black with a brown muzzle and may have a white chest marking called a blaze.
- Adult black bears typically weigh between 150 to 400 pounds; males are usually larger than females.
- Female bears have their first litter at about 3<sup>1</sup>/<sub>2</sub> years of age and generally have one to three cubs every other year.
- In Florida, the breeding season runs from June to August and cubs are born in late January or early February.
- Bears of all ages are excellent climbers and will climb trees when they are frightened or looking for food (e.g., acorns).
- About 80 percent of a black bear's diet comes from plants (e.g., fruits, nuts, berries), 15 percent from insects (e.g., termites, ants, yellow jackets) and 5 percent from meat (e.g., opossums, armadillos, carrion).

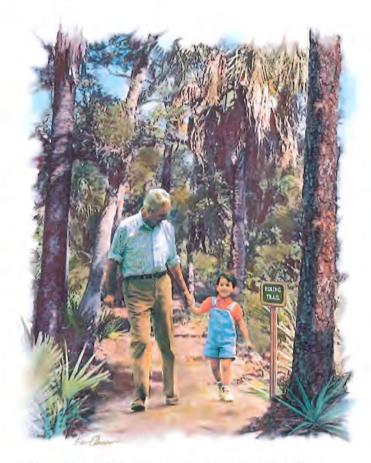
It is illegal to intentionally place food or garbage out that attracts bears and causes conflicts. Anything that attracts dogs, cats or raccoons also will attract bears!



## You live in Florida panther country

Florida panthers are reclusive and rarely seen by people. They normally live in remote, undeveloped areas. However, as the number of people in southern Florida grows, there is an increased chance of an encounter with a Florida panther.

This brochure contains some guidelines to help you live safely in Florida panther country.

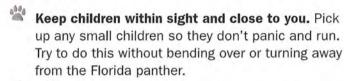


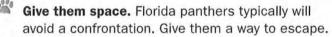
Keep children within sight and close to you, especially outdoors between dusk and dawn.

If you feel threatened by a panther, or have lost pets or livestock to a panther, please call the Florida Fish and Wildlife Conservation Commission's Wildlife Alert Hotline at 1-888-404-FWCC (3922).

# If you see a Florida panther

The Florida panther moves primarily at night. The chances of seeing a panther are slim. But if you live in Florida panther country, you need to know what to do if you see one.





**Do not run.** Running may stimulate a panther's instinct to chase. Stand and face the animal. Make eye contact to let the panther know you are aware of its presence.

Avoid crouching or bending over. Squatting or bending makes you look smaller, resembling a preysized animal.

Appear larger. Make gestures that indicate you are not prey and that you may be a danger to the panther. Raise your arms. Open your jacket. Throw stones, branches or whatever you can reach without crouching or turning your back. Wave your arms slowly and speak firmly in a loud voice.

Fight back if attacked. There has never been a reported panther attack in Florida. In western states, where attacks by cougars have occurred very rarely, potential victims have fought back successfully with rocks, sticks, caps, jackets, garden tools and their bare hands. Since large cats usually try to bite the head or neck, try to remain standing and face the animal.









Florida Fish and Wildlife Conservation Commission 620 S. Meridian Street Tallahassee, FL 32399-1600 MyFWC.com/Panther

# A guide to living with

# Florida Panthers



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# 7 ways to live safely in Florida panther country

While these guidelines are meant to help you live safely in Florida panther habitat, they also apply to living with more commonly encountered wildlife, including raccoons, snakes, bears and alligators.

# 1. Be alert from dusk 'til dawn (and whenever deer are active)

Florida panthers primarily are active at night. Exercise more caution at dawn, dusk or dark.

#### 2. Keep panther prey away

Deer, raccoons, rabbits, armadillos and wild hogs are prey for the Florida panther. By feeding deer or other wildlife, people inadvertently may attract panthers. Do not leave potential wildlife food outside, such as unsecured garbage or pet food. Consider fencing vegetable gardens.

#### 3. Keep pets secure

Free-roaming pets, or pets that are tethered and unfenced, are easy prey for predators, including panthers. Bring pets inside or keep them in a secure and covered kennel at night. Feeding pets outside also may attract raccoons and other panther prey; do not leave uneaten pet food available to wildlife.



Keep your pets safe and secure. Bring pets inside or keep them in a secure and covered kennel at night.



# 4. Keep domestic livestock secure

Where practical, place chickens, goats, hogs or other livestock in enclosed structures at night. Electric fencing can be an effective predator deterrent.

#### 5. Landscape for safety

Remove dense or low-lying vegetation that would provide hiding places for panthers and other predatory animals near your house.

- Remove plants that deer like to eat.
- Choose plants that do not attract deer or other panther prey species. For information on plants that deer do not like to eat, visit edis.ifas.ufl.edu/UW137.
- Appropriate fencing will make your yard or play area uninviting to prey animals such as deer.

#### 6. Consider other deterrents

Outdoor lighting, motion sensors and electric fencing also may deter prey animals and panthers from entering your yard. Outdoor lighting also will make approaching prey and panthers more visible to you.

#### 7. Hike or bike with a friend

When recreating outdoors, it's a good practice to let friends or family know your whereabouts and when you expect to return. Better yet, take a friend with you!

## Florida panther facts

The Florida panther is a subspecies of puma, also known as a mountain lion or cougar. It is the last subspecies still surviving in the eastern United States.

Biologists estimate roughly 100-160 adult and subadult Florida panthers remain in the wild. Most panthers live in southwest Florida, south of the Caloosahatchee River, although some panthers have been documented traveling as far north as central Georgia.

The Florida panther's decline occurred prior to 1950, when it still was legal to hunt panthers. It was listed as endangered in 1967 and is protected under federal and state laws.

Florida panther numbers declined to roughly 30 cats by the early 1980s. Severe inbreeding resulted in many health and physical problems. A genetic restoration project in 1995 was successful in improving the genetic health and vigor of the panther population.

Florida panthers are found primarily in the Big Cypress/Everglades ecosystem in Collier, Lee, Hendry, Monroe and Miami-Dade counties.

Florida panthers' home range sizes vary by sex and by individual. Female home ranges are typically 60-75 square miles whereas males' are typically 160-200 square miles.



There is no record of a Florida panther attacking a person. Florida panthers are rarely seen.

The biggest threat to the future of the Florida panther is habitat loss. A number of panthers also die each year due to vehicle strikes on roadways.

The Florida panther was chosen as the State Animal of Florida in 1982 by a vote of elementary school students throughout the state.







This brochure was produced through a partnership of the Audubon Society of Florida, Conservancy of Southwest Florida, Defenders of Wildlife, Florida Fish and Wildlife Conservation Commission, Florida Wildlife Federation, Friends of the Florida Parther Refuge, Mountain Lion Foundation, National Park Service, National Wildlife Federation, Seminole Tribe of Florida, University of Florida and the U.S. Fish and Wildlife Service.

Funding provided by the Florida Fish and Wildlife Conservation Commission, Friends of the Florida Panther Refuge and the National Fish and Wildlife Foundation.

# Exhibit D

Baseline Conditions Photographs from Photo Points

# **Owl Creek Reserve Baseline Conditions**

# **Photo Station 1**



Photo Station 1: Facing North



Photo Station 1: Facing East



Photo Station 1: Facing South



Photo Station 1: Facing West



Photo Station 2: Facing North



Photo Station 2: Facing East

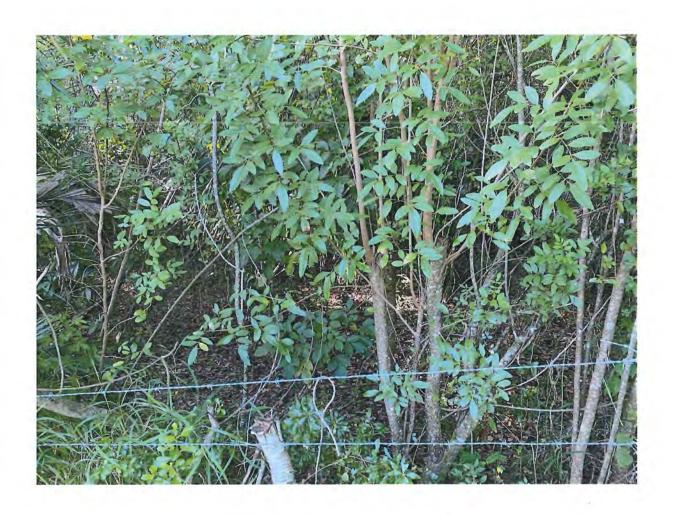


Photo Station 2: Facing South



Photo Station 2: Facing West



Photo Station 3: Facing North



Photo Station 3: Facing East



Photo Station 3: Facing South



Photo Station 3: Facing West



Photo Station 4: Facing North



Photo Station 4: Facing East



Photo Station 4: Facing South



Photo Station 4: Facing West



Photo Station 5: Facing North



Photo Station 5: Facing East



Photo Station 5: Facing South



Photo Station 5: Facing West

## Exhibit E

Archeologist Recommended Guidelines

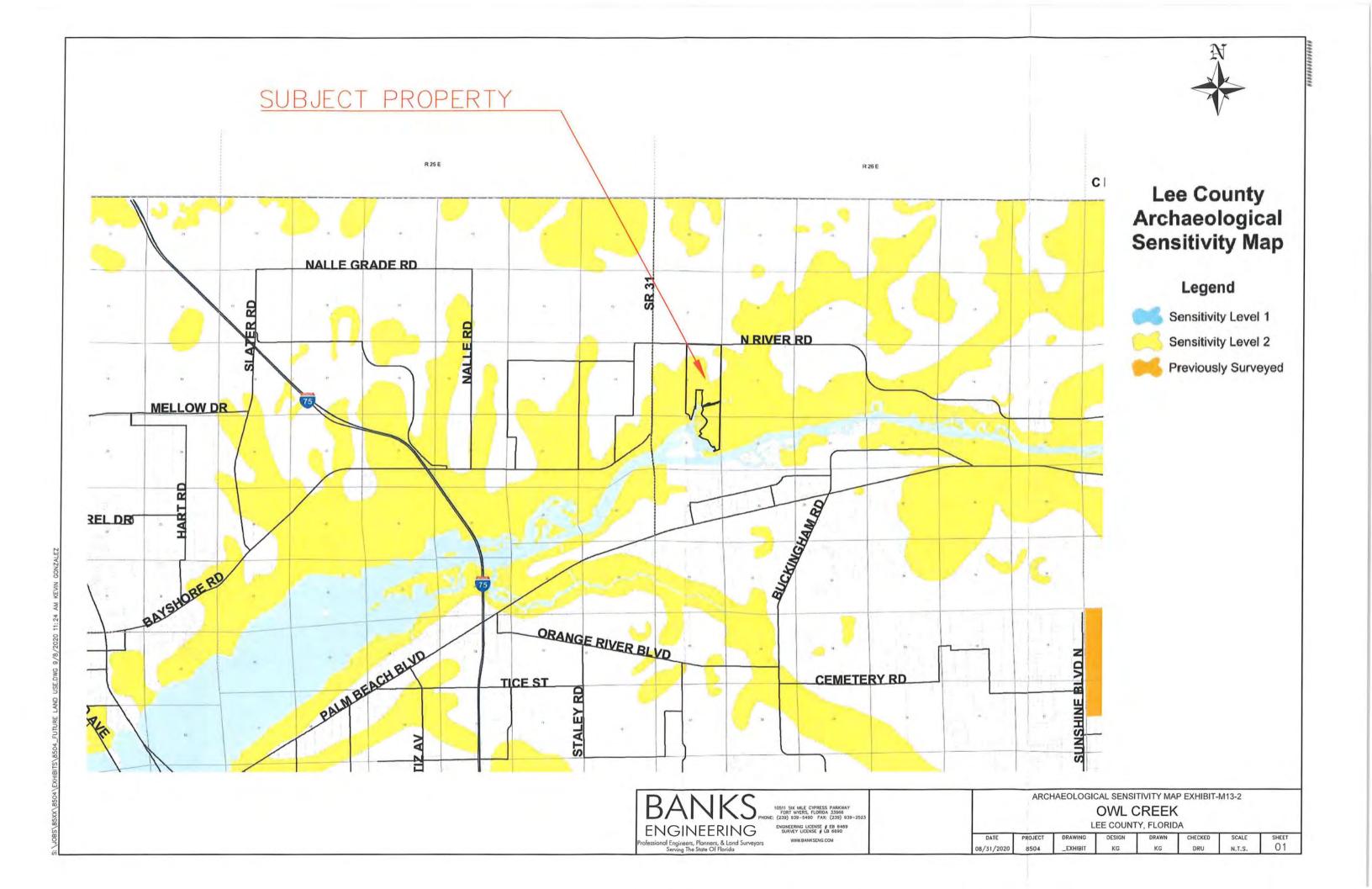
In October 2021, an AHC archaeologist visited three archaeological sites (8LL2397, 8LL2398, and 8LL2399) at the Owl Creek parcel. Each site was bounded with wooden stakes at a 25' buffer around the site. Staking was done to allow for a survey crew to accurately survey the sites.

In order to ensure the maintenance and preservation of 8LL2397, 8LL2398 and 8LL2399, the following guidelines are recommended:

- 1. If construction or ground disturbing activities are in proximity to the sites, the site boundaries should be marked by orange construction fencing prior to improvements or clearing to ensure that they are visible and avoid inadvertent impacts;
- 2. Any clearing of vegetation within the sites should be done by hand;
- 3. It is important to avoid machines running over the sites since the deposits are shallow and the movement of machines can create substantial disturbances;
- 4. Within the sites, vegetation should not be pulled from the ground, but should be cut above the ground surface;
- 5. No storage of equipment, fill, or other materials should occur within the sites;
- 6. New planting within the site boundaries should be small as possible, with planting holes not exceeding 1 foot depth.
- 7. Intermittent archaeological monitoring should be conducted for all ground disturbances within 25m of the marked sites;
- 8. If a significant cultural deposit or feature is discovered during monitoring, the consultant archaeologist should be contacted within 48 hours for consultation, and the work should cease at that location;
- 9. If human remains are identified then that discovery will be subject to the provisions of Florida Statute 872.05.

# Historic Resources Impact Analysis

(Exhibit M13) (Exhibit T8)



# AN ANALYSIS OF POTENTIAL IMPACTS TO CULTURAL RESOURCES ON THE OWL CREEK PARCEL, LEE COUNTY, FLORIDA

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For:

BANKS ENGINEERING

AHC PROJECT NO. 2020.94 AHC TECHNICAL REPORT NO. 1294 AUGUST, 2020



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#### CONSULTANT SUMMARY

In August, 2020, the Archaeological & Historical Conservancy, Inc. (AHC) conducted an analysis of potential impacts to any known or potential cultural resources on the Owl Creek parcel. The 350 acre parcel is located in Sections 18 and 19 in Township 43S, Range 26E immediately south of County Road 78 in north central Lee County (Figure 1).

The Owl Creek parcel is located within what was once called the North River Assemblage Parcel (NRAP). The NRAP was much larger (1300-acres) and was first subject to a phase I cultural resource assessment in 2007 (Carr et al. 2007), resulting in the discovery of three archaeological sites within what is now the Owl Creek parcel boundaries, 8LL2397, 8LL2398, and 8LL2399.

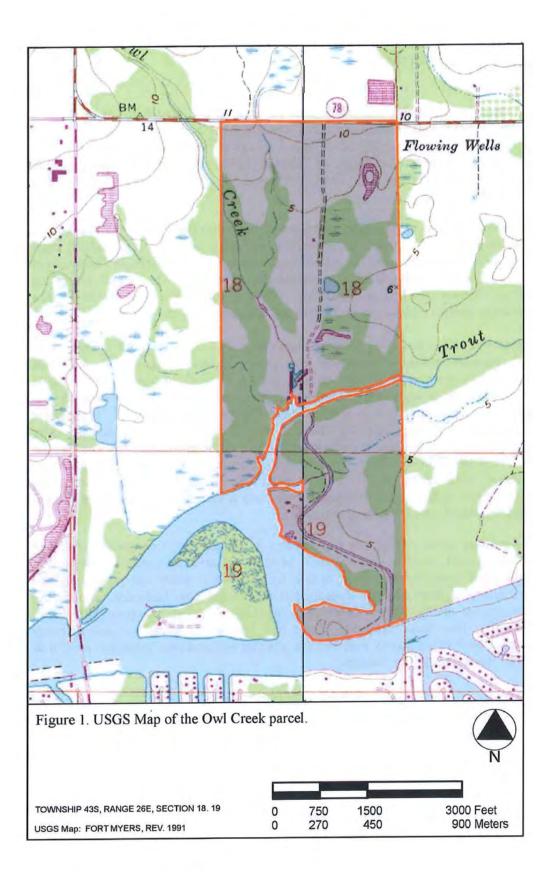
Sites 8LL2397 and 8LL2398 were described as prehistoric midden sites, containing a mixture of prehistoric ceramics, faunal bone, and marine shell. Site 8LL2399 was identified as a constructed mound, 60-70cm above surrounding grade. Some oyster shell was found, but the site was considered a possible burial mound.

All three archaeological sites were considered potentially eligible for listing on the National Register of Historic Places (NRHP) under Criterion D, and were recommended for preservation.

This analysis concludes that all of the previously recorded archaeological sites: 8LL2397, 8LL2398, and 8LL2399 have not changed in their preservation quality nor have been altered by any development activities. The sites remain eligible for listing in the NRHP and should be avoided by future development.

In addition to the review of the previously recorded sites, one newly recorded prehistoric site, 8LL2825 was discovered during the course of this assessment. Site 8LL2825 is located in a plowed agricultural field, and has been intensely disturbed and is not regarded as eligible for listing on the National Register of Historic Places.

The developer proposes to preserve sites 8LL2397, 8LL2398, and 8LL2399. It is recommended that each of the sites be preserved within a minimum 25 foot buffer, and that a temporary silt fence be placed around each site prior to any ground disturbing activities. An archaeological monitor should confirm the location of the buffer/fencing and should confirm that the sites are avoided during construction activities.



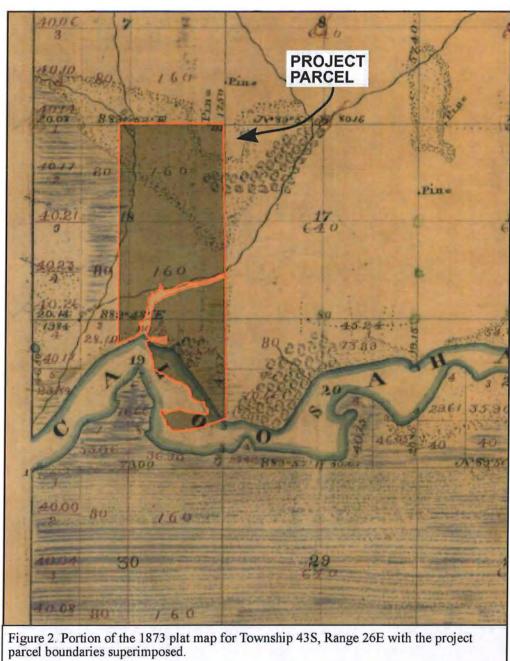
#### PROJECT SETTING

The Owl Creek Parcel is located in parts of Sections 18 and 19 in Township 43S, Range 26E immediately south of County Road 78 in north central Lee County (Figure 1). The ±141.6 hectare (±350 acre) project area is bordered by State Road 78 to the north, and on the other sides by cleared fields, undeveloped woodland, the Caloosahatchee River and Trout and Owl Creeks. The relevant USGS maps are Olga and Fort Myers, Fla.

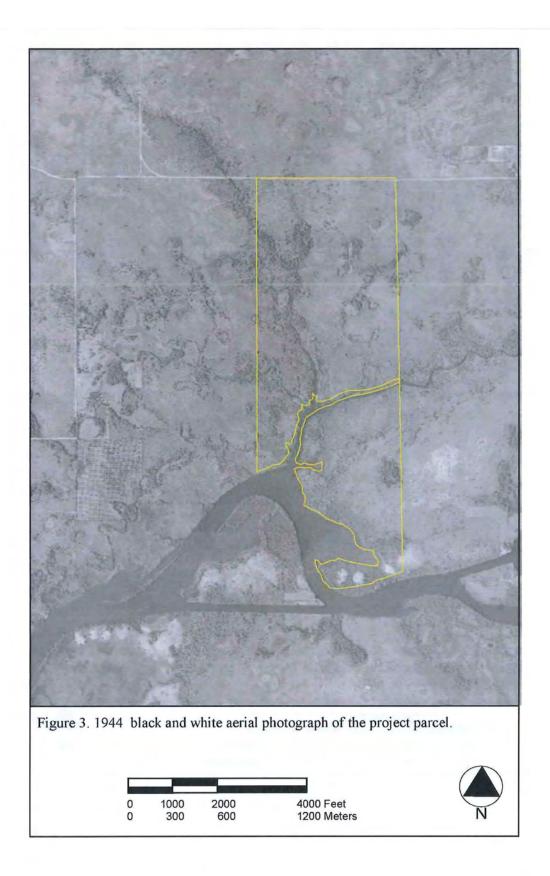
The subject parcel encompasses portions of both the Trout and Owl Creeks. It includes improved areas such as citrus groves and cattle range as well as natural areas of palmetto and slash pine flat woods, oak/cabbage palm hammocks, and several creeks that drain southward into the Caloosahatchee River. Prior land alterations include clearing, grading and ditching. Many portions of the parcel have been previously farmed with winter vegetables and are currently citrus groves.

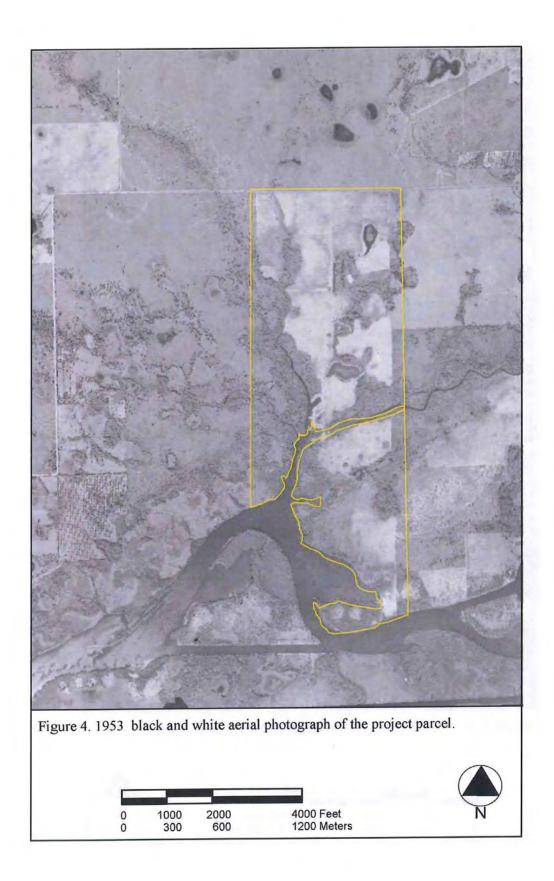
The project area is low-lying to moderately elevated (5-10 feet, NGVD) vegetated in slash pine/saw palmetto flatwoods with grassy marshes. Slash pine flatwoods communities are usually situated on high ground in much of western Lee County. Historically, floral communities that contain a dense, often head-high understory of saw palmetto, were subject to and maintained by periodic forest fires. Fires either began naturally through lightning strikes or were started by prehistoric Indians or by early settlers to aid hunting or cattle grazing. Among the plants typically found in the slash pine/saw palmetto flatland/prairie environments are: slash pine, saw palmetto, gallberry, shiny lyonia, rusty lyonia, staggerbush, dahoon holly, ground oak, wire grass, broom sedges, shiny blueberry, xyris, and a variety of annual and perennial herbs and wildflowers blooming seasonally.

The geology of the central Lee County area is characterized fine-grained wind and wave born sands overlying shelly marls. Most of the surfacial sands are characterized in the Lee County Soil Survey as "hydric, level, poorly drained" and are fine-grained wind and water-born deposits from the late Pleistocene/early Holocene. Among the soils present on the subject parcel are: Myakka fine sand, Pompano Fine Sand, Hallandale Fine Sand, Isles Fine Sand and Immokalee sands. A soil category designed as Peckish Mucky Fine Sand is a mangrove sand/peat formation present in tidally flooded mangrove swamps.











#### **METHODOLOGY**

#### **ARCHIVAL REVIEW**

Prior to conducting fieldwork, relevant archives and literature were reviewed. This included, but was not limited to, studying the previous archaeological reports for sites in Lee County, reviewing information from the Master Site File in Tallahassee concerning nearby sites, and examining USGS maps of the project area.

#### **RESEARCH DESIGN**

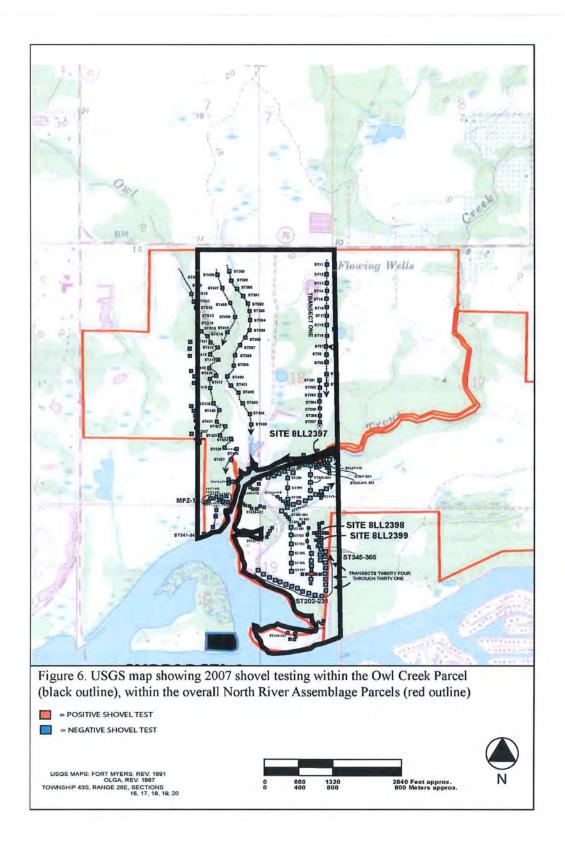
This assessment was conducted primarily to assess the site integrity of three previously recorded NRHP eligible sites on the subject parcel, and to document any changes to the sites since their discovery in 2007. Additionally, the assessment included due diligence testing to determine if any previously unrecorded cultural resources occur within the Owl Creek parcel. This incorporated the use of certain predictive archaeological site models. These models postulate that elevated hammocks adjacent to wetlands (i.e. creeks an rivers) and elevated sand hill features are medium- to high-probability areas for being associated with prehistoric archaeological sites. These features can be identified by examining vintage aerial photographs taken prior to modern development.

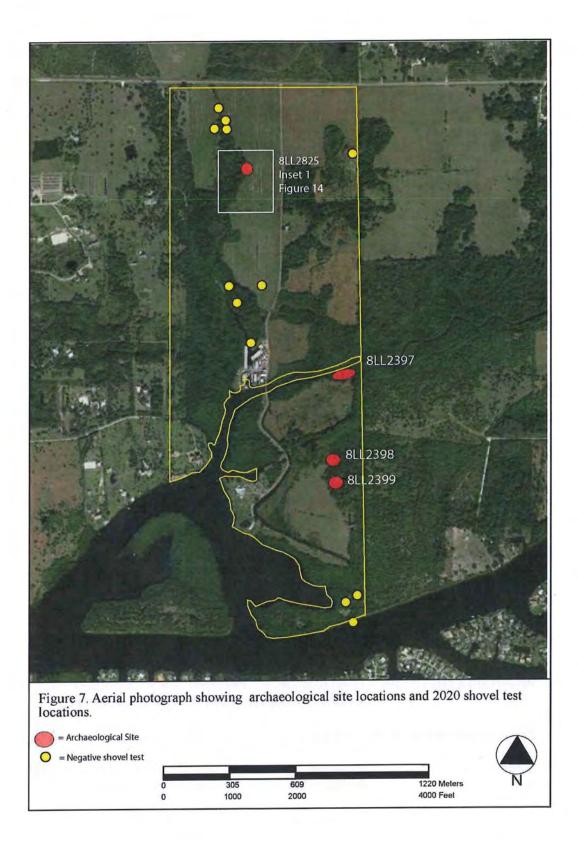
#### **FIELDWORK**

The three known archaeological sites were revisited and documented. No additional testing was conducted within the known resources. A pedestrian survey was conducted on the rest of the parcel with judgmental shovel tests dug in any higher probability areas. All test holes were 50cm in diameter and dug to a one meter depth. All sediments were screened through ½"-mesh hardware cloth and all cultural materials were collected. Shovel test forms were completed and a handheld GPS unit was used to record the location of all test holes and surface finds. A single test was positive for prehistoric material and was delineated in cardinal directions at \_\_m intervals.

#### **COLLECTIONS**

Recovered cultural materials were bagged in self-sealing bags. Field notes and maps repose at the AHC offices.





#### SUMMARY OF SITES

Site Name: Trout Creek Hunt Camp

Site Number: 8LL2397

Location: T. 43S., R. 26E., Section 18

Environmental Setting: Cleared field / live oak grove near lower course of Trout

Creek

Site Type: Midden

Site Function: Habitation, resource extraction

Description: This small site occupies a slightly elevated but distinct

linear ridge south of and paralleling Trout Creek. The flood plain near the lower course of Trout Creek is an extensive low-lying brackish marsh/swamp, and the site occupies the high ground interface on the south bank of the creek. The site area is located in a live oak grove with open understory. The site is characterized as a 20 to 30 cm thick lens of cultural material beginning at surface. Material recovered includes a sparse amount of ceramics, faunal bone (including deer antler and tooth), lithic debitage and abundant Carolina marsh clams. Site size is estimated at 100 feet on an east-west axis and 50 feet on a north-south axis. The site tends to center on a

small elevated ridge.

Chronology: Prehistoric: Late Archaic Period to Glades I-II

Collections (2007): Faunal bone, sand tempered plain ceramics, marine shell

Ownership: Private

Preservation Quality 2007: Good to excellent. The site is near a cleared field, but

there is little disturbance of the site's cultural strata.

Preservation Quality 2020: Unchanged

**Significance:** Based on available data the site appears to meet criteria

for listing on the NRHP based on Criterion D.



Figure 8. View of site 8LL2397 (2020).



Figure 9. Interior of site 8LL2397 (2020).

Site Name: Intrigue

Site Number: 8CH2398

Location: T. 43S., R. 26E., Section 19

Environmental Setting: Tropical hardwood hammock within tall cypress head /

slough feature

Site Type: Midden

Site Function: Habitation, resource extraction

**Description:** The site occupies a slightly elevated linear ridge within

the western area of a climax cypress head. The site is west of the central depressional pond of the cypress head. The site is characterized by a 30 cm thick deposit of shell refuse largely consisting of oyster that begins at the surface. Material recovered includes oyster shell and a sparse amount of ceramics and faunal bone. Site size is estimated at 18 meters on an east-west axis and 50 meters on a north-south axis. The site tends to center on the small elevated ridge. This is an unusual site both in terms of the marine shell content and its location in a cypress head feature. The site is heavily vegetated in camphorwood with some moderate-sized gumbo-

limbos.

Chronology: Prehistoric: Glades I-II

Collections (2007): Faunal bone, marine shell

Ownership: Private

Preservation Quality 2007: Excellent. The site is undisturbed.

Preservation Quality 2020: Unchanged

**Significance:** Based on available data the site appears to meet criteria

for listing on the NRHP based on Criterion D.

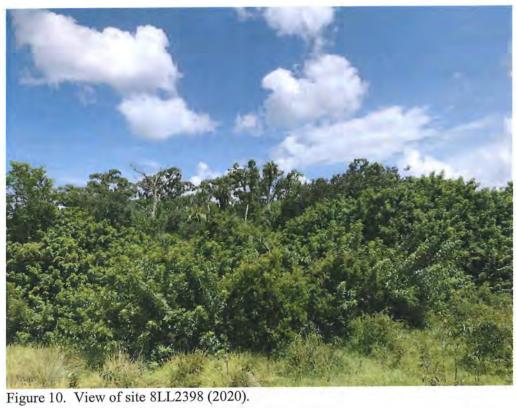




Figure 11. Interior of site 8LL2398 (2020).

Site Name: Majestic Gumbo-Limbo

Site Number: 8LL2399

**Location:** T. 43S., R. 26E., Section 19

Environmental Setting: Tropical hardwood hammock within western area of tall

cypress head

Site Type: Constructed mound, possibly burial mound

Site Function: Habitation, possible mortuary

**Description:** The site is characterized by a moderately elevated knoll

or mound well within the western area of a climax cypress head/slough. The site area is located west of the central depressional area of the cypress head and approximately 200 feet south of the Intrigue Site, 8LL2398. Site elevation is approximately 60-70cm above the surrounding low marshy cypress swamp. Site size is estimated at 15 meters (50 feet) on an east-west axis and 25 meters (80 feet) on a north-south axis. The site likely centers on the elevated knoll. It is possible the mound is constructed and may represent a burial area or house mound. One piece of oyster shell was recovered from a shovel test. This is an unusual site both in terms of the configuration and location in a cypress head feature. The site is heavily vegetated in camphorwood with one large gumbo-limbo at the south

end of the site.

Chronology: Prehistoric: unknown

Collections: Marine shell

Ownership: Private

Preservation Quality 2007: Excellent

Preservation Quality 2020: Unchanged

Significance: Based on available data the site appears to meet criteria

for listing on the NRHP based on Criterion D.



Figure 12. View of site 8LL2399 (2020).



Figure 13. Interior of site 8LL2399 (2020).

Site Name:

Owl Creek 1

Site Number:

8LL2825

Location:

T. 43S., R. 26E., Section 18

**Environmental Setting:** 

Tropical hardwood hammock within western area of tall

cypress head

Site Type:

Midden

Site Function:

Habitation, resource extraction

Description:

The site is characterized by a slightly elevated sandy knoll abutting the bend in a small tributary to Owl Creek. The site is small, measuring approximately 25m in diameter, and has been cleared for agriculture. Four shovel tests were poisitive for sand tempered plain ceramics and one angular chert flake. All cultural

material was recovered from 0-50cmbs.

Chronology:

Prehistoric: Period unknown

Collections:

Sand tempered plain ceramics, chert flake

Ownership:

Private

Preservation Quality:

Poor

Significance:

Based on available data the site does not appear to meet eligibility criteria for listing on the NRHP due to disturbances and lack of significant cultural material or

context.

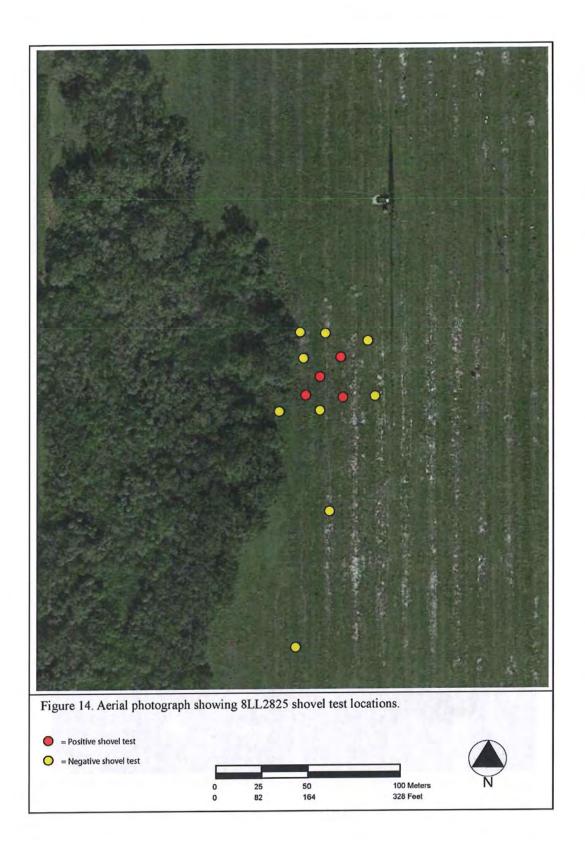




Figure 15. Site 8LL2825, looking north.



Figure 16. Sample of cultural material recovered from 8LL2825. Left - Sand tempered plain ceramic sherds; Right - lithic flake.

#### RESULTS AND RECOMMENDATIONS

The three previously recorded archaeological sites were successfully relocated and subject to pedestrian survey and assessment of current conditions. It was determined that all of the previously recorded archaeological sites: 8LL2397, 8LL2398, and 8LL2399 have not changed in their preservation quality nor have they been altered by any development activities. The sites retain their integrity in good to excellent condition and remain eligible for listing in the NRHP and should be avoided by future development.

In addition to the review of the previously recorded sites, one newly recorded prehistoric site, 8LL2825 was discovered during the course of this assessment. Site 8LL2825 is located in a plowed agricultural field (figure 15), and has been intensely disturbed. Cultural materials were sparse, and included very small ceramic sherds and a lithic flake (Figure 16). Based on the level of disturbance and lack of significant cultural materials or context, the site is not regarded as eligible for listing on the National Register of Historic Places.

The developer proposes to preserve sites 8LL2397, 8LL2398, and 8LL2399. It is recommended that each of the sites be preserved within a minimum 25 foot buffer, and that a temporary silt fence be placed around each site. An archaeological monitor should confirm the location of the buffer/fencing and confirm that the sites are avoided during construction activities.

## **REFERENCES CITED**

Carr, Robert S., Beriault, John, G., and J. F. Mankowski
2007 A Phase I Cultural Resource Assessment of the North River Assemblage
Parcels, Lee County, Florida. AHC Technical Report # 814

Ent D (FMSF only)



# **Survey Log Sheet**

Sheet Survey # (FMSF only)

Florida Master Site File Version 4.1 1/07

Consult Guide to the Survey Log Sheet for detailed instructions.

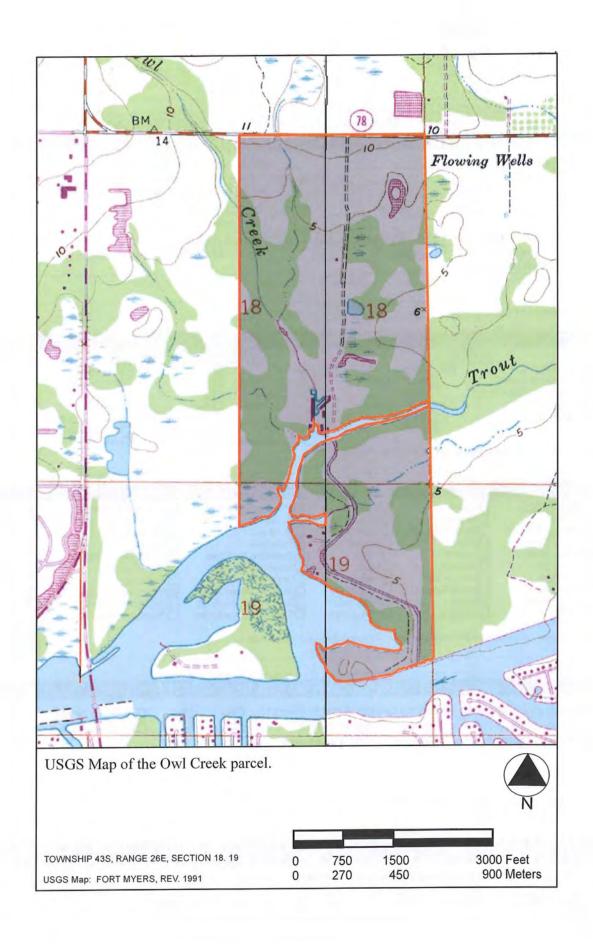
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| Survey Project (name and project phase)                                                                                                                           | Owl Creek Parcel   | - Analysis of      | Potential Impacts 2   | 020.94           |
| Report Title (exactly as on title page)An                                                                                                                         | Analysis of Pote   | ntial Impacts      | to Cultural Resources | on the Owl Creek |
| Parcel, Lee County, Florida                                                                                                                                       |                    |                    |                       |                  |
|                                                                                                                                                                   |                    |                    |                       |                  |
| Report Authors (as on title page, last names f                                                                                                                    | irst) 1. Carr, Rol | bert S.            | 3                     |                  |
| nir d no.                                                                                                                                                         |                    | ohn wesley         | 4                     |                  |
| Publication Date (year) 2020  Publication Information (Give series, number AHC Technical Report #1294                                                             |                    |                    |                       |                  |
| Supervisors of Fieldwork (even if same as a<br>Affiliation of Fieldworkers: Organization                                                                          | uthor) Names Rober | t S. Carr          | v Inc City Davie      | Florida          |
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# **Survey Log Sheet**

Research and Field Methods

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|-----|-----|-----|---|
| υu  | IVC | V I |   |

| Types of Survey (check all that apply):                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | ⊠archaeological □damage assessment                                            | ☐ architectural ☐ monitoring rep | □historical/s<br>oort □other(desc |               | □underwater                                       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|----------------------------------|-----------------------------------|---------------|---------------------------------------------------|
| Scope/Intensity/Procedures A t                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | total of 25 judgment                                                          | al shovel t                      | ests were dug                     | within        | higher probability                                |
| areas and as delineations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | of a positive test                                                            |                                  |                                   |               |                                                   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                               |                                  |                                   |               |                                                   |
| reliminary Methods (check as many                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | y as apply to the project as a v                                              | vhole)                           |                                   |               |                                                   |
| ☑Florida Archives (Gray Building)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | □library research- local public                                               |                                  | □local property or tax            | records       | other historic maps                               |
| Florida Photo Archives (Gray Building)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | □library-special collection - non                                             | local                            | newspaper files                   |               | Soils maps or data                                |
| ☑Site File property search                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | ∠ Public Lands Survey (maps at )                                              | DEP)                             | ✓ literature search               |               | windshield survey                                 |
| ☑Site File survey search                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | □local informant(s)                                                           |                                  | Sanborn Insurance m               | aps           | □ aerial photography                              |
| other (describe):                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                               |                                  |                                   |               | MAN CAREE AND |
| Archaeological Methods (check as n                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | nany as apply to the project as                                               | a whole)                         |                                   |               |                                                   |
| Check here if NO archaeological meth                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                               |                                  |                                   |               |                                                   |
| surface collection, controlled                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | shovel test-o                                                                 | ther screen size                 |                                   | Thlock exca   | vation (at least 2x2 m)                           |
| surface collection, uncontrolled                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | □ water screen                                                                |                                  |                                   | soil resistiv |                                                   |
| ⊠ shovel test-1/4"screen                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | posthole test                                                                 |                                  |                                   | magnetome     |                                                   |
| shovel test-1/8" screen                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | auger tests                                                                   |                                  |                                   | side scan s   |                                                   |
| shovel test 1/16"screen                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | coring                                                                        |                                  |                                   | pedestrian    |                                                   |
| shovel test-unscreened                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                               | on (at least 1x2 m)              |                                   | unknown       |                                                   |
| other (describe):                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                               | for loads. IVE III               |                                   |               |                                                   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                               |                                  |                                   |               |                                                   |
| Historical/Architectural Methods (<br>☑Check here if NO historical/architectu<br>□building permits                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | ural methods were used.  □demolition permits                                  |                                  | □neighbor interview               |               | subdivision maps                                  |
| commercial permits                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | exposed ground inspected                                                      |                                  | occupant interview                |               | ☐tax records                                      |
| interior documentation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | ☐local property records                                                       |                                  | occupation permits                |               | unknown                                           |
| other (describe):                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                               |                                  |                                   |               |                                                   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Survey Results                                                                | (cultural reso                   | urces recorded)                   |               |                                                   |
| Site Significance Evaluated? 🖂                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                               | (ourturer reso                   | ar coa recorded;                  |               |                                                   |
| 그림으로 보고 하다 내가 되었다. 이번 이 그리고 있다면 나가 되었다.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                               |                                  |                                   |               |                                                   |
| Count of Previously Recorded Site                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                               |                                  | ly Recorded Sites                 |               |                                                   |
| Previously Recorded Site #'s with                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Site File Update Forms (List                                                  | site #'s without '               | '8". Attach additional            | pages if ner  | cessary.) LL2397, LL2398,                         |
| L2399                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                               |                                  |                                   |               |                                                   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                               |                                  |                                   |               |                                                   |
| Newly Recorded Site #'s (Are all ori                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | iginals and not updates? List s                                               | ite #'s without "8               | ". Attach additional p            | ages if nece  | ssarv.) LL2825                                    |
| 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | i dia mana i di mana i di m                                                   |                                  |                                   |               | 0000                                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                               |                                  |                                   |               |                                                   |
| Site Forms Used: Site File P                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Onner Form   Dieto File                                                       | Clastronio Dono                  | rding Corn                        |               |                                                   |
| once rottiis used.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | aper rottii 🔲 Site riie                                                       | Electronic Reco                  | ully rolli                        |               |                                                   |
| ***REQUIRED: ATTAC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | H DI OT OF SURVEY                                                             | AREA ON P                        | HUTUCUBA UI                       | Hece          | 1-24 OOO MAD(C)***                                |
| negoined. ATTAG                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | ILLOI OF SOUVE                                                                | ANEA UN F                        | no rocor r or                     | 0303          | 1.24,000 WAF(3)                                   |
| SHPO USE ONLY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | SI                                                                            | IPO USE ON                       | LY                                |               | SHPO USE ONLY                                     |
| rigin of Report: □872 □CARL [<br>□Grant Project #                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | □UW □1A32#                                                                    |                                  | Academic                          | Contract      | ☐ Avocational                                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | The second second second                                                      |                                  |                                   | IOT CRAC F    | TMonitoring Papart                                |
| □0verview □E                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | urvey □Historical/Architectura<br>xcavation Report □Multi-Site<br>□TG □Other: |                                  |                                   |               |                                                   |
| ocument Destination:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                               | Plotability:                     |                                   |               |                                                   |
| - Social of the | -                                                                             | ordonity.                        |                                   |               |                                                   |



#### Page 1



# ARCHAEOLOGICAL SITE FORM FLORIDA MASTER SITE FILE

Version 5.0 3/19

| Site #8    | LL02825   |
|------------|-----------|
| Field Date | 7-29-2020 |
| Form Date  | 9-7-2020  |
| Recorder # |           |

Consult Guide to Archaeological Site Form for detailed instructions

| Site Name(s) _Ow1                                                                                                                             | Creek - 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | V 2000                                                                                                             | ial Impacts                                                                                                                                                                                                  | Multiple Li                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | sting (DHR only)                                                                                                                                                                                                                                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project Name _Ow1                                                                                                                             | Creek Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | of Potent                                                                                                          | ial Impacts                                                                                                                                                                                                  | Survey # (                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | DHR only)                                                                                                                                                                                                                                                                                            |
| Ownership: Imprivate-p                                                                                                                        | orofit □private-nonprofit                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                    | □private-nonspecific □city □co                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | American ☐foreign ☐unknown                                                                                                                                                                                                                                                                           |
|                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                    | OCATION & MAPPI                                                                                                                                                                                              | The state of the s |                                                                                                                                                                                                                                                                                                      |
| Landgrant  JTM Coordinates: Zo  Other Coordinates: X  Address / Vicinity / R                                                                  | one 16 17 Ea<br>X: 81°45'1.07"                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | asting 1 1 26°44                                                                                                   | USGS Date 199  n City Limits?   yes   no     % section:   NW   SW   S % section:   NW   SW   S Tax Parcel #   Northing       112.26" Coordinate Syste                                                        | em & Datum                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                      |
| lame of Public Tract                                                                                                                          | t (e.g., park)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                    | -0                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                      |
|                                                                                                                                               | 100000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | TYPE                                                                                                               | OF SITE (select all the                                                                                                                                                                                      | at apply)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                      |
| Land (terrestrial) Lake/Pond (lacustrine) River/Stream/Creek (rid Tidal (estuarine) Saltwater (marine)                                        | verine)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | flooded<br>dry<br>subterranean)                                                                                    | □log boat □fort □agric/farm building ☑midden □burial mound □mill □building remains □mission                                                                                                                  | shell mound shipwreck nonspecific subsurface feature on surface scatter                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | FUNCTION    campsite     extractive site     Mabilation (prehistoric)     homestead (historic)     dramstead     willage (prehistoric)     town (historic)                                                                                                                                           |
| Other Features or Function                                                                                                                    | ns (Choose from the list or                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | type a response.) 2.                                                                                               |                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | quarry (prehistoric)                                                                                                                                                                                                                                                                                 |
| N35.00                                                                                                                                        | the same of the sa | CONTRACTOR                                                                                                         | E PERIODS (select al                                                                                                                                                                                         | l that annly)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Samuel State of the last                                                                                                                                                                                                                                                                             |
| ABORIGINAL  Alachua  Archaic (nonspecific)  Archaic, Early  Archaic, Middle  Archaic, Late  Belle Glade  Cades Pond  Caloosahatchee  Deptford | Englewood Fort Walton Glades (nonspecific) Glades I Glades II Glades III Hickory Pond Leon-Jefferson Malabar I Malabar II                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Manasota Mississippian Mount Taylor Norwood Orange Paleoindian Pensacola Perico Island Safety Harbor St. Augustine | St. Johns (nonspecific) St. Johns I St. Johns II Santa Rosa Santa Rosa-Swift Creek Seminole (nonspecific) Seminole: Colonization Seminole: 1st War To 2nd Seminole: 2nd War To 3rd Seminole: 3rd War & After | Swift Creek (nonspecific) Swift Creek, Early Swift Creek, Late Transitional Weeden Island (nonspecific) Weeden Island II Weeden Island II Prehistoric (nonspecific) Prehistoric ceramic                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | NON-ABORIGINAL    First Spanish 1513-99     First Spanish 1600-99     First Spanish 1700-1763     First Spanish (nonspecific)     British 1763-1783     Second Spanish 1783-1821     American Territorial 1821-45     American Civil War 1861-65     American 19th Century     American 20th Century |
| Other Cultures (Choose fro                                                                                                                    | om the list or type a respon                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | se. For historic site                                                                                              | s, give specific dates.)  3                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | African-American                                                                                                                                                                                                                                                                                     |
| 2                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                    | 4                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                      |
|                                                                                                                                               | (                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | DPINION C                                                                                                          | OF RESOURCE SIGN                                                                                                                                                                                             | NIFICANCE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                      |
| Potentially eligible as<br>Explanation of Evalua                                                                                              | dividually for National<br>contributor to a Natio<br>ation (required if evaluale<br>ery disturbed b                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | nal Register dis<br>d; use separate she                                                                            | trict? □yes 区                                                                                                                                                                                                | no   insufficient information   insufficient information   icant cultural mater                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                      |
| Recommendations for                                                                                                                           | or Owner or SHPO Ac                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | tion                                                                                                               |                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                      |
| No additional                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                    |                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                      |
| DHR                                                                                                                                           | USE ONLY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                    | OFFICIAL EVALUATION                                                                                                                                                                                          | N DHF                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | R USE ONLY                                                                                                                                                                                                                                                                                           |
| NR List Date                                                                                                                                  | SHPO – Appears to r<br>KEEPER – Determin                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                    | R listing: □yes □no □insul<br>□yes □no                                                                                                                                                                       | fficient info Date                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Init                                                                                                                                                                                                                                                                                                 |
| ☐ Owner Objection                                                                                                                             | NR Criteria for Evalua                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                    |                                                                                                                                                                                                              | egister Bulletin 15, p. 2)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                      |

#### ARCHAEOLOGICAL SITE FORM

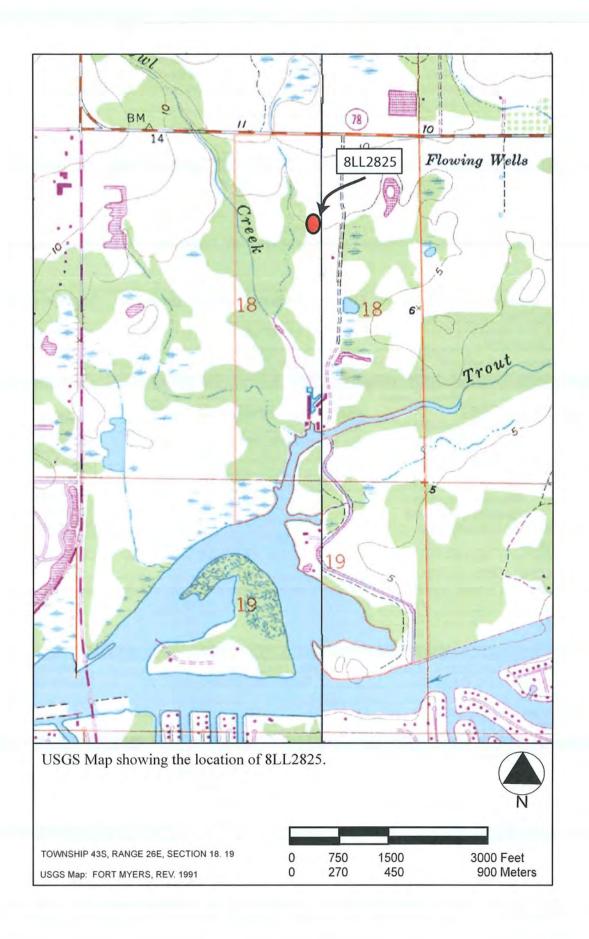
Site #8 **LL02825** 

|                                          |                                 |                                     | FIELD METRO                              | DS (select all th                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | iat apply)                    | ±16                                     |                                                       |
|------------------------------------------|---------------------------------|-------------------------------------|------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|-----------------------------------------|-------------------------------------------------------|
| □no field check                          | <u>SITE DE1</u><br>□expose      |                                     | □screened shovel                         | □bounds                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | unknown                       | SITE BOUNDARY  □ remote sensing         | □unscreened shovel                                    |
| □ literature searce                      | •                               |                                     | Screened shovel-1/                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                               | □exposed ground                         | ⊠screened shovel                                      |
| □informant repo                          |                                 |                                     | □screened shovel-1/                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                               | posthole tests                          | □block excavations                                    |
| ☐remote sensing                          |                                 |                                     | ☐screened shovel-1/                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                               | □auger tests                            | □estimate or guess                                    |
|                                          |                                 |                                     | units; screen size (att                  | ach site plan)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                               |                                         |                                                       |
| Total of fo                              | our (4) posi                    | tive show                           | el tests.                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                               |                                         |                                                       |
|                                          |                                 |                                     |                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                               |                                         |                                                       |
| L                                        |                                 |                                     | SIDED                                    | ESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                               |                                         |                                                       |
| Extent/Size (m <sup>2</sup> )            | 490 <b>D</b> ep                 | th/stratigraph                      | y of cultural deposit (d                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                               |                                         |                                                       |
|                                          |                                 |                                     | co ~50cm below s                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                               |                                         |                                                       |
| Tomporel Interpr                         | atation Compor                  | onto (obook (                       | no): Deingle ee                          | mnonont F                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Imultiple co                  | mponont Wu                              | acertoin                                              |
| Temporal Interpre                        |                                 |                                     | one):                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | ∃multiple co<br>ss temporal a |                                         | ncertain<br>ons:                                      |
|                                          |                                 |                                     |                                          | ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                               |                                         |                                                       |
|                                          |                                 |                                     |                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                               |                                         |                                                       |
| Integrity - Overall                      | l disturbance:                  | □none seen                          | □minor □subst                            | antial Mmajor                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | □redepo                       | sited Didestroyed-r                     | locument!  unknown                                    |
| Disturbances / the                       |                                 |                                     | <u> </u>                                 | antar Milajor                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Штечеро                       | Siled Edesiroyed e                      |                                                       |
|                                          |                                 | e. some                             | site soils are                           | preserved bu                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | t cultur                      | al materials ar                         | e fragmented and                                      |
| poorly pres                              |                                 |                                     |                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                               |                                         |                                                       |
| Surface collection                       | n: area collected               | m                                   |                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | E                             | xcavation: # noncontig                  | guous blocks                                          |
|                                          |                                 | _                                   |                                          | TIFACTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                               |                                         |                                                       |
| Total Artifacts #_                       |                                 | unt Oestimate                       |                                          | Subsurf                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                               |                                         |                                                       |
| COLLECTION SI<br>☐unknown [              | ELECTIVITY<br>⊠unselective (all | (artifacta)                         | ARTIFACT CATE  A - Lithics               | GURIES and DISF                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <u>OSITIONS</u>               |                                         | osition from the list below                           |
|                                          | ☑selective (an ☐selective (and  |                                     | A - Aborigina                            | al ceramics                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                               | for each artifa                         | ct category selected at left                          |
|                                          | ☐mixed selectivi                |                                     |                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                               | A - category al                         |                                                       |
| SPATIAL CONTI                            |                                 | ,                                   | -                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                               |                                         | in category collected                                 |
| □uncollected [                           |                                 |                                     |                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                               |                                         | rst hand, but not collected                           |
|                                          | ☑controlled (by s               |                                     | -                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                               |                                         | nd subsequently left at site eported category present |
| L<br>□other (describe                    | □variable spatia                |                                     |                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                               | U - unknown                             | oponios category procent                              |
| Artifact Comment                         |                                 | siow)                               |                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                               |                                         |                                                       |
| artifacts w                              | ere sparse                      |                                     | y fragmented an                          | d contained s                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | small Sar                     | nt Tempered Pla                         | in crumb flakes                                       |
| and a singl                              | e chert fla                     | ke.                                 |                                          | 2.15.13                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                               |                                         |                                                       |
| <u>DIAGNOSTICS</u> (                     | type or mode, ar                |                                     | e.g., Suwanee ppk, he                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | •                             | eck-stamped, ironstone                  | ,                                                     |
| 1                                        |                                 | N=                                  | 4                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | =7                            | •                                       |                                                       |
| 2                                        |                                 | N=<br>N=                            | 56.                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | =                             | *************************************** | N=<br>N=                                              |
| ٥.<br>ا                                  |                                 |                                     |                                          | RONMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 9.                            | •                                       | IV=                                                   |
| Nearest fresh wat                        | er <b>T</b> vne Small           | l Stream                            |                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                               | <b>D</b> istance f                      | rom site (m)60                                        |
| Natural communit                         |                                 |                                     |                                          | phy_Stream sh                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | nore                          |                                         | nm Max <u>2</u> m                                     |
| Local vegetation                         |                                 |                                     |                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                               |                                         |                                                       |
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Required Attachments

• PHOTOCOPY OF 7.5' USGS QUAD MAP WITH SITE BOUNDARIES MARKED and SITE PLAN

Plan at 1:3,600 or larger. Show boundaries, scale, north arrow, test/collection units, landmarks and date.



# Analysis of Impacts from Proposed Changes

(Exhibits M14, M16 & T5)

CPA2020-00004 & CPA2020-00005

Traffic Impact Statement

Supplement to Traffic Impact Statement - March 2021

Revised Public Facilities Impact Narrative - February 2022

Includes LCU No Objection Letter for FGUA Sanitary Service



Professional Engineers, Planners & Land Surveyors

### OWL CREEK RESERVE Comprehensive Plan Amendment

Public Facilities Impacts Narrative EXHIBIT "M14 & 16" / "T5" CPA2020-00004 & CPA2020-00005 Revised February 2022

This analysis utilizes the data provided in the 2019 Lee County Public Facilities Level of Service and Concurrency Report.

The Owl Creek Reserve property is located on the south side of N. River Road approximately ½ mile east of the intersection of SR 31 and N. River Road within the North Olga area of the Northeast Lee County Planning Community. The plan amendment for Owl Creek Reserve includes the following requests to allow incentives for protection of environmentally sensitive lands within the Rural future land use category for clustered planned developments within the North Olga Planning Community area:

The Owl Creek application includes the following requests:

- Amendment to Future Water Service Areas, Lee County Utilities (Lee Plan Map 6) to
  place the property within the Lee County Utilities Future Water Service Area to allow for
  privately funded expansion of water service.
  - Note: Wastewater will be provided by Florida Governmental Utility Authority (FGUA) with privately funded expansion of sewer service.
- Associated Text Amendment to following:
  - Policy 124.1.1 The applicant initially proposed language to allow preserved wetlands adjacent to Rural areas within North Olga Planning Community to be transferred to developable adjacent uplands and Lee County staff has proposed revised language to apply to all Rural areas.
  - Table 1(a) Amend footnote 8 for wetlands adjacent to Rural areas consistent with above
  - North Olga Community Plan As amended with Lee County staff, add new Policy 29.2.4: As an incentive to preserve, enhance, and restore indigenous Rare and Unique upland habitats on land within the Rural future land use category, one (1) additional dwelling unit may be created for each one (1) acre of created, preserved and/or restored indigenous Rare and Unique upland habitats if approved and developed as a unified planned development that meets all the following criteria:
    - Development is clustered so as to maintain large, contiguous tracts of open space and protect environmentally sensitive areas. To comply with this criteria, a minimum of 60% open space is required, of which 50% must be indigenous preserve. The indigenous preserve may consist of preserved existing indigenous wetlands and/or uplands and/or created or restored wetlands, flowways, or Rare and Unique upland habitats. Management and monitoring of the indigenous preserve must be in compliance with the indigenous management plan required by the LDC. Monitoring timelines will be extended as needed to assure success

#### SERVING THE STATE OF FLORIDA

- criteria established in the indigenous management plan is achieved for at least five consecutive years.
- 2. Creation, preservation, and/or restoration of indigenous Rare and Unique upland habitats, as defined, must meet the following:
  - a. The area of the Rare and Unique upland habitats must comply with the minimum dimensions required for indigenous open space areas set forth in the LDC.
  - b. The land where creation and/or restoration of indigenous Rare and Unique upland habitats will occur must contain the soil(s) needed to support the establishment and success of the indigenous Rare and Unique upland habitats.
  - c. Habitats impacted by logging, drainage, and/or exotic infestation may not count towards the density incentive unless restored to standards established in an approved site specific ecological restoration plan. The ecological restoration plan must include, at a minimum, a replanting plan, habitat restoration plan, success criteria, and long-term monitoring and maintenance criteria.
  - d. A Conservation Easement, to be dedicated to the appropriate maintenance entity that provides Lee County or some other public agency, acceptable to Lee County, with third party enforcement rights must be recorded for areas used towards the density incentive. All Conservation Easements required as part of the planned development must be recorded within 5 years from first development order approval.

There is a concurrent minor residential planned development application for ±342.68 acres to accommodate the proposed clustered development (DCl2021-00011). The resultant density for the subject property will be a maximum of 380 single-family and/or two-family attached dwelling units which is an increase of 157 dwelling units that could be developed under the existing conditions. The following analysis establishes that the additional proposal will not adversely impact public services.

#### Sanitary Sewer

The Owl Creek property's existing and proposed density does not meet those required for connection and the site is not located within a franchised service area. Placing the Owl Creek property on centralized sanitary sewer service is a benefit to the public given the location of the adjacent waterways. Given that the Owl Creek property is not currently in a sanitary sewer service area, if single-family residences were developed on the property, each unit would have to be on an individual septic system that would be subject to individual maintenance or lack of maintenance at the whim of the individual homeowner.

The project proposes that the project area be added to the Florida Governmental Utility Authority (FGUA) service area with privately funded expansion of sewer infrastructure to serve the project. A letter of availability dated September 3, 2020 is attached demonstrating that FGUA presently has sufficient treatment capacity to accommodate the proposed flows. The letter further indicated that FGUA has wastewater lines in operation in the vicinity of the site, however, developer funded system enhancements such as line extensions may be required. The closest sewer forcemain is 16" located approximately 2.75 miles away at Bayshore Rd. & Bay Point Blvd. A letter of no objection from Lee County Utilities has been obtained and is attached. During design, the FGUA Utilities Operations Manual requires the project engineer to perform hydraulic computations to determine what impact, if any, this project will have on their existing water and wastewater systems.

Although Lee County Utilities has indicated in the submitted letter of availability that it presently

has sufficient capacity to provide sanitary sewer service which would be provided by the City of Fort Myers North Water Reclamation Facility, the nearest wastewater mains are located on the south side of the Caloosahatchee River along S.R. 80 (Palm Beach Blvd). Connection to the Lee County system is not possible since the existing SR 31 bridge is a draw bridge. Since FGUA's wastewater facilities are located in the same vicinity of the nearest Lee County Utilities water facilities, connection to FGUA is the most economically viable option. Lee County Utilities has issued a letter of no objection to FGUA providing sanitary sewer service to the site. The 2019 Concurrency Report states that all systems are operating within capacity and meet the LOS standard for unincorporated Lee County.

The plant has a permitted treatment capacity of 4.25 million gallons per day (MGD). The Level of Service (LOS) Standard, per Lee Plan Policy 95.1.3, is 200 gallons per day per Equivalent Residential Connection (ERC) or for the purposes of this analysis, per each residential dwelling unit that is connected to the system. The Owl Creek project proposes to connect a maximum of 385 residential dwelling units to the FGUA sewer system.

Existing Development Potential: 223 maximum residential 223 ERC x 200 GPD = 44,600 GPD

<u>Proposed Development Potential: 157 additional (380 maximum residential):</u> 157 ERC x 200 GPD = 31,400 GPD

Total: 76,000 GPD

According to the 2019 Lee County Concurrency Report, major regional central systems providing service in unincorporated Lee County includes BSU, FGUA, City of Fort Myers (FM), GIWA, and LCU and all systems are operating within capacity and meet the LOS standard for unincorporated Lee County.

The Del Prado Wastewater Treatment Plant had a maximum average daily flow over a 12 month period of 5.205 MGD in August 2019. The maximum three-month average daily flow was 4.087 in September 2019. The permitted capacity of 4.250 is annual average daily flow and not maximum. The submitted letter of availability from FGUA demonstrates that they have sufficient treatment capacity to accommodate the flows of up to 110,000 GPD which exceeds the 76,000 GPD. FGUA has programmed plant expansions and expansion of the disposal of treated effluent, including providing effluent to the City of Cape Coral for irrigation uses. These plant expansions will allow FGUA to continue to expand the sewer service they provide to North Fort Myers, including to the Owl Creek project.

#### **Potable Water**

The Owl Creek property's existing and proposed density does not meet those required for connection and the site is not located within a franchised service area. Placing the Owl Creek project on centralized potable water service is a public benefit given it would eliminate individual wells with their associated impacts. An amendment to Lee Plan Map 6 is proposed to place the property within the Lee County Utilities Future Water Service Area to allow for privately funded expansion of water infrastructure to serve the project. A letter of availability from Lee County Utilities is attached demonstrating sufficient capacity exists and that the site will be serviced by North Lee County Water Treatment Plant. The LOS standard for Potable Water is 250 gallons (per Policy 95.1.3) per residential connection or unit.

Existing Development Potential: 223 maximum residential 223 ERC x 250 GPD = 55,750 GPD

# <u>Proposed Development Potential: 157 additional (380 maximum residential):</u> 157 ERC x 250 GPD = 39,250 GPD

Total: 95,000 GPD

According to the 2019 Concurrency report, Lee County Utilities has a capacity of 50.9 MGD and planned capacity of 55.3 MGD. In 2016, 158,611 ERCs were served by LCU. The number of ERCs projected for 2023 are 177,652 units with 223,893 units projected for 2040. Lee County Utilities has excess capacity to accommodate the currently approved 223 maximum dwelling units and the additional proposed 157 dwelling units totaling 380 dwelling units. The additional units are well within the projected growth of 177,652 ERCs to be served by 2023 and 223,893 ERCs to be served by 2040. Therefore, Lee County Utilities has adequate capacity to service the proposed development.

#### **Surface Water/Drainage Basins**

Lee Plan Map 18 identifies the subject property as being within the Trout Creek and Owl Creek Watershed areas. These creeks traverse the property and are tidally influenced in the area of the project. These creeks connect to the Caloosahatchee River just south of the project area. LOS standards for surface water management are contained in Lee Plan Policy 95.1.3 which provides a system requirement to prevent the flooding of designated evacuation routes on Lee Plan Map 15 from the 25-year, 3-day storm event (rainfall) for more than 24 hours. Runoff from the developed site will continue to discharge to tidal creeks and rivers and will not cross any public road or evacuation route. The developed site will contain increased site storage and decreased discharge compared to the current site conditions. The 2019 Concurrency Report confirms that none of the evacuation routes in the studied watersheds are anticipated to be flooded for more than 24 hours, and that new developments that receive approval from the South Florida Water Management District will be deemed concurrent with the Lee Plan's surface water management LOS. The Owl Creek project will receive approval for an Environmental Resource Permit from the South Florida Water Management District and, as such, will be concurrent with the surface water management Level of Service standards of the Lee Plan. Please refer to the Stormwater Planning Report for more details.

#### Parks, Recreation, and Open Space

The Lee Plan measures the minimum acceptable Level of Service for Parks, Recreation, and Open Space by two standards, Regional Parks and Community Parks. Policy 95.1.3 provides the minimum acceptable levels of service. For Regional Parks, it is 6 acres of developed regional park land open for public use per 1,000 total seasonal county population. For Community Parks, it is .8 acres of developed standard community parks open for public use per 1,000 permanent population, unincorporated Lee County. The non-regulatory Desired Future Level of Service for Community Parks is two (2) acres per 1,000 permanent population.

#### Regional Parks

The 2019 Lee County Concurrency report states there are 3,029 acres of existing Regional Parks by Lee County, representing roughly 43% of the existing regional park acreage when considering all jurisdictions. The inventory of existing regional parks operated by local, state and federal governments totals 7,051 acres which is sufficient to meet the required standard of 6 acres per 1,000 total seasonal county population:

842,000 [seasonal county population] (6 acres/1,000) = 5,052 acres
The report further states that the existing inventory meets the regional park level of service standard in the county for the year 2018 and will continue to do so at least through the next five years of the CIP.

The requested 380 dwelling units (increase of 157 units) will not negatively impact the

regional parks level of service. The non-regulatory level of service standard is 5,052 acres of Regional Parks is far exceeded with the existing 7,051 acres. There is adequate acreage within the existing Regional Parks to meet the needs of the 380 dwelling units.

#### Community Parks

The non-regulatory Level of Service Standard for Community Parks is currently eight-tenths (0.8) acres of developed standard Community Parks open for public use per 1,000 permanent population in the unincorporated area of each district. The 2019 Concurrency Report states that there are 743 acres of existing Community Parks within unincorporated Lee County. The capacity needed to meet the Lee Plan non-regulatory level of service standard is equal to:

355,737 [permanent county population/unincorporated areas only] (0.8 acres/1,000) = 285 acres

The report further states that the existing inventory exceeds the community park level of service standard in the county for the year 2018 and will continue to do so at least through the next five years of the CIP.

The requested 380 dwelling units (increase of 157 units) will not negatively impact the community parks level of service. The non-regulatory level of service standard of 285 acres of Community Parks is far exceeded with the existing 743 acres. There is adequate acreage within the existing Community Parks to meet the needs of the 380 dwelling units.

#### **Public Schools**

The Owl Creek project is located within the East Zone, E2. Lee Plan Policy 67.1.1 and Policy 95.1.3(6) provide that the level of service standards for Elementary School, Middle School, High School and Special Purpose Facilities is 100% of Permanent FISH Capacity as adjusted by the School Board annually to account for measurable programmatic changes.

The 2019 Concurrency Report shows the following for the east zone: elementary schools: 448 total available capacity, middle schools: 439 deficit in available capacity, high schools: 524 deficit in available capacity on January 23, 2019 and projected capacity for 2019-2020 shows the same capacity for elementary schools, a deficit of 219 for middle schools and a deficit of 28 for high schools. Interim deficits are met by adding 220 portable middle school seats and an addition at Lehigh High which added 496 high school seats. LOS standards will be met by the construction of a new middle school to open in 2021-2022 which will add 1,210 seats and new high school to open portables in 2020-2021 with 380 freshman seats followed by opening in 2021-2022 creating 1,520 additional seats. This will result in all zones meeting the adopted LOS standard.

The School District of Lee County uses a generation rate of .297 students per each single-family dwelling unit. This rate is further broken down by school type, with a rate of .149 for elementary, .071 for middle school, and .077 for high school. Utilizing these rates results in a demand of 116 school-aged children, 57 elementary students, 27 middle school students, and 30 high school students for the Owl Creek project. The attached letter from The School District of Lee County evaluated 440 dwelling units and demonstrates that although capacity is an issue within the Concurrency Service Area (CSA) at the high school level, capacity is available in the adjacent CSA. The concurrency system allows contiguous districts to provide capacity when capacity in the project's District is not available.

#### Solid Waste

Solid waste services for the property will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill.

LOS Standard: 7 pounds per day per capita

Current Available Capacity: 8.3 pounds per day per capita

Existing Development Potential: 223 maximum residential 223 dwelling units x 2.35 persons per unit = 525 persons 525 persons x 7 lbs/day = 3,675 lbs

Proposed Development Potential: 157 additional (385 maximum residential):

157 dwelling units x 2.35 persons per unit = 369 persons 369 persons x 7 lbs/day = 2,583 lbs

Total: 6,258 lbs

The 2019 Concurrency Report provides that all unincorporated areas of Lee County are concurrent with the Level of Service standard set forth in the Lee Plan for solid waste. The report further states, "At the total available system capacity of 1,134,667 tons per year, the Lee County IWMS would be capable of providing a 7.0 lb/capita/day level of service to a full-time combined Lee and Hendry County population of 888,000." The proposed increase in density will result in the generation of an additional 2,583 pounds per day which can be accommodated by the capacity of the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill.

#### **Conclusions**

As this analysis demonstrates, there are adequate public facilities to support the development of the Owl Creek property as proposed. The plan amendment for Owl Creek will not cause any public facility deficiencies.



Kevin Ruane District One

January 25, 2021

Via E-Mail

Cecil L. Pendergrass District Two

Ray Sandelli District Three

Brian Hamman District Four

Frank Mann District Five

Roger Desjarlais County Manager

Richard Wesch County Altorney

Donna Marie Collins County Hearing Examiner Stacy Ellis Hewitt, AICP

**Banks Engineering** 

10511 Six Mile Cypress Parkway

Fort Myers, FL 33966

RE: Letter of No Objection for sewer service by FGUA

Owl Creek; 12850 N. River Road, 18420 and 17900 Owl Creek Drive

Strap #s: 18-43-26-00-00002.0020, 18-43-26-00-00002.0000, and 19-43-

26-00-00002.1020

Dear Ms. Hewitt:

This letter is in response to your request for a Letter of No Objection to Florida Governmental Utility Authority (FGUA) providing sanitary sewer service to the above referenced addresses.

Please be advised that the subject addresses are not located within Lee County Utilities' (LCU) service area and we have no sanitary sewer lines in operation adjacent to the site.

Per Lee Plan Policy 56.1.1, LCU may object to sanitary sewer utilities applying to provide or expand service to areas within unincorporated Lee County that are not included in the areas illustrated on Map 7.

LCU has no objection to the FGUA providing sanitary sewer service to the subject addresses.

If you should have any questions, or require further assistance, please do not hesitate to contact our office at (239)533-8181.

Sincerely,

Nathan Beals, PMP

**Utilities Planning Manager** 

(239) 533-8157

LEE COUNTY UTILITIES



2726 OAK RIDGE COURT, SUITE 503 FORT MYERS, FL 33901-9356 OFFICE 239.278.3090 FAX 239.278.1906

> TRAFFIC ENGINEERING TRANSPORTATION PLANNING SIGNAL SYSTEMS/DESIGN

# TRAFFIC IMPACT STATEMENT

**FOR** 

# OWL CREEK COMPREHENSIVE PLAN AMENDMENT & REZONING

(PROJECT NO. F2006.14)

#### PREPARED BY:

TR Transportation Consultants, Inc. Certificate of Authorization Number: 27003 2726 Oak Ridge Court, Suite 503 Fort Myers, Florida 33901-9356 (239) 278-3090

July 29, 2020



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- I. INTRODUCTION
- II. EXISTING CONDITIONS
- III. COMPREHENSIVE PLAN AMENDMNET
- IV. TRIP GENERATION
- V. COMPREHENSIVE PLAN AMENDMENT ANALYSIS
- VI. ZONING ANALYSIS
- VII. CONCLUSION

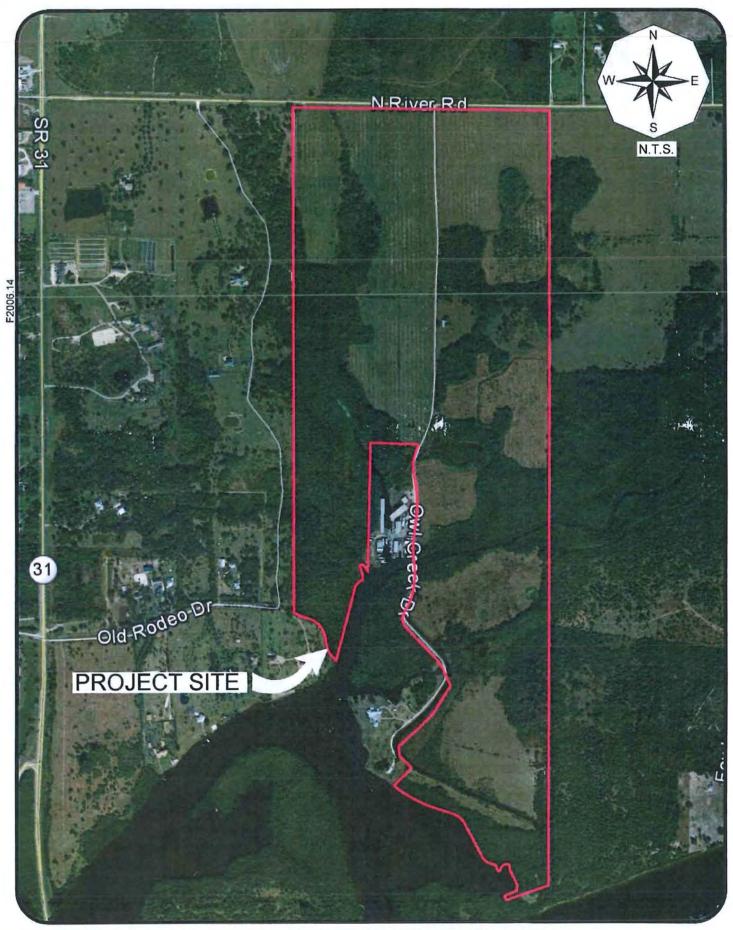


#### I. INTRODUCTION

TR Transportation Consultants, Inc. has conducted a traffic impact statement to fulfill requirements set forth by the Lee County Department of Community Development for projects seeking amendment to the Comprehensive Land Use Plan and re-zoning approval. The subject site is located along the south side of North River Road and approximately ½ mile to the east of SR 31 in Lee County, Florida. Figure 1 illustrates the approximate location of the subject site.

The analysis in this report will determine the impacts of change in land use designation on the approximately 348.8 acre subject site from Rural and Wetlands to a Sub-Outlying Suburban land use category to permit the development of the subject site with up to 440 single-family residential dwelling units. The analysis will also determine the impacts of the proposed rezoning from Agricultural-2 (AG-2) to a Residential Planned Development (RPD) to allow the subject site to be developed with up to 440 single-family residential dwelling units. The transportation related impacts of the proposed Comprehensive Plan Amendment will be assessed based on evaluation of the long range impact (20-year horizon) and short range impact (5-year horizon) the proposed amendment would have on the existing and future roadway infrastructure. The transportation related impacts of the proposed rezoning will be evaluated based on the estimated build-out year of the project and the impacts the proposed rezoning will have on the surrounding roadway infrastructure. Access to the subject site is proposed to North River Road and to Owl Creek Drive via multiple connections as shown on the site plan.

This report examines the impact of the development on the surrounding roadways. Trip generation and assignments to the various roadways within the study area will be completed and analysis conducted to determine the impacts of the development on the surrounding roadways.





PROJECT LOCATION MAP OWL CREEK



#### II. EXISTING CONDITIONS

The subject site is bisected by Owl Creek Drive and is currently vacant. The site is generally bordered by North River Road to the north, vacant land to the east, Caloosahatchee River and a boat storage facility to the south, and by residential uses and vacant land to the west.

**North River Road** is a two lane undivided arterial that borders the subject site to the north. North River Road has a posted speed limit of 55 mph and is under the jurisdiction of the Lee County Department of Transportation.

Owl Creek Drive is a two lane undivided local roadway that bisects the subject site. Based on the Lee County's *Find My Road* GIS webpage, Owl Creek Drive has a speed limit of 25 mph and is privately maintained.

#### III. COMPREHENSIVE PLAN AMENDMENT

The Comprehensive Plan Amendment would change the future land use designation on the approximate 348.8 acre subject site from Rural and Wetlands to a Sub-Outlying Suburban land use category to permit the development of the subject site with up to 440 single-family residential dwelling units. Under the existing Rural land use category, approximately 213.2 acres of property can be developed with up to 213 residential dwelling units (1 dwelling unit/acre). The remaining of the property (135.6 acres) is under the Wetlands land use category and can be developed with up to 7 residential dwelling units (1 dwelling unit/20 acres). Therefore, under the existing Rural and Wetlands land use categories the subject site can be developed with a total of 220 residential dwelling units. **Table 1** summarizes the land uses that could be constructed under the existing land use designations and the intensity of uses under the proposed land use designation.



Table 1 Land Uses Owl Creek

| Existing/<br>Proposed | Land Use Category        | Intensity                                                                                     |
|-----------------------|--------------------------|-----------------------------------------------------------------------------------------------|
| Existing              | Rural & Wetlands         | 220 Dwelling Units (Rural ≈ 213.2 acres @ 1 DU/Acre & Wetlands ≈ 135.6 acres @ 1 DU/20 Acres) |
| Proposed              | Sub-Outlying<br>Suburban | 440 Dwelling Units                                                                            |

#### IV. TRIP GENERATION

The trip generation for the permitted and proposed development was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled *Trip Generation*, 10<sup>th</sup> Edition. Land Use Code 210 (Single-Family Detached Housing) was utilized for the trip generation purposes of the permitted and proposed residential uses on the subject site. The trip generation equations utilized for from this land use are attached to the Appendix of this report for reference. **Table 2** and **Table 3** outline the anticipated weekday AM and PM peak hour trip generation based on the existing and proposed future land use category, respectively.

Table 2
Trip Generation
Based on Existing Land Use Category
Owl Creek

| - 10 Marie -                                              | Weekday AM Peak Hour |     |       | Weekd | Daily |       |         |
|-----------------------------------------------------------|----------------------|-----|-------|-------|-------|-------|---------|
| Land Use                                                  | In                   | Out | Total | In    | Out   | Total | (2-way) |
| Single-Family<br>Detached Housing<br>(220 Dwelling Units) | 40                   | 121 | 161   | 137   | 80    | 217   | 2,148   |



Table 3
Trip Generation
Based on Proposed Land Use Category
Owl Creek

|                      | Weekday AM Peak Hour |      |                      | Weekd | Daily     |       |         |
|----------------------|----------------------|------|----------------------|-------|-----------|-------|---------|
| Land Use             | In                   | Out  | Total                | In    | Out       | Total | (2-way) |
| Single-Family        |                      |      |                      | ľ.    | :         |       |         |
| Detached Housing     | 79                   | 238  | 317                  | 265   | 156       | 421   | 4,064   |
| (440 Dwelling Units) |                      | * ** | Carrier and a second |       | an the st |       |         |

**Table 4** indicates the trip generation difference between the proposed and existing land use categories. The long range transportation impact (20-year horizon) and the short range transportation impact (5-year horizon) will be evaluated based on the resultant trip change illustrated in Table 4.

Table 4
Trip Generation – Resultant Trip Change
Owl Creek

| Land Use                                           | A.M. Peak Hour |      |       | P.M. Peak Hour |     |       | Daily<br>(2-way) |
|----------------------------------------------------|----------------|------|-------|----------------|-----|-------|------------------|
|                                                    | In             | Out  | Total | In             | Out | Total | ] ( 3)           |
| Proposed Land Use Designation (440 Dwelling Units) | 79             | 238  | 317   | 265            | 156 | 421   | 4,064            |
| Existing Land Use Designation (220 Dwelling Units) | -40            | -121 | -161  | -137           | -80 | -217  | -2,148           |
| Resultant Trip Change                              | +39            | +117 | +156  | +128           | +76 | +204  | +1,916           |

The resultant trip change in Table 4 indicates that the trip generation will be <u>increased</u> in the AM and PM peak hour conditions as a result of this land use change.

#### V. COMPREHENSIVE PLAN AMENDMENT ANALYSIS

The Comprehensive Plan Amendment would change the future land use designation on the approximately 348.8 acre subject site from Rural and Wetlands to a Sub-Outlying Suburban land use category to permit the development of the subject site with up to 440 single-family residential dwelling units. The transportation related impacts of the



proposed Comprehensive Plan Amendment were evaluated pursuant to the criteria in the application document. This included an evaluation of the long range impact (20-year horizon) and short range impact (5-year horizon) the proposed amendment would have on the existing and future roadway infrastructure.

#### Long Range Impacts (20-year horizon)

The Lee County Metropolitan Planning Organization's (MPO) 2040 Long Range Transportation Plan was reviewed to determine if any future roadway improvements were planned in the vicinity of the subject site. Based on the review, the only roadway improvement within the vicinity of the subject site shown on the 2040 Cost Feasible Plan is the widening of SR 31 to a four lane facility from SR 80 (Palm Beach Boulevard) to Lee/Charlotte County line. There are no other programmed improvements within the vicinity of the subject site. The 2040 Lee County MPO Highway Cost Feasible Plan is attached the Appendix of this report for reference.

The Lee County Metropolitan Planning Organization's (MPO) long range transportation plan along with the FDOT District One travel model were also reviewed in order to determine the impacts the amendment would have on the surrounding area. The base 2040 loaded network volumes were determined for the roadways within the study area and then the PM peak hour trips to be generated by additional trips shown in Table 4 were then added to the projected 2040 volumes. The Level of Service for the surrounding roadways was then evaluated. The Level of Service threshold volumes were derived based on the Lee County's Generalized Peak Hour Directional Service Volumes table as well as FDOT's Generalized Peak Hour Directional Volumes, Table 7.

The results of the analysis indicate that the addition of the trips as a result of the proposed amendment to the projected 2040 volumes will not cause any roadway links to fall below the recommended minimum acceptable Level of Service standards. Buckingham Road to the south of SR 31 was shown to operate at a poor Level of Service in the 2040 background (without project traffic) conditions. However, Buckingham Road is shown to be widened to a four-lane facility on the Lee County's 2040 Needs Plan. Buckingham



Road would to operate at acceptable Level of Service as a four-lane facility. All other roadways are shown to operate at or above the minimum recommended Level of Service in 2040 both with and without the project traffic added to the surrounding roadway segments.

A Level of Service analysis for the 2040 Existing plus Committed (E + C) roadway network is attached to this report for reference. **Table 1A** and **Table 2A** reflect the Level of Service analysis based on the 2040 conditions. The resultant land use change will not impact the results of the Level of Service analysis as reported in the adopted 2040 travel model. Therefore, no changes to the adopted long range transportation plan are required as result of the proposed land use change.

#### Short Range Impacts (5-year horizon)

The 2020 – 2024 Lee County Five Year Capital Improvement Programs (CIP) as well as the Florida Department of Transportation Adopted Work Programs were reviewed to determine the short term impacts the proposed land use change would have on the surrounding roadways. Based on the review, the only roadway improvement funded within the vicinity of the subject site is the widening of SR 31 to a four lane facility from SR 78 (Bayshore Road) to Cook Brown Road. There are no other programmed improvements to the roadway network identified in either work program within the vicinity of the subject site.

As can be depicted from Table 4 of this report, the proposed map amendment will increase the overall trip generation potential of the subject site by approximately 156 vehicles during the A.M. peak hour and 204 vehicles during the P.M. peak hour. Table 3A and Table 4A attached to this report indicate the projected 5-year planning Level of Service on the area roadways based on the additional trips shown in Table 4. The existing peak hour, peak season, peak direction traffic volumes on the various roadway links maintained by Lee County were obtained from the most recent Lee County Public Facilities Level of Service and Concurrency Report. The existing peak hour, peak season, peak direction traffic volumes for state maintained roadways were derived by



factoring the latest AADT volumes by appropriate K & D factors. The existing peak hour, peak season, peak direction traffic volumes were then factored by the appropriate annual growth rates in order to obtain the 2025 background traffic conditions on the area roadway network. The growth rates for each roadway were calculated based on historical traffic data obtained from the FDOT's Florida Traffic Online resource as well as the traffic data from the latest Lee County Traffic Count Report. Based on the projected traffic distribution, the roadway link data was analyzed for the year 2025 without the proposed amendment and year 2025 with the proposed amendment. Traffic data obtained from the aforementioned Lee County and FDOT resources is attached to the Appendix of this report for reference.

The results of the analysis indicate that the addition of the trips as a result of the proposed amendment to the projected 2025 volumes will not cause any roadway link to fall below the minimum acceptable Level of Service standards. All analyzed roadways were shown operate within their recommended minimum Level of Service standards.

The proposed Comprehensive Plan Amendment is to change the future land use designation on the approximately 348.8 acre subject site from Rural and Wetlands to a Sub-Outlying Suburban land use category to permit the development of the subject site with up to 440 single-family residential dwelling units. Based on the analysis, no modifications will be necessary to the Lee County or FDOT short term capital improvement programs.

#### VI. ZONING ANALYSIS

An analysis was also completed to support the rezoning of the subject from Agricultural-2 (AG-2) to a Residential Planned Development (RPD) to allow the subject site to be developed with up to 440 single-family residential dwelling units. The zoning analysis was completed based on the trip generation shown in Table 3 of this report.



The trips the proposed development is anticipated to generate, as shown in the Table 3, were assigned to the surrounding roadway network based upon the routes drivers are anticipated to utilize to approach the subject site. Based on the current and projected population in the area and other existing or planned competing/complementary uses in the area, a distribution of the site traffic was formulated. **Figure 2** illustrates the anticipated trip distribution on North River Road as well as the assignment of the project related trips to the site access drive on North River Road and adjacent intersections.

In order to determine which roadway segments surrounding the site will be significantly impacted as outlined in the Lee County Traffic Impact Statement Guidelines, **Table 5A**, contained in the Appendix, was created. This table indicates which roadway links will experience a significant impact as a result of the added development traffic. Significant impact is defined as any roadway projected to experience greater than 10% of the Peak Hour – Peak Direction Level of Service "C" volumes.

The Level of Service threshold volumes were derived based on the Lee County's Generalized Peak Hour Directional Service Volumes table as well as FDOT's Generalized Peak Hour Directional Volumes, Table 7. Based on the information contained within Table 5A, North River Road west of Owl Creek Drive as well as SR 31 between SR 80 (Palm Beach Boulevard) and North River Road are shown to be significantly impacted due to the addition of the project traffic.

#### Level of Service Analysis

A horizon year analysis of 2025 was selected as the analysis year to evaluate the future impacts this project will have on the surrounding roadway network. Based on this horizon year, a growth rate was applied to the existing traffic conditions for all roadway links in the study area. Based on the project distribution illustrated on Table 5A, the link data was analyzed for the year 2025 without the development and year 2025 with the development.

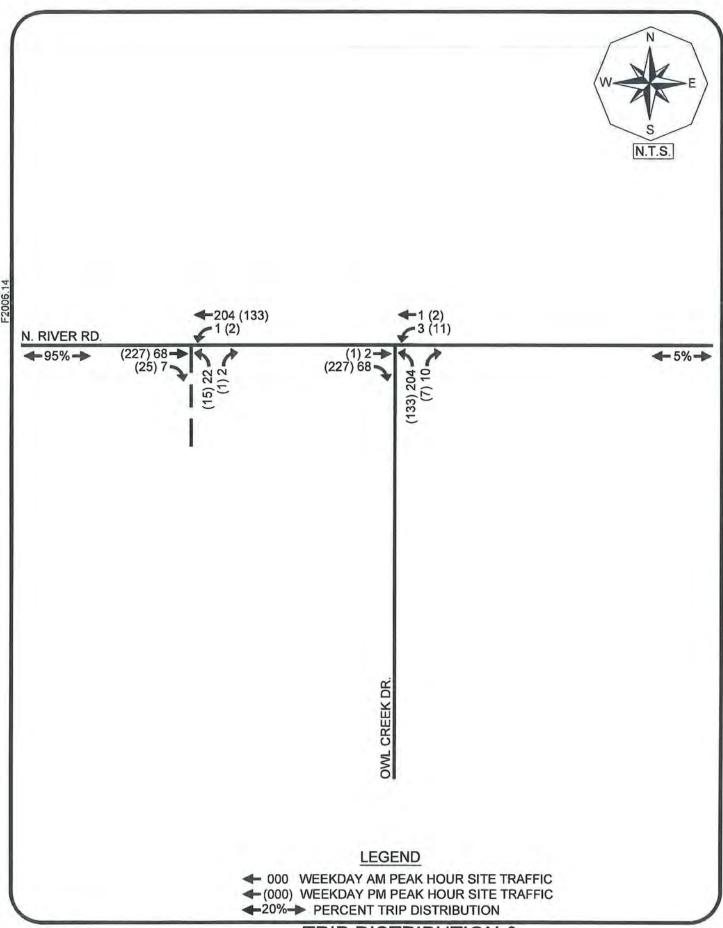


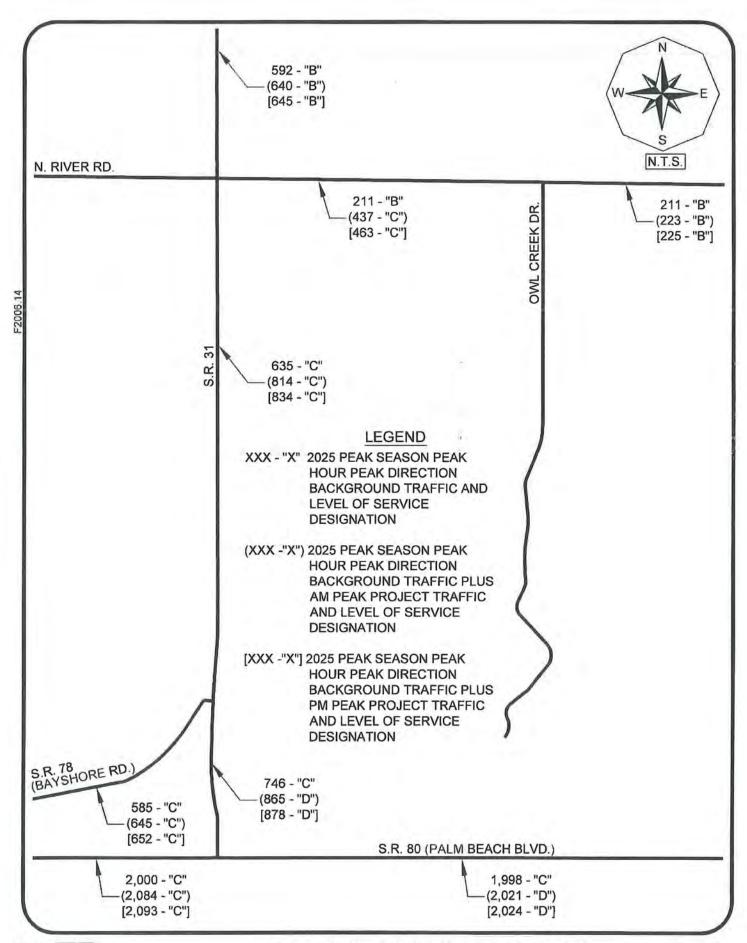




Table 6A in the Appendix of the report indicates the methodology utilized to obtain the year 2025 background and build-out traffic volumes. The existing peak hour, peak season, peak direction traffic volumes on the roadway links maintained by the Lee County were obtained from the most recent Lee County *Public Facilities Level of Service and Concurrency Report*. The existing peak hour, peak season, peak direction traffic volumes for state maintained roadways were derived by factoring the latest AADT volumes by appropriate K & D factors. The existing peak hour, peak season, peak direction traffic volumes were then factored by the appropriate annual growth rates in order to obtain the 2025 background traffic conditions on the area roadway network. The growth rates for each roadway were calculated based on historical traffic data obtained from the FDOT's *Florida Traffic Online* resource as well as the traffic data from the latest *Lee County Traffic Count Report*.

Figure 3 indicates the year 2025 peak hour – peak direction traffic volumes and Level of Service for the various roadway links within the study area. Noted on Figure 3 is the peak hour – peak direction volume and Level of Service of each link should no development occur on the subject site and the peak hour – peak direction volume and Level of Service for the weekday A.M. and P.M. peak hours with the development traffic added to the roadways. This figure is derived from Table 2A contained in the Appendix.

As can be seen from Figure 3, the roadway links analyzed as part of this report will not be adversely impacted as a result of the proposed rezoning request. All roadway segments analyzed will maintain the minimum recommended Level of Service. Therefore, roadway capacity improvements will not be warranted as a result of the additional traffic to be generated by the proposed rezoning request.







## **Intersection Analysis**

Intersection analysis was performed at the unsignalized intersection of North River Road and Owl Creek Road as well as at the proposed western project's access driveway to North River Road based on the latest version of the *Highway Capacity Software* (*HCS*<sup>TM</sup>). The analysis was based on the projected 2025 weekday AM and PM peak hour traffic with the project traffic conditions. The weekday AM and PM peak hour peak season through volumes on North River Road were determined from the traffic counts obtained from Lee County *Transportation Data Management System* webpage. The existing through traffic volumes were then increased by a growth rate factor to determine the projected 2025 background turning movement volumes. The projected project traffic volume from Figure 2 was then added to the intersections. The volumes utilized for the intersection analysis can be found in the Appendix of this report in the *Development of Future Year Background Turning Movement* volumes spreadsheets.

Based upon the results of the capacity analysis at the unsignalized intersection of North River Road and Owl Creek Road as well as at the proposed western project's access driveway to North River Road, all movements were shown to operate at acceptable Level of Service in 2025 with the proposed development traffic added to the intersections in the AM and PM peak hour conditions. Therefore, no intersection improvements are warranted as a result of this analysis.

Turn lane improvements at the site access drive intersections will be evaluated at the time the project seeks a Local Development Order approval.

## VII. CONCLUSION

The proposed development is located along the south side of North River Road and approximately ½ mile to the east of SR 31 in Lee County, Florida. Based upon the roadway link Level of Service analysis conducted as a part of this report for both a Comprehensive Plan amendment and rezoning request, the development of the subject site meets the requirements set forth by the Lee County Comprehensive Plan and Land



Development Code in that there is sufficient capacity available to accommodate the new trips that will be generated by the proposed development. Therefore, no roadway capacity improvements will be warranted as a result of the additional traffic to be generated by the proposed Comprehensive Plan amendment and rezoning requests.

The 2040 Financially Feasible Roadway network and the short term 5-year Capital Improvement Program currently in place in the Lee County will not require any modification in order to accommodate the proposed Land Use Change. The rezoning analysis also indicates that the subject site will not have an adverse impact on the surrounding roadway network. Therefore, no roadway capacity improvements are necessary to accommodate the proposed development.

Based upon the results of the capacity analysis at the unsignalized intersection of North River Road and Owl Creek Road as well as at the proposed western project's access driveway to North River Road, all movements were shown to operate at acceptable Level of Service in 2025 with the proposed development traffic added to the intersections in the AM and PM peak hour conditions. Therefore, no intersection improvements are warranted as a result of this analysis.

## **APPENDIX**

## TABLES 1A & 2A 2040 LOS ANALYSIS

TABLE 1A

LEVEL OF SERVICE THRESHOLDS

2040 LONG RANGE TRANSPORTATION ANALYSIS - OWL CREEK

## **GENERALIZED SERVICE VOLUMES**

|                         |                     | 2040 E  | + C NETWORK LANES          | LOS A  | LOS B         | LOS C         | LOS D  | LOS E  |
|-------------------------|---------------------|---------|----------------------------|--------|---------------|---------------|--------|--------|
| ROADWAY                 | ROADWAY SEGMENT     | # Lanes | Roadway Designation        | VOLUME | <b>VOLUME</b> | <b>VOLUME</b> | VOLUME | VOLUME |
| N. River Rd             | E. of Owl Creek Dr  | 2LU     | Uninterrupted Flow Highway | 130    | 420           | 850           | 1,210  | 1,640  |
|                         | W. of Owl Creek Dr  | 2LU     | Uninterrupted Flow Highway | 130    | 420           | 850           | 1,210  | 1,640  |
| SR 31                   | N. of N. River Rd.  | 4LD     | Unintermented Flow Highway | 0      | 1,800         | 2,600         | 2 200  | 2 720  |
| 5K 31                   |                     |         | Uninterrupted Flow Highway | 0      |               |               | 3,280  | 3,730  |
|                         | S of N. River Rd.   | 4LD     | Arterial                   | 0      | 0             | 1,910         | 2,000  | 2,000  |
|                         | S of SR 78          | 4LD     | Arterial                   | 0      | 0             | 1,910         | 2,000  | 2,000  |
| SR 78 (Bayshore Rd)     | W. of SR 31         | 2LU     | Arterial                   | 0      | 0             | 872           | 924    | 924    |
| SR 80 (Palm Beach Blvd) | W. of SR 31         | 6LD     | Arterial                   | 0      | 0             | 3,087         | 3,171  | 3,171  |
|                         | E. of SR 31         | 4LD     | Arterial                   | 0      | 0             | 2,006         | 2,100  | 2,100  |
|                         | E. of Buckingham Rd | 4LD     | Uninterrupted Flow Highway | 0      | 1,800         | 2,600         | 3,280  | 3,730  |
| Buckingham Rd           | S. of SR 31         | 2LU     | Arterial                   | 0      | 140           | 800           | 860    | 860    |

- Denotes the LOS Standard for each roadway segment

<sup>\*</sup> Level of Service Thresholds for Lee County arterials were taken from the Generalized Peak Hour Directional Service Volume tables for Urbanized Areas (dated April 2016)

<sup>\*</sup> Level of Service Thresholds for state mantained roadways were taken from FDOT's Generalized Peak Hour Directional Volumes for Florida's Urbanized Areas Table 7.

## TABLE 2A 2040 ROADWAY LINK LEVEL OF SERVICE CALCULATIONS OWL CREEK

TOTAL PM PEAK HOUR PROJECT TRAFFIC =

204 VP

128

OUT=

|               |                    | 2040   |              |          | AADT       |        | 100TH HIGHEST |        | PM PK HR  |           | 2040<br>DIRECTION | PROJECT | PK DIR  | man to make a to be a to | OUND PLUS PROJ |
|---------------|--------------------|--------|--------------|----------|------------|--------|---------------|--------|-----------|-----------|-------------------|---------|---------|--------------------------|----------------|
|               |                    | FSUTMS | COUNTY PCS / | MOCF     | BACKGROUND | K-100  | HOUR PK DIR   | D      | PEAK      | TRAFFIC V | OLUMES & LOS      | TRAFFIC | PM PROJ | TRAFFIC V                | DLUMES & LOS   |
| ROADWAY       | ROADWAY SEGMENT    | PSWDT  | FDOT SITE #  | FACTOR ' | TRAFFIC    | FACTOR | 2-WAY VOLUME  | FACTOR | DIRECTION | VOLUME    | LOS               | DIST.   | TRAFFIC | VOLUME                   | LOS            |
| N River Rd    | E of Owl Creek Dr  | 5,548  | 124650       | 0.93     | 5,160      | 0 095  | 490           | 0 549  | EAST      | 269       | В                 | 5%      | 6       | 275                      | В              |
|               | W. of Owl Creek Dr | 5,568  | 124650       | 0.93     | 5,178      | 0.095  | 492           | 0.549  | EAST      | 270       | В                 | 95%     | 122     | 392                      | В              |
| SR 31         | N of N. River Rd.  | 36,889 | 120273       | 0.94     | 34,676     | 0.095  | 3,294         | 0.521  | NORTH     | 1,716     | В                 | 20%     | 26      | 1,742                    | В              |
|               | S., of N. River Rd | 35,534 | 121001       | 0.94     | 33,402     | 0.095  | 3,173         | 0.54   | NORTH     | 1,713     | C                 | 75%     | 96      | 1.809                    | C              |
|               | S of SR 78         | 29,867 | 120030       | 0.94     | 28,075     | 0.090  | 2,527         | 0.54   | NORTH     | 1,365     | C                 | 50%     | 64      | 1,429                    | С              |
| SR 78         | W. of SR 31        | 15,365 | 121002       | 0.94     | 14,443     | 0.090  | 1,300         | 0 54   | EAST      | 702       | С                 | 25%     | 32      | 734                      | c              |
| SR 80         | W of SR 31         | 54,543 | 126005       | 0.94     | 51,270     | 0.090  | 4,614         | 0.54   | EAST      | 2,492     | Ċ                 | 35%     | 45      | 2,537                    | C              |
|               | E. of SR 31        | 30,577 | 120085       | 0.94     | 28,742     | 0.090  | 2,587         | 0.54   | EAST      | 1,397     | C                 | 10%     | 13      | 1,410                    | C              |
|               | E of Buckingham Rd | 19,690 | 120012       | 0.94     | 18,509     | 0.090  | 1,666         | 0.54   | EAST      | 900       | В                 | 3%      | 4       | 904                      | В              |
| Buckingham Rd | S of SR 31         | 21,036 | 11           | 0.93     | 19,563     | 0.089  | 1,741         | 0.53   | NORTH     | 923       | F                 | 4%      | 5       | 928                      | F              |

<sup>1</sup> Model Output Conversion Factor was utilized to obtain the AADT Volumes for all roadways

<sup>†</sup> The K-100 and D factors for County mantained roadways were obtained from Lee County Traffic Count Report

Note Due to insufficient traffic data in the Lee County Traffic Count Report, the K-100 and D factors for North River Road were obtained from Florida Traffic Online resource.

<sup>\*</sup> The K-100 and D factors for FDOT mantained roadways were obtained from Florida Traffic Online resource

## TABLES 3A & 4A 5-YEAR LOS ANALYSIS

TABLE 3A LEVEL OF SERVICE THRESHOLDS OWL CREEK

| ROADWAY                 | ROADWAY SEGMENT     | # LANES | ROADWAY DESIGNATION        | LOS A | LOS B | LOS C | LOS D | LOSE   |
|-------------------------|---------------------|---------|----------------------------|-------|-------|-------|-------|--------|
|                         |                     | 200     |                            | -     | 700   | 13323 | 1000  | VOLUME |
| N. River Rd             | E. of Owl Creek Dr  | 2LU     | Uninterrupted Flow Highway | 130   | 420   | 850   | 1,210 | 1,640  |
|                         | W. of Owl Creek Dr  | 2LU     | Uninterrupted Flow Highway | 130   | 420   | 850   | 1,210 | 1,640  |
| SR 31                   | N. of N. River Rd.  | 4LD     | Uninterrupted Flow Highway | 0     | 1,800 | 2,600 | 3,280 | 3,730  |
|                         | S., of N. River Rd. | 4LD     | Arterial                   | 0     | 0     | 1,910 | 2,000 | 2,000  |
|                         | S of SR 78          | 2LU     | Arterial                   | 0     | 0     | 830   | 880   | 880    |
| SR 78 (Bayshore Rd)     | W. of SR 31         | 2LU     | Arterial                   | 0     | Ō     | 872   | 924   | 924    |
| SR 80 (Palm Beach Blvd) | W. of SR 31         | 6LD     | Arterial                   | 0     | 0     | 3,087 | 3,171 | 3,171  |
|                         | E. of SR 31         | 4LD     | Arterial                   | 0     | 0     | 2,006 | 2,100 | 2,100  |
|                         | E. of Buckingham Rd | 4LD     | Uninterrupted Flow Highway | 0     | 1,800 | 2,600 | 3,280 | 3,730  |
| Buckingham Rd           | S. of SR 31         | 2LU     | Arterial                   | 0     | 140   | 800   | 860   | 860    |
|                         |                     |         |                            |       |       |       |       |        |

- Denotes the LOS Standard for each roadway segment

<sup>\*</sup> Level of Service Thresholds for Lee County arterials/collectors taken from the Generalized Peak Hour Directional Service Volume tables for Urbanized Areas (dated April 2016)

<sup>\*</sup> Level of Service Thresholds for State mantained roadways were taken from FDOT's Generalized Peak Hour Directional Volumes for Florida's Urbanized Areas Table 7.

TABLE 4A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
OWL CREEK

|                            |     |     |      |     |      |     | FDOT Sta. | # <u>K</u> | D     |
|----------------------------|-----|-----|------|-----|------|-----|-----------|------------|-------|
| TOTAL PROJECT TRAFFIC AM = | 156 | VPH | IN = | 39  | OUT= | 117 | 120273    | 0.095      | 0.521 |
| TOTAL PROJECT TRAFFIC PM = | 204 | VPH | IN=  | 128 | OUT= | 76  | 121001    | 0.095      | 0.540 |
|                            |     |     |      |     |      |     | 120030    | 0.090      | 0.540 |
|                            |     |     |      |     |      |     | 121002    | 0.090      | 0.540 |
|                            |     |     |      |     |      |     | 126005    | 0.090      | 0.540 |
|                            |     |     |      |     |      |     | 120085    | 0.090      | 0.540 |
|                            |     |     |      |     |      |     | 120012    | 0.090      | 0.540 |
|                            |     |     |      |     |      |     |           |            |       |

|                         |                     |              |         |           |           |        | 2018/2019  | 2025       |       |       |         |         |         | 2025          |     |       | 2025   | į.  |       |
|-------------------------|---------------------|--------------|---------|-----------|-----------|--------|------------|------------|-------|-------|---------|---------|---------|---------------|-----|-------|--------|-----|-------|
|                         |                     |              |         |           |           |        | PK HR      | PK HR PK S | EASON |       | PERCENT |         |         | BCKGRI        | ND  |       | BCKGR  | .ND |       |
|                         |                     | LCDOT PCS OR | BASE YR | 2018/2019 | YRS OF    | ANNUAL | PK SEASON  | PEAK DIRE  | CTION | V/C   | PROJECT | AM PROJ | PM PROJ | + AM PR       | OJ  | V/C   | + PM P | ₹OJ | V/C   |
| ROADWAY                 | ROADWAY SEGMENT     | FDOT SITE #  | ADT     | ADT       | GROWTH. 1 | RATE   | PEAK DIR.2 | VOLUME     | LOS   | Ratio | TRAFFIC | TRAFFIC | TRAFFIC | <b>VOLUME</b> | LOS | Ratio | VOLUME | LOS | Ratio |
| N. River Rd             | E. of Owl Creek Dr  | 348          | 2,200   | 2,900     | 8         | 3.51%  | 166        | 211        | В     | 0.13  | 5%      | 6       | 6       | 217           | В   | 0.13  | 218    | В   | 0.13  |
|                         | W. of Owl Creek Dr  | 348          | 2,200   | 2,900     | 8         | 3.51%  | 166        | 211        | В     | 0.13  | 95%     | 111     | 122     | 323           | В   | 0.20  | 333    | В   | 0.20  |
|                         |                     |              |         |           |           |        |            |            |       |       |         |         |         |               |     |       |        |     |       |
| SR 31                   | N. of N. River Rd.  | 120273       | 4,937   | 9,292     | 15        | 4.31%  | 460        | 592        | В     | 0.23  | 20%     | 23      | 26      | 616           | В   | 0.24  | 618    | В   | 0.24  |
|                         | S., of N. River Rd. | 121001       | 9,500   | 11,000    | 15        | 2.00%  | 564        | 635        | С     | 0.33  | 75%     | 88      | 96      | 723           | С   | 0.38  | 731    | С   | 0.38  |
|                         | S_ of SR 78         | 120030       | 9,800   | 13,500    | 15        | 2.16%  | 656        | 746        | С     | 0.85  | 50%     | 59      | 64      | 804           | С   | 0.91  | 810    | С   | 0.92  |
|                         |                     |              |         |           |           |        |            |            |       |       |         |         |         |               |     |       |        |     |       |
| SR 78 (Bayshore Rd)     | W. of SR 31         | 121002       | 7,700   | 10,600    | 15        | 2 15%  | 515        | 585        | С     | 0.63  | 25%     | 29      | 32      | 615           | С   | 0.67  | 617    | С   | 0.67  |
|                         |                     |              |         |           |           |        |            |            |       |       |         |         |         |               |     |       |        |     |       |
| SR 80 (Palm Beach Blvd) | W: of SR 31         | 126005       | 26,004  | 35,000    | 11        | 2.74%  | 1,701      | 2,000      | С     | 0.63  | 35%     | 41      | 45      | 2,041         | С   | 0.64  | 2,045  | С   | 0.64  |
|                         | E. of SR 31         | 120085       | 29,500  | 36,500    | 15        | 2.00%  | 1,774      | 1,998      | С     | 0.95  | 10%     | 12      | 13      | 2,009         | D   | 0.96  | 2,010  | D   | 0.96  |
|                         | E. of Buckingham Rd | 120012       | 19,200  | 28,000    | 15        | 2.55%  | 1,361      | 1,582      | В     | 0.48  | 3%      | 4       | 4       | 1,586         | В   | 0.48  | 1,586  | В   | 0.48  |
|                         |                     |              |         |           |           |        |            |            |       |       |         |         |         |               |     |       |        |     |       |
| Buckingham Rd           | S. of SR 31         | 11           | 8,400   | 11,400    | 9         | 3.45%  | 529        | 671        | С     | 0.78  | 4%      | 5       | 5       | 676           | С   | 0.79  | 676    | С   | 0.79  |

<sup>1</sup> AGR for all roadways was calculated based the historical traffic data obtained from Lee County Traffic Count Report and Florida Traffic Online webpage.

<sup>2</sup> Current peak hour peak season peak direction traffic volumes for all County roadways were obtained from the 2019 Lee County Public Facilities Level of Service and Concurrency Report.

<sup>2</sup> Current peak hour peak season peak direction traffic volumes for state mantained roadways were obtained by adjusting the 2019 AADT by the appropriate K and D factors

## TABLES 5A & 6A REZONING ANALYSIS

## TABLE 5A LEVEL OF SERVICE THRESHOLDS OWL CREEK

| TOTAL AM PEAK HOUR PROJECT TRAFFIC = | 317 VPH | IN= | 79  | OUT= | 238 |
|--------------------------------------|---------|-----|-----|------|-----|
| TOTAL PM PEAK HOUR PROJECT TRAFFIC = | 421 VPH | IN= | 265 | OUT= | 156 |

|                         |                     |        |                            |        |        |        |               |        | PERCENT |         |       |
|-------------------------|---------------------|--------|----------------------------|--------|--------|--------|---------------|--------|---------|---------|-------|
|                         |                     |        |                            | LOS A  | LOS B  | LOSC   | LOS D         | LOS E  | PROJECT | PROJECT | PROJ/ |
| ROADWAY                 | ROADWAY SEGMENT     | #LANES | ROADWAY DESIGNATION        | VOLUME | VOLUME | VOLUME | VOLUME        | VOLUME | TRAFFIC | TRAFFIC | LOS C |
| N. River Rd             | E. of Owl Creek Dr  | 2LU    | Uninterrupted Flow Highway | 130    | 420    | 850    | 1,210         | 1,640  | 5%      | 13      | 1.6%  |
|                         | W. of Owl Creek Dr  | 2LU    | Uninterrupted Flow Highway | 130    | 420    | 850    | 1,210         | 1,640  | 95%     | 252     | 29.6% |
|                         |                     |        |                            |        |        | -      |               |        |         |         |       |
| SR 31                   | N. of N. River Rd.  | 4LD    | Uninterrupted Flow Highway | 0      | 1,800  | 2,600  | 3,280         | 3,730  | 20%     | 53      | 2.0%  |
|                         | S., of N. River Rd. | 4LD    | Arterial                   | 0      | 0      | 1,910  | 2,000         | 2,000  | 75%     | 199     | 10.4% |
|                         | S of SR 78          | 2LU    | Arterial                   | 0      | 0      | 830    | 880           | 880    | 50%     | 133     | 16.0% |
|                         |                     |        |                            |        |        |        | 1 1 19 2 19 C |        |         |         |       |
| SR 78 (Bayshore Rd)     | W. of SR 31         | 2LU    | Arterial                   | 0      | 0      | 872    | 924           | 924    | 25%     | 66      | 7.6%  |
|                         |                     |        |                            |        |        |        |               | •      |         |         |       |
| SR 80 (Palm Beach Blvd) | W. of SR 31         | 6LD    | Arterial                   | 0      | 0      | 3,087  | 3,171         | 3,171  | 35%     | 93      | 3.0%  |
| ,                       | E. of SR 31         | 4LD    | Arterial                   | 0      | 0      | 2,006  | 2,100         | 2,100  | 10%     | 27      | 1.3%  |
|                         |                     |        |                            |        |        |        |               | •      |         |         |       |

- Denotes the LOS Standard for each roadway segment

<sup>\*</sup> Level of Service Thresholds for Lee County arterials/collectors taken from the Generalized Peak Hour Directional Service Volume tables for Urbanized Areas (dated April 2016)

<sup>\*</sup> Level of Service Thresholds for State mantained roadways were taken from FDOT's Generalized Peak Hour Directional Volumes for Florida's Urbanized Areas Table 7.

TABLE 6A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
OWL CREEK

|                            |     |     |      |     |      |     | FUUT Sta. | <u>n</u> | <u>u</u> |
|----------------------------|-----|-----|------|-----|------|-----|-----------|----------|----------|
| TOTAL PROJECT TRAFFIC AM = | 317 | VPH | IN = | 79  | OUT= | 238 | 120273    | 0.095    | 0.521    |
| TOTAL PROJECT TRAFFIC PM = | 421 | VPH | IN=  | 265 | OUT= | 156 | 121001    | 0.095    | 0.540    |
|                            |     |     |      |     |      |     | 120030    | 0.090    | 0.540    |
|                            |     |     |      |     |      |     | 121002    | 0.090    | 0.540    |
|                            |     |     |      |     |      |     | 126005    | 0.090    | 0.540    |
|                            |     |     |      |     |      |     | 120085    | 0.090    | 0.540    |
|                            |     |     |      |     |      |     |           |          |          |

|                         |                    |              |         |           |           |        | 2018/2019  | 2025       | 5     |       |         |         |         | 2025   | 2.  |       | 2025    | P   |       |
|-------------------------|--------------------|--------------|---------|-----------|-----------|--------|------------|------------|-------|-------|---------|---------|---------|--------|-----|-------|---------|-----|-------|
|                         |                    |              |         |           |           |        | PK HR      | PK HR PK S | EASON | 1     | PERCENT |         |         | BCKGR  | IND |       | BCKGR   | ND  |       |
|                         |                    | LCDOT PCS OR | BASE YR | 2018/2019 | YRS OF    | ANNUAL | PK SEASON  | PEAK DIRE  | CTION | V/C   | PROJECT | AM PROJ | PM PROJ | + AM P | ROJ | V/C   | + PM PF | SOI | V/C   |
| ROADWAY                 | ROADWAY SEGMENT    | FDOT SITE #  | ADT     | ADT       | GROWTH. 1 | RATE   | PEAK DIR.2 | VOLUME     | LOS   | Ratio | TRAFFIC | TRAFFIC | TRAFFIC | VOLUME | LOS | Ratio | VOLUME  | LOS | Ratio |
| N River Rd              | E of Owl Creek Dr  | 348          | 2,200   | 2,900     | 8         | 3.51%  | 166        | 211        | В     | 0.13  | 5%      | 12      | 13      | 223    | В   | 0.14  | 225     | В   | 0.14  |
|                         | W. of Owl Creek Dr | 348          | 2,200   | 2,900     | 8         | 3.51%  | 166        | 211        | В     | 0.13  | 95%     | 226     | 252     | 437    | C   | 0.27  | 463     | C   | 0.28  |
| SR 31                   | N. of N. River Rd  | 120273       | 4,937   | 9,292     | 15        | 4.31%  | 460        | 592        | В     | 0.23  | 20%     | 48      | 53      | 640    | В   | 0.25  | 645     | В   | 0.25  |
|                         | S. of N. River Rd. | 121001       | 9,500   | 11,000    | 15        | 2.00%  | 564        | 635        | C     | 0.33  | 75%     | 179     | 199     | 814    | C   | 0.43  | 834     | C   | 0.44  |
|                         | S. of SR 78        | 120030       | 9,800   | 13,500    | 15        | 2.16%  | 656        | 746        | С     | 0.85  | 50%     | 119     | 133     | 865    | D   | 0 98  | 878     | D   | 1 00  |
| SR 78 (Bayshore Rd)     | W. of SR 31        | 121002       | 7,700   | 10,600    | 15        | 2.15%  | 515        | 585        | С     | 0 63  | 25%     | 60      | 66      | 645    | С   | 0.70  | 652     | С   | 0.71  |
| SR 80 (Palm Beach Blvd) | W. of SR 31        | 126005       | 26,004  | 35,000    | 11        | 2.74%  | 1,701      | 2,000      | C     | 0.63  | 35%     | 83      | 93      | 2,084  | C   | 0.66  | 2,093   | c   | 0.66  |
|                         | E of SR 31         | 120085       | 29,500  | 36,500    | 15        | 2.00%  | 1.774      | 1,998      | C     | 0.95  | 10%     | 24      | 27      | 2,021  | D   | 0.96  | 2,024   | D   | 0.96  |
|                         |                    |              |         |           |           |        |            |            |       |       |         |         |         |        |     |       |         |     |       |

<sup>1</sup> AGR for all roadways was calculated based the historical traffic data obtained from Lee County Traffic Count Report and Florida Traffic Online webpage.

<sup>2</sup> Current peak hour peak season peak direction traffic volumes for all County roadways were obtained from the 2019 Lee County Public Facilities Level of Service and Concurrency Report

<sup>2</sup> Current peak hour peak season peak direction traffic volumes for state mantained roadways were obtained by adjusting the 2019 AADT by the appropriate K and D factors

# LEE COUNTY GENERALIZED PEAK HOUR DIRECTIONAL SERVICE VOLUMES TABLE

## Lee County Generalized Peak Hour Directional Service Volumes Urbanized Areas

| April 2010                         | 0                                                                                                     |                                                 |                                                                        |                                                                      | c:\input5                                                |                                                                                 |
|------------------------------------|-------------------------------------------------------------------------------------------------------|-------------------------------------------------|------------------------------------------------------------------------|----------------------------------------------------------------------|----------------------------------------------------------|---------------------------------------------------------------------------------|
|                                    |                                                                                                       | Uninterr                                        | upted Flow<br>Level of Se                                              |                                                                      |                                                          |                                                                                 |
| Lane                               | Divided                                                                                               | A                                               | B                                                                      | С                                                                    | D                                                        | E                                                                               |
| 1                                  | Undivided                                                                                             | 130                                             | 420                                                                    | 850                                                                  | 1,210                                                    | 1,640                                                                           |
| 2                                  | Divided                                                                                               | 1,060                                           | 1,810                                                                  | 2,560                                                                | 3,240                                                    | 3,590                                                                           |
| 3                                  | Divided                                                                                               | 1,600                                           | 2,720                                                                  | 3,840                                                                | 4,860                                                    | 5,380                                                                           |
| Class I (4                         | 0 mph or highe                                                                                        | er posted s                                     | Arterials peed limit) Level of Se                                      | rvice                                                                |                                                          |                                                                                 |
| Lane                               | Divided                                                                                               | Α                                               | В                                                                      | С                                                                    | D                                                        | E                                                                               |
| 1                                  | Undivided                                                                                             | *                                               | 140                                                                    | 800                                                                  | 860                                                      | 860                                                                             |
| 2                                  | Divided                                                                                               | w                                               | 250                                                                    | 1,840                                                                | 1,960                                                    | 1,960                                                                           |
| 3                                  | Divided                                                                                               | *                                               | 400                                                                    | 2,840                                                                | 2,940                                                    | 2,940                                                                           |
| 4                                  | Divided                                                                                               | *                                               | 540                                                                    | 3,830                                                                | 3,940                                                    | 3,940                                                                           |
| 1                                  | Undivided                                                                                             | *                                               |                                                                        | 330                                                                  | 710                                                      |                                                                                 |
| Lane                               | Divided                                                                                               | A                                               | Level of Se<br>B                                                       | rvice<br>C                                                           | D                                                        | E                                                                               |
|                                    |                                                                                                       |                                                 |                                                                        |                                                                      |                                                          |                                                                                 |
| 1                                  | Undivided                                                                                             |                                                 |                                                                        | 330                                                                  | 710                                                      | 780                                                                             |
| 2                                  | Divided                                                                                               | *                                               | *                                                                      | 710                                                                  | 1,590                                                    | 780<br>1,660                                                                    |
| 2                                  | Divided Divided                                                                                       | *                                               | *                                                                      | 710<br>1,150                                                         | 1,590<br>2,450                                           | 780<br>1,660<br>2,500                                                           |
| 2                                  | Divided                                                                                               | *                                               | *                                                                      | 710                                                                  | 1,590                                                    |                                                                                 |
| 2<br>3<br>4                        | Divided Divided Divided                                                                               | * * * Control                                   | * * * * * * * * * * * * * * * * * * *                                  | 710<br>1,150<br>1,580<br>Facilities                                  | 1,590<br>2,450<br>3,310                                  | 780<br>1,660<br>2,500<br>3,340                                                  |
| 2<br>3<br>4                        | Divided Divided Divided Divided                                                                       | * * * Control                                   | * * * * * * * * * * * Level of Se *                                    | 710<br>1,150<br>1,580<br>Facilities                                  | 1,590<br>2,450<br>3,310                                  | 780<br>1,660<br>2,500<br>3,340                                                  |
| 2<br>3<br>4<br>Lane                | Divided Divided Divided Divided Undivided                                                             | * * * Control                                   | * * * * led Access Level of Se B 160                                   | 710<br>1,150<br>1,580<br>Facilities<br>rvice<br>C<br>880             | 1,590<br>2,450<br>3,310<br>D<br>940                      | 780<br>1,660<br>2,500<br>3,340<br>E<br>940                                      |
| 2<br>3<br>4<br>Lane<br>1<br>2      | Divided Divided Divided Divided Undivided Divided                                                     | Control                                         | * * * led Access Level of Se B 160 270                                 | 710<br>1,150<br>1,580<br>Facilities<br>rvice<br>C<br>880<br>1,970    | 1,590<br>2,450<br>3,310<br>D<br>940<br>2,100             | 780<br>1,660<br>2,500<br>3,340<br>E<br>940<br>2,100                             |
| 2<br>3<br>4<br>Lane                | Divided Divided Divided Divided Undivided                                                             | * * * Control                                   | * * * * led Access Level of Se B 160                                   | 710<br>1,150<br>1,580<br>Facilities<br>rvice<br>C<br>880             | 1,590<br>2,450<br>3,310<br>D<br>940                      | 780<br>1,660<br>2,500<br>3,340<br>E<br>940<br>2,100                             |
| 2<br>3<br>4<br>Lane<br>1<br>2<br>3 | Divided Divided Divided Divided Undivided Divided Divided                                             | Controll  A  *  *  *  *  *  *  *  *  *  *  *  * | * * * led Access Level of Se B 160 270                                 | 710 1,150 1,580  Facilities rvice C 880 1,970 3,050                  | 1,590<br>2,450<br>3,310<br>D<br>940<br>2,100<br>3,180    | 780<br>1,660<br>2,500<br>3,340<br>E<br>940<br>2,100<br>3,180                    |
| 2<br>3<br>4<br>Lane<br>1<br>2<br>3 | Divided Divided Divided Divided Undivided Divided Divided Divided                                     | Controll A * * A                                | * * * * * * * * * * * * * * * * * * *                                  | 710 1,150 1,580  Facilities rvice C 880 1,970 3,050  rvice C         | 1,590<br>2,450<br>3,310<br>D<br>940<br>2,100<br>3,180    | 780<br>1,660<br>2,500<br>3,340<br>E<br>940<br>2,100<br>3,180                    |
| 2<br>3<br>4<br>Lane<br>1<br>2<br>3 | Divided Divided Divided Undivided Divided Divided Divided Divided Undivided Undivided                 | Control                                         | *  *  ded Access Level of Se B 160 270 430  Collectors Level of Se B * | 710 1,150 1,580  Facilities rvice                                    | D<br>940<br>2,180<br>3,310<br>D<br>940<br>2,100<br>3,180 | 780<br>1,660<br>2,500<br>3,340<br>E<br>940<br>2,100<br>3,180<br>E<br>740        |
| 2<br>3<br>4<br>Lane<br>1<br>2<br>3 | Divided Divided Divided Divided Undivided Divided Divided Divided Divided Undivided Divided Undivided | Control                                         | * * * * * * * * * * * * * * * * * * *                                  | 710 1,150 1,580  Facilities rvice C 880 1,970 3,050  rvice C 310 330 | D 940 2,100 3,180 D 660 700                              | 780<br>1,660<br>2,500<br>3,340<br>E<br>940<br>2,100<br>3,180<br>E<br>740<br>780 |
| 2<br>3<br>4<br>Lane<br>1<br>2<br>3 | Divided Divided Divided Undivided Divided Divided Divided Divided Undivided Undivided                 | Control                                         | *  *  ded Access Level of Se B 160 270 430  Collectors Level of Se B * | 710 1,150 1,580  Facilities rvice                                    | D<br>940<br>2,180<br>3,310<br>D<br>940<br>2,100<br>3,180 | 780<br>1,660<br>2,500<br>3,340<br>E<br>940<br>2,100<br>3,180<br>E<br>740        |

# LEE COUNTY PUBLIC FACILITIES LEVEL OF SERVICE AND CONCURRENCY REPORT

Table 18: Existing and Future Roadway LOS on County-Maintained Arterials in Unincorporated Areas

|                     |                          |                          |             | -   | 100TH           | HIGHE | ST HOU | R DIRE | CTIONAL V | OLUMES                                                |
|---------------------|--------------------------|--------------------------|-------------|-----|-----------------|-------|--------|--------|-----------|-------------------------------------------------------|
|                     | ROADWA                   | Y LINK                   |             | STA | NDARD           | 2     | 018    | -7     | 2023      |                                                       |
| NAME                | FROM                     | то                       | TYPE        | LOS | MAX             | LOS   | EXIST  | LOS    | FUTURE    | NOTES                                                 |
| ALABAMA             | SR 82                    | MILWAUKEE BLVD           | 2LN         | E   | 990             | С     | 459    | С      | 482       |                                                       |
| RD                  | MILWAUKEE BLVD           | HOMESTEAD RD             | 2LN         | E   | 990             | С     | 459    | D      | 482       |                                                       |
| ALEXAND-<br>ER BELL | SR 82                    | MILWAUKEE BLVD           | 2LN         | E   | 990             | D     | 486    | D      | 511       |                                                       |
| BLVD                | MILWAUKEE BLVD           | LEELAND HEIGHTS          | 2LN         | E   | 990             | D     | 486    | D      | 579       | Shadow Lakes                                          |
|                     | US 41                    | DUSTY RD                 | 4LD         | E   | 1,980           | В     | 1,043  | В      | 1,096     |                                                       |
|                     | DUSTY RD                 | LEE RD                   | 6LD         | E   | 2,960           | В     | 1,043  | В      | 1,484     | Alico Business<br>Park                                |
|                     | LEE RD                   | THREE OAKS PKWY          | 6LD         | E   | 2,960           | В     | 1,043  | В      | 1,209     | Three Oaks<br>Regional Center                         |
|                     | THREE OAKS PKWY          | 1-75                     | 6LD         | E   | 2,960           | В     | 2,345  | В      | 2,465     | v/c = 0.79/0.83                                       |
| ALICO RD            | 1-75                     | BEN HILL GRIFFIN<br>BLVD | 6LD         | E   | 2,960           | В     | 1,243  | В      | 1,390     |                                                       |
|                     | BEN HILL GRIFFIN<br>BLVD | AIRPORT HAUL RD          | 2LN/<br>4LD | E   | 1,100/<br>1,840 | С     | 366    | С      | 770       | 4 Ln constr 2018<br>2017 count                        |
|                     | AIRPORT HAUL RD          | GREEN MEADOW DR          | 2LN         | E   | 1,100           | С     | 366    | С      | 384       | 2017 count                                            |
|                     | GREEN MEADOW<br>DR       | CORKSCREW RD             | 2LN         | Е   | 1,100           | В     | 131    | В      | 224       | EEPCO study                                           |
|                     | ESTERO PKWY              | FGCU ENTRANCE            | 4LD         | Е   | 2,000           | В     | 1,224  | В      | 1,287     |                                                       |
| BEN HILL<br>GRIFFIN | FGCU ENTRANCE            | COLLEGE CLUB DR          | 4LD         | Е   | 2,000           | В     | 1,224  | В      | 1,330     |                                                       |
| PKWY                | COLLEGE CLUB DR          | ALICO RD                 | 6LD         | E   | 3,000           | В     | 1,101  | В      | 1,193     | 2017 count                                            |
|                     | ALICO RD                 | TERMINAL ACCESS<br>RD    | 4LD         | E   | 1,980           | А     | 1,033  | A      | 1,086     | 2017 count                                            |
|                     | SR 82                    | GUNNERY RD               | 2LN         | Е   | 990             | D     | 468    | D      | 492       |                                                       |
| BUCKING-            | GUNNERY RD               | ORANGE RIVER<br>BLVD     | 2LN         | Е   | 990             | D     | 488    | D      | 508       |                                                       |
| HAM RD              | ORANGE RIVER<br>BLVD     | SR 80                    | 2LN         | E   | 990             | D     | 529    | F      | 1,198     | v/c = 0.53/1.21<br>Buckingham 345<br>& Portico        |
|                     | McGREGOR BLVD            | WINKLER RD               | 6LD         | E   | 2,980           | D     | 2,292  | D      | 2,409     | v/c = 0.77/0.81,<br>2016 count                        |
| COLLEGE             | WINKLER RD               | WHISKEY CREEK DR         | 6LD         | E   | 2,980           | D     | 2,031  | D      | 2,135     |                                                       |
| PKWY                | WHISKEY CREEK<br>DR      | SUMMERLIN RD             | 6LD         | Е   | 2,980           | D     | 2,031  | D      | 2,135     |                                                       |
|                     | SUMMERLIN RD             | US 41                    | 6LD         | E   | 2,980           | D     | 1,772  | D      | 1,862     |                                                       |
|                     | BELLA TERRA BLVD         | ALICO RD                 | 2LN/<br>4LD | E   | 1,140/<br>1,960 | В     | 235    | С      | 628       | 4L CST FY 22/23<br>Corkscrew<br>Shores, 2017<br>count |
| CORK-<br>SCREW RD   | ALICO RD                 | 6 L's FARMS RD           | 2LN         | E   | 1,140           | В     | 246    | С      | 552       | The Place, 2017 count                                 |
|                     | 6 L's FARMS RD           | COUNTY LINE              | 2LN         | Е   | 1,140           | В     | 182    | С      | 509       | 2017 count                                            |

Table 18 (cont.): Existing and Future Roadway LOS on County-Maintained Arterials in Unincorporated Areas

|                    |                      |                             |            | -   | in the land | 1   | 100TH HIGHEST HOUR DIRECTIONAL VOLUMES |     |        |                                        |  |  |
|--------------------|----------------------|-----------------------------|------------|-----|-------------|-----|----------------------------------------|-----|--------|----------------------------------------|--|--|
|                    | ROADWA               | Y LINK                      | 1          | STA | NDARD       | - 2 | EXIST                                  |     | 2023   |                                        |  |  |
| NAME               | FROM                 | то                          | TYPE       | LOS | MAX         | LOS | ING                                    | LOS | FUTURE | NOTES                                  |  |  |
| LEELAND<br>HEIGHTS | HOMESTEAD RD         | JOEL BLVD                   | 4LN        | Е   | 1,800       | В   | 832                                    | В   | 867    | 2017 count                             |  |  |
| LITTLETON<br>RD    | CORBETT RD           | US 41                       | 2LN        | E   | 860         | С   | 451                                    | С   | 474    | 2017 count                             |  |  |
| KU                 | US 41                | BUS 41                      | 2LN        | E   | 860         | С   | 417                                    | С   | 439    | 2017 count                             |  |  |
| LUCKETT<br>RD      | ORTIZ AVE            | 1-75                        | 2LN        | E   | 880         | В   | 352                                    | В   | 427    | 4 Ln design 8<br>ROW                   |  |  |
| Mc-<br>GREGOR      | SANIBEL T PLAZA      | HARBOR DR                   | 4LD        | Е   | 1,960       | В   | 1,145                                  | В   | 1,204  |                                        |  |  |
| BLVD               | HARBOR DR            | SUMMERLIN RD                | 4LD        | E   | 1,960       | В   | 1,192                                  | В   | 1,253  | 2017 count                             |  |  |
|                    | SUMMERLIN RD         | KELLY RD                    | 4LD        | E   | 1,960       | Α   | 980                                    | В   | 1,030  |                                        |  |  |
|                    | KELLY RD             | GLADIOLUS DR                | 4LD        | E   | 1,960       | A   | 980                                    | В   | 1,030  |                                        |  |  |
| N RIVER            | SR 31                | FRANKLIN LOCK RD            | 2LN        | E   | 1,140       | Α   | 166                                    | В   | 285    | 2017 count                             |  |  |
| RD                 | FRANKLIN LOCK RD     | BROADWAY RD                 | 2LN        | E   | 1,140       | A   | 80                                     | В   | 225    | 2017 count                             |  |  |
|                    | BROADWAY RD          | COUNTY LINE                 | 2LN        | Е   | 1,140       | A   | 80                                     | A   | 113    | 2017 count                             |  |  |
| ORANGE             | SR 80                | STALEY RD                   | 2LN        | E   | 1,000       | c   | 418                                    | c   | 440    | 2017 Count                             |  |  |
| RIVER<br>BLVD      | STALEY RD            | BUCKINGHAM RD               | 2LN        | E   | 1,000       | С   | 418                                    | С   | 452    |                                        |  |  |
|                    | SR 82                | LUCKETT RD                  | 2LN        | E   | 900         | В   | 787                                    | С   | 828    | v/c = 0.87/0.9<br>4 Ln design &<br>ROW |  |  |
| ORTIZ AVE          | 77.000.000           | Con Con                     | 1          |     | TO CO       |     |                                        |     |        | 4 Ln design &                          |  |  |
|                    | LUCKETT RD           | SR 80                       | 2LN        | E   | 900         | В   | 364                                    | В   | 383    | ROW                                    |  |  |
| PINE<br>SLAND RD   | STRINGFELLOW RD      | BURNT STORE RD              | 2LN        | E   | 950         | E   | 609                                    | E   | 659    | Constrained                            |  |  |
| DONDELL A          | SR 78                | ORANGE GROVE<br>BLVD        | 4LD        | E   | 1,890       | В   | 840                                    | В   | 883    | 2017 count                             |  |  |
| PONDELLA<br>RD     | ORANGE GROVE<br>BLVD | US 41                       | 4LD        | Е   | 1,890       | В   | 1,331                                  | В   | 1,399  |                                        |  |  |
|                    | US 41                | BUS 41                      | 4LD        | Е   | 1,890       | В   | 1,018                                  | В   | 1,070  | 2017 count                             |  |  |
| SANIBEL            | SANIBEL<br>SHORELINE | TOLL PLAZA                  | 2LN        | Е   | 1,140       | E   | 979                                    | Е   | 1,029  | v/c = 0.86/0.90<br>2017 count          |  |  |
| SIX MILE           | METRO PKWY           | DANIELS PKWY                | 4LD        | E   | 2,000       | В   | 1,461                                  | В   | 1,536  |                                        |  |  |
| CYPRESS            | DANIELS PKWY         | WINKLER EXT.                | 4LD        | Е   | 1,900       | В   | 1,134                                  | В   | 1,337  |                                        |  |  |
| SLATER RD          | SR 78                | NALLE GRADE RD              | 2LN        | Е   | 1,010       | С   | 388                                    | С   | 407    | 2017 count                             |  |  |
| STRING-            | 1ST AVE              | BERKSHIRE RD                | 2LN        | E   | 1,060       | В   | 315                                    | D   | 672    | Constrained                            |  |  |
| ELLOW              | BERKSHIRE RD         | PINE ISLAND RD              | 2LN        | E   | 1,060       | В   | 315                                    | С   | 448    | Constrained                            |  |  |
| SD                 | PINE ISLAND RD       | PINELAND RD                 | 2LN        | E   | 1,060       | С   | 602                                    | С   | 703    | Constrained                            |  |  |
|                    | PINELAND RD          | MAIN ST                     | 2LN        | E   | 1,060       | С   | 602                                    | С   | 699    |                                        |  |  |
| 0.00               | McGREGOR BLVD        | KELLY COVE RD               | 4LD        | E   | 1,980       | A   | 1,243                                  | A   | 1,306  |                                        |  |  |
| SUM-               | KELLY COVE RD        | SAN CARLOS BLVD             | 4LD        | Е   | 1,980       | Α_  | 1,243                                  | A   | 1,306  |                                        |  |  |
| MERLIN<br>RD       | SAN CARLOS BLVD      | PINE RIDGE RD               | 6LD        | E   | 3,000       | A   | 1,964                                  | A   | 2,194  |                                        |  |  |
|                    | PINE RIDGE RD        | BASS RD                     | 6LD        | E   | 3,000       | A   | 1,964                                  | A   | 2,064  |                                        |  |  |
|                    | BASS RD              | GLADIOLUS DR                | 6LD        | E   | 3,000       | A   | 1,964                                  | A   | 2,064  |                                        |  |  |
|                    | GLADIOLUS DR         | CYPRESS LAKE DR             | 4LD        | E   | 1,900       | В   | 1,454                                  | В   | 1,555  |                                        |  |  |
|                    | CYPRESS LAKE DR      | COLLEGE PKWY                | 6LD        | E   | 2,880       | В   | 1,780                                  | В   | 1,871  |                                        |  |  |
|                    | PARK MEADOW DR       | PARK MEADOW DR<br>BOY SCOUT | 6LD<br>6LD | E   | 2,880       | В   | 1,908                                  | В   | 2,005  |                                        |  |  |

# FDOT GENERALIZED PEAK HOUR DIRECTIONAL VOLUMES TABLE 7

**Urbanized Areas** 

January 2020

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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | INTER              | RUPTEDI                     | LOW FAC                      | ILITIES            |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | UMINITE                                          | RRUPTED                             | FLOW!          | FACILITIES           |                |
| A CONTRACTOR OF THE CONTRACTOR | STATE S            | IGNALI:                     | ZED ART                      | TERIALS            | S                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                  | FREE                                | WAYS           |                      |                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Class I (40        | mph or hig                  | her posted                   | speed limi         | it)                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                  | Core U                              | banized        |                      |                |
| Lanes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | ,                  | В                           | C                            | D<br>D             | E                    | Lane                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | s B                                              | (                                   |                | D                    | E              |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Undivided          | *                           | 830                          | 880                | **                   | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 2,230                                            | 3,1                                 |                | 3,740                | 4,080          |
| 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Divided            | *                           | 1,910                        | 2,000              | **                   | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 3,280                                            | 4,5                                 |                | 5,620                | 6,130          |
| 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Divided            | *                           | 2,940                        | 3,020              | **                   | 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 4,310                                            | 6,0                                 | 30             | 7,490                | 8,170          |
| 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Divided            | *                           | 3,970                        | 4,040              | **                   | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 5,390                                            | 7,4                                 | 30             | 9,370                | 10,220         |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Class II (35       | mnh ar ala                  | nue nortad                   | engod lim          | .i+\                 | 6                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 6,380                                            | 8,9                                 | 90             | 11,510               | 12,760         |
| Lanes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                    | пири от віо<br>В            | C C                          | Speed Inn          | E E                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                  | Urba                                | nized          |                      |                |
| Lancs                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Undivided          | *                           | 370                          | 750                | 800                  | Lanes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | В                                                | Ciba                                |                | D                    | Е              |
| 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Divided            | *                           | 730                          | 1,630              | 1,700                | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 2,270                                            | 3,1                                 |                | 3,890                | 4,230          |
| 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Divided            | *                           | 1,170                        | 2,520              | 2,560                | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 3,410                                            | 4,6                                 |                | 5,780                | 6,340          |
| 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Divided            | *                           | 1,610                        | 3,390              | 3,420                | 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 4,550                                            | 6,2                                 |                | 7.680                | 8,460          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                    |                             |                              | ,                  | ,                    | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 5,690                                            | 7,7                                 |                | 9,520                | 10,570         |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                    |                             |                              |                    |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | ,                                                | ,                                   |                | ,                    | ,              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Non-State S        | ignalized l                 | Roadway A                    | Adjustmer          | nts                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | F                                                | reeway A                            | djustme        | nts                  |                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                    |                             | ing state volu               | mes                | :                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Auxiliary                                        | -                                   | •              | Ramp                 |                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                    | by the indica<br>Signalized |                              | - 10%              |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Lane                                             |                                     |                | Metering             |                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Non-State          | Signanzed                   | Roadways                     | - 1076             |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | + 1,000                                          | and the second second second second |                | + 5%                 |                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Median             |                             | ane Adjus<br>Exclu           |                    | 1:                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | UNINTERR                                         | UPTED                               | FLOW           | HIGHWA               | YS             |
| Lanes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Median             | Exclusive<br>Left Lane      |                              |                    | djustment<br>Factors | Lanes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Median                                           | В                                   | C              | D                    | E              |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Divided            | Yes                         | No.                          |                    | +5%                  | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Undivided                                        | 580                                 | 890            | 1,200                | 1,610          |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Undivided          | No                          | No                           |                    | -20%                 | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Divided                                          | 1,800                               | 2,600          | 3,280                | 3,730          |
| Multi                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Undivided          | Yes                         | No                           | )                  | -5%                  | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Divided                                          | 2,700                               | 3,900          | 4,920                | 5,600          |
| Multi                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Undivided          | No                          | No                           |                    | -25%                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                  |                                     |                |                      |                |
| -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | _                  |                             | Ye                           | S                  | + 5%                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Uninterrupt                                      |                                     |                |                      | ts             |
| 0000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | O=0 I              | Ver Teell                   | tır Adinatı                  | mant.              |                      | Lanes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Median                                           | Exclusive                           |                | Adjustm              | ent factors    |
| econiacy sa                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                    |                             | ty Adjusti<br>ding direction |                    |                      | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Divided                                          |                                     | es             |                      | 5%             |
| SAESHARAN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                    | -                           | s table by 1.2               |                    |                      | Multi                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Undivided                                        |                                     | es             |                      | 5%             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                    |                             |                              |                    |                      | Multi                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Undivided                                        | N                                   | 0              | -2                   | 5%             |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                    | BICYCLE                     |                              |                    | j                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | hown are presented                               |                                     |                |                      |                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                    |                             | es shown bel                 |                    |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | e automobile/truck t<br>a standard and sho       |                                     |                |                      |                |
| •                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | directional roadw  | ay ianes to di<br>volun     |                              | way <u>шахин</u> и | in service           | computer                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | models from which                                | a this table is d                   | erived shoul   | d be used for mor    | e specific     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Paved              | · Olum                      |                              |                    |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | applications. The ta<br>or intersection desig    |                                     |                |                      |                |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | lder/Bicycle       |                             |                              |                    |                      | based on                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | planning application                             |                                     |                |                      |                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Coverage           | В                           | С                            | D                  | Е                    | Service N                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | TADUN.                                           |                                     |                |                      |                |
| ŧ                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 0-49%              | *                           | 150                          | 390                | 1,000                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | service for the bicy                             |                                     |                |                      |                |
| Ŧ.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 0-84%              | 110                         | 340                          | 1,000              | >1,000               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | f vehicles, not num                              |                                     |                |                      |                |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 5-100%             | 470                         | 1,000                        | >1,000             | **                   | <sup>3</sup> Buses pe<br>flow.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | r hour shown are onl                             | y for the peak h                    | our in the sin | gle direction of the | bigher traffic |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                    |                             | N MODE                       | _ *                |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | be achieved using to                             | shle innut valu                     | e defaults     |                      |                |
| (M                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | ultiply vehicle vo |                             |                              |                    |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                  |                                     |                |                      |                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | ctional roadway l  |                             |                              |                    | ervice               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | plicable for that lev<br>greater than level of   |                                     |                |                      |                |
| No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                    | volum                       | es.)                         |                    |                      | been reac                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | hed. For the bicycle                             | mode, the leve                      | el of service  | letter grade (inclu  | ding F) is not |
| Sidewa                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | ılk Coverage       | В                           | C                            | D                  | E                    | achievable<br>value defa                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | e because there is no<br>rults                   | o maximum ve                        | mcie volum     | gnies blonesum       | able input     |
| i i                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 0-49%              | *                           | *                            | 140                | 480                  | Source:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                  |                                     |                |                      |                |
| 8                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 0-84%              | *                           | 80                           | 440                | 800                  | Florida D                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | epartment of Transp                              |                                     |                |                      |                |
| ı                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 5-100%             | 200                         | 540                          | 880                | >1,000               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | mplementation Offi<br>rw.fdo1.gov/plannin        |                                     |                |                      |                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | BUS MOD            |                             |                              | _                  | -                    | F- 11                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | , , , , , , , , , , , , , , , , , , ,            |                                     |                |                      |                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                    | •                           | in peak direct               | -                  |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                  |                                     |                |                      |                |
| Sidewa                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | lk Coverage        | В                           | C                            | D                  | Е                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                  |                                     |                |                      | 1              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | )-84%              | > 5                         | ≥ 4                          | ≥ 3                | ≥ 2                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                  |                                     |                |                      |                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                    |                             |                              |                    | 180                  | <ul> <li>Construction of the property of t</li></ul> |                                                  |                                     |                |                      |                |

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## TRAFFIC DATA FDOT FLORIDA TRAFFIC ONLINE

COUNTY: 12 - LEE

SITE: 4650 - NORTH RIVER ROAD, EAST OF S.R. 31

| YEAR | TOAA   | DIRECTION 1 | DIRECTION 2                                  | *K FACTOR    | D FACTOR       | T FACTOR              |
|------|--------|-------------|----------------------------------------------|--------------|----------------|-----------------------|
|      |        |             | 7 <b>7 7 7 7</b> 7 7 7 7 7 7 7 7 7 7 7 7 7 7 | ಗರವಾಗವಾಗ ಕರಕ |                | ಕ್ಷಾಗ್ಯಾಕ್ಸ್ ಕ್ರಾಕ್ಸ್ |
| 2019 | 3400 F | E 1700      | W 1700                                       | 9.50         | 5 <b>4.9</b> 0 | 12.50                 |
| 2018 | 3200 C | E 1600      | W 1600                                       | 9.50         | 55.20          | 12.50                 |
| 2017 | 3200 T | E 1600      | W 1600                                       | 9.50         | 54.90          | 12.20                 |
| 2016 | 3000 S | E 1500      | W 1500                                       | 9.50         | 54.80          | 15.00                 |
| 2015 | 2800 F | E 1400      | W 1400                                       | 9.50         | 55.50          | 15.00                 |
| 2014 | 2600 C | E 1300      | W 1300                                       | 9.50         | 55.20          | 15.00                 |
| 2013 | 1000 S | 0           | 0                                            | 9.50         | 55.00          | 12.20                 |
| 2012 | 1000 F | 0           | 0                                            | 9.50         | 55.30          | 11.50                 |
| 2011 | 1000 C | E 0         | W O                                          | 9.50         | 55.20          | 11.70                 |

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE

S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE

V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN

\*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

COUNTY: 12 - LEE

SITE: 0273 - SR-31,202' NORTH OF FOXHILL ROAD, LEE CO.

| YEAR | AADT   | DI | RECTION 1 | DI | RECTION 2 | *K FACTOR | D FACTOR | T FACTOR |
|------|--------|----|-----------|----|-----------|-----------|----------|----------|
|      |        |    |           |    |           |           |          |          |
| 2019 | 9292 C | N  | 4645      | S  | 4647      | 9.50      | 52.10    | 25.30    |
| 2018 | 7959 C | N  | 4032      | 8  | 3927      | 9.50      | 54.10    | 26.90    |
| 2017 | 7337 C | N  | 3712      | S  | 3625      | 9.50      | 53.40    | 28.20    |
| 2016 | 6620 C | N  | 3338      | S  | 3282      | 9.50      | 53.90    | 26.60    |
| 2015 | 5216 C | N  | 2618      | S  | 2598      | 9.50      | 55.60    | 28.00    |
| 2014 | 4653 C | N  | 2325      | S  | 2328      | 9.50      | 55.60    | 27.00    |
| 2013 | 4195 C | N  | 2099      | S  | 2096      | 9.50      | 55.90    | 29.00    |
| 2012 | 4217 C | N  | 2149      | S  | 2068      | 9.50      | 56.40    | 26.90    |
| 2011 | 4126 C | N  | 2094      | S  | 2032      | 9.50      | 55.10    | 25.60    |
| 2010 | 4034 C | N  | 2041      | S  | 1993      | 9.79      | 54.46    | 26.00    |
| 2009 | 3964 C | N  | 1994      | S  | 1970      | 9.81      | 52.26    | 25.10    |
| 2008 | 4232 C | N  | 2124      | S  | 2108      | 9.88      | 55.53    | 23.50    |
| 2007 | 6039 C | N  | 3027      | S  | 3012      | 10.95     | 51.84    | 43.50    |
| 2006 | 5719 C | N  | 2850      | S  | 2869      | 10.95     | 51.84    | 43.50    |
| 2005 | 5532 C | N  | 2773      | S  | 2759      | 10.30     | 51.10    | 43.80    |
| 2004 | 4937 C | N  | 2483      | S  | 2454      | 9.50      | 53.00    | 34.00    |

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE

S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
\*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

COUNTY: 12 - LEE

SITE: 1001 - SR 31, SOUTH OF CR 78/NORTH RIVER ROAD (LC393)

| YEAR | AADT    | DI | RECTION 1 | DI | RECTION 2 | *K FACTOR | D FACTOR | T FACTOR |
|------|---------|----|-----------|----|-----------|-----------|----------|----------|
| 2019 | 11000 C | N  | 5500      | S  | 5500      | 9.50      | 54.00    | 25.30    |
| 2019 | 9400 C  | N  | 4700      | S  | 4700      | 9.50      | 55.20    | 26.90    |
| 2017 | 8800 C  | N  | 4500      | S  | 4300      | 9.50      | 54.40    | 20.20    |
| 2016 | 8600 F  | N  | 4200      | S  | 4400      | 9.50      | 57.70    | 20.20    |
|      |         | _  |           | _  |           |           |          |          |
| 2015 | 7800 C  | N  | 3800      | s  | 4000      | 9.50      | 57.50    | 20.20    |
| 2014 | 7200 F  | N  | 3600      | S  | 3600      | 9.50      | 56.80    | 20.50    |
| 2013 | 7000 C  | N  | 3500      | S  | 3500      | 9.50      | 56.50    | 20.50    |
| 2012 | 7500 C  | N  | 3800      | S  | 3700      | 9.50      | 54.20    | 22.60    |
| 2011 | 7300 F  | N  | 3700      | S  | 3600      | 9.50      | 56.20    | 17.60    |
| 2010 | 7300 C  | N  | 3700      | S  | 3600      | 9.91      | 56.34    | 17.60    |
| 2009 | 7100 C  | N  | 3600      | S  | 3500      | 9.98      | 55.90    | 19.70    |
| 2008 | 7700 C  | N  | 3900      | S  | 3800      | 10.16     | 57.01    | 23.50    |
| 2007 | 9200 C  | N  | 4600      | S  | 4600      | 10.16     | 54.76    | 32.60    |
| 2006 | 11100 C | N  | 5500      | S  | 5600      | 8.81      | 55.95    | 43.90    |
| 2005 | 10400 C | N  | 5200      | S  | 5200      | 9.60      | 53.80    | 33.40    |
| 2004 | 9500 C  | N  | 4900      | Š  | 4600      | 10.00     | 55.10    | 33.40    |

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE

S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
\*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

COUNTY: 12 - LEE

SITE: 0030 - SR 31, NORTH OF SR 80/PALM BEACH BOULEVARD LC391

| YEAR | AADT    | DI | RECTION 1           | DIE | RECTION 2 | *K FACTOR | D FACTOR | T FACTOR |
|------|---------|----|---------------------|-----|-----------|-----------|----------|----------|
| 2019 | 13500 C | N  | 6600                | S   | 6900      | 9.00      | 54.00    | 20.80    |
|      |         |    | ( m) ( m) ( m) ( m) | _   |           |           |          |          |
| 2018 | 11500 C |    | 5600                | S   | 5900      | 9.00      | 55.20    | 18.60    |
| 2017 | 11200 C | N  | 5500                | S   | 5700      | 9.00      | 54.40    | 19.00    |
| 2016 | 11100 F | N  | 5500                | S   | 5600      | 9.00      | 57.70    | 12.50    |
| 2015 | 10100 C | N  | 5000                | S   | 5100      | 9.00      | 57.50    | 12.50    |
| 2014 | 8700 F  | N  | 4300                | S   | 4400      | 9.00      | 56.80    | 14.90    |
| 2013 | 8500 C  | N  | 4200                | S   | 4300      | 9.00      | 56.50    | 14.90    |
| 2012 | 8700 C  | N  | 4400                | S   | 4300      | 9.00      | 54.20    | 13.80    |
| 2011 | 8500 F  | N  | 4200                | S   | 4300      | 9.00      | 56.20    | 13.70    |
| 2010 | 8500 C  | N  | 4200                | S   | 4300      | 9.91      | 56.34    | 13.70    |
| 2009 | 7800 C  | N  | 3800                | S   | 4000      | 9.98      | 55.90    | 13.40    |
| 2008 | 8500 C  | N  | 4200                | S   | 4300      | 10.16     | 57.01    | 12.80    |
| 2007 | 8700 C  | N  | 4300                | S   | 4400      | 10.16     | 54.76    | 10.80    |
| 2006 | 12500 C | N  | 6100                | S   | 6400      | 10.23     | 54.38    | 33.20    |
| 2005 | 10500 C | N  | 5200                | S   | 5300      | 10.30     | 54.10    | 23.30    |
| 2004 | 9800 C  | N  | 4800                | S   | 5000      | 9.90      | 54.30    | 23.30    |

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE

S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE

V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN

\*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

COUNTY: 12 - LEE

SITE: 1002 - SR 78/BAYSHORE ROAD, SOUTHWEST OF SR 31

| YEAR | AADT    | DII | RECTION 1 | DII | RECTION 2 | *K FACTOR | D FACTOR | T FACTOR |
|------|---------|-----|-----------|-----|-----------|-----------|----------|----------|
| 2019 | 10600 C | E   | 5500      | W   | 5100      | 9.00      | 54.00    | 22.00    |
| 2018 | 9600 C  | E   | 5000      | W   | 4600      | 9.00      | 55.20    | 21.60    |
| 2017 | 9200 C  | E   | 4600      | W   | 4600      | 9.00      | 54.40    | 13.00    |
| 2016 | 8600 F  | E   | 4300      | W   | 4300      | 9.00      | 57.70    | 13.00    |
| 2015 | 7800 C  | E   | 3900      | W   | 3900      | 9.00      | 57.50    | 13.00    |
| 2014 | 7300 F  | E   | 3700      | W   | 3600      | 9.00      | 56.80    | 14.00    |
| 2013 | 7100 C  | E   | 3600      | W   | 3500      | 9.00      | 56.50    | 14.00    |
| 2012 | 7500 C  | E   | 3800      | W   | 3700      | 9.00      | 54.20    | 16.40    |
| 2011 | 6800 F  | E   | 3500      | W   | 3300      | 9.00      | 56.20    | 14.90    |
| 2010 | 6800 C  | E   | 3500      | W   | 3300      | 9.91      | 56.34    | 14.90    |
| 2009 | 6900 C  | E   | 3500      | W   | 3400      | 9.98      | 55.90    | 17.00    |
| 2008 | 7500 C  | E   | 3800      | W   | 3700      | 10.16     | 57.01    | 19.30    |
| 2007 | 8400 C  | E   | 4300      | W   | 4100      | 10.16     | 54.76    | 23.30    |
| 2006 | 8400 C  | E   | 4300      | W   | 4100      | 10.23     | 54.38    | 21.60    |
| 2005 | 8600 C  | E   | 4400      | W   | 4200      | 10.30     | 54.10    | 25.10    |
| 2004 | 7700 C  | E   | 4000      | W   | 3700      | 9.90      | 54.30    | 25.10    |

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE

S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
\*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

COUNTY: 12 - LEE

SITE: 6005 - SR 80/PALM BEACH BLVD, 0.25 MI W OF SR 31. PTMS 104, LCPR 05

| YEAR | AADT           | DI | RECTION 1 | DI | RECTION 2 | *K FACTOR | D FACTOR | T FACTOR |
|------|----------------|----|-----------|----|-----------|-----------|----------|----------|
|      | HARACTER STATE |    |           |    |           |           |          |          |
| 2019 | 35000 F        |    | 0         |    | 0         | 9.00      | 54.00    | 12.30    |
| 2018 | 35091 C        |    | 0         |    | 0         | 9.00      | 64.90    | 12.60    |
| 2017 | 34000 F        |    | 0         |    | 0         | 9.00      | 64.90    | 11.10    |
| 2016 | 32970 C        | E  | 16326     | W  | 16644     | 9.00      | 64.90    | 10.40    |
| 2015 | 30167 C        | E  | 14945     | W  | 15222     | 9.00      | 63.20    | 11.00    |
| 2014 | 27785 C        | E  | 13885     | W  | 13900     | 9.00      | 62.60    | 5.90     |
| 2013 | 26228 C        | E  | 12981     | W  | 13247     | 9.00      | 61.80    | 9.50     |
| 2012 | 25563 C        | E  | 12791     | W  | 12772     | 9.00      | 61.60    | 10.80    |
| 2011 | 26888 C        | E  | 13397     | W  | 13491     | 9.00      | 61.60    | 12.40    |
| 2010 | 26743 C        | E  | 13334     | W  | 13409     | 9.89      | 61.01    | 8.90     |
| 2009 | 25939 C        | E  | 12914     | W  | 13025     | 9.90      | 62.73    | 9.60     |
| 2008 | 26004 C        | E  | 12909     | W  | 13095     | 10.24     | 63.18    | 9.20     |
|      |                |    |           |    |           |           |          |          |

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE

S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
\*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

COUNTY: 12 - LEE

2006

2005

2004

36000 C

31500 C

29500 C

SITE: 0085 - SR 80/PALM BEACH BLVD, EAST OF SR 31

E 18000

E 15500

E 14500

| YEAR | AADT        | DIRECTION 1 | DIRECTION 2     | *K FACTOR         | D FACTOR | T FACTOR |
|------|-------------|-------------|-----------------|-------------------|----------|----------|
|      | *********** |             | grangiyang ammi | ন্দ্ৰ নাম্প্ৰ কুল |          |          |
| 2019 | 36500 C     | E 18000     | W 18500         | 9.00              | 54.00    | 9.00     |
| 2018 | 33500 C     | E 16500     | W 17000         | 9.00              | 55.20    | 9.30     |
| 2017 | 33500 C     | E 16500     | W 17000         | 9.00              | 54.40    | 8.50     |
| 2016 | 35000 C     | E 17500     | W 17500         | 9.00              | 57.70    | 8.20     |
| 2015 | 32000 C     | E 16000     | W 16000         | 9.00              | 57.50    | 9.00     |
| 2014 | 29500 S     | E 15000     | W 14500         | 9.00              | 56.80    | 9.20     |
| 2013 | 28500 F     | E 14500     | W 14000         | 9.00              | 56.50    | 9.20     |
| 2012 | 28500 C     | E 14500     | W 14000         | 9.00              | 54.20    | 9.20     |
| 2011 | 29500 F     | E 14500     | W 15000         | 9.00              | 56.20    | 9.40     |
| 2010 | 29500 C     | E 14500     | W 15000         | 9.91              | 56.34    | 9.40     |
| 2009 | 29500 C     | E 14500     | W 15000         | 9.98              | 55.90    | 9.50     |
| 2008 | 30000 C     | E 15000     | W 15000         | 10.16             | 57.01    | 8.10     |
| 2007 | 34000 C     | E 17000     | W 17000         | 10.16             | 54.76    | 8.50     |

W 18000

W 16000

W 15000

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE

S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE

LC360

10.23

10.30

9.90

11.00

12.10

12.10

54.38

54.10

54.30

V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
\*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

COUNTY: 12 - LEE

SITE: 0012 - SR 80, EAST OF OLD OLGA ROAD/BUCKINGHAM ROAD LC362

| YEAR | AADT    | DIRECTION 1 | DIRECTION 2 | *K FACTOR | D FACTOR | T FACTOR |
|------|---------|-------------|-------------|-----------|----------|----------|
| 2019 | 28000 C | E 14000     | W 14000     | 9.00      | 54.00    | 12.40    |
| 2018 | 26000 C | E 13000     | W 13000     | 9.00      | 55.20    | 12.40    |
| 2017 | 24000 C | E 12000     | W 12000     | 9.00      | 54.40    | 11.80    |
| 2016 | 23500 C | E 11500     | W 12000     | 9.00      | 57.70    | 10.30    |
| 2015 | 21000 C | E 10500     | W 10500     | 9.00      | 57.50    | 10.20    |
| 2014 | 18200 S | E 9100      | W 9100      | 9.00      | 56.80    | 12.00    |
| 2013 | 17800 F | E 8900      | W 8900      | 9.00      | 56.50    | 12.00    |
| 2012 | 17800 C | E 8900      | W 8900      | 9.00      | 54.20    | 12.00    |
| 2011 | 21000 F | E 10500     | W 10500     | 9.00      | 56.20    | 12.50    |
| 2010 | 21000 C | E 10500     | W 10500     | 9.91      | 56.34    | 12.50    |
| 2009 | 21000 C | E 10500     | W 10500     | 9.98      | 55.90    | 13.70    |
| 2008 | 21000 C | E 10500     | W 10500     | 10.16     | 57.01    | 11.20    |
| 2007 | 23000 C | E 11500     | W 11500     | 10.16     | 54.76    | 15.60    |
| 2006 | 21000 C | E 10500     | W 10500     | 10.23     | 54.38    | 14.00    |
| 2005 | 21500 C | E 10500     | W 11000     | 10.30     | 54.10    | 14.00    |
| 2004 | 19200 C | E 9500      | W 9700      | 9.90      | 54.30    | 14.00    |

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE

S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN \*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

2019 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL CATEGORY: 1203 SR80, 31 & 78 E OF I-75

|            | DRY: 1203 SR80, 31 & 78 E                          | OF I-75      | MOCF: 0.94   |
|------------|----------------------------------------------------|--------------|--------------|
| WEEK       | DATES                                              | SF           | PSCF         |
| 1          | 01/01/2019 ~ 01/05/2019                            | 0.96         | 1.02         |
| 2          | 01/06/2019 = 01/12/2019                            | 0.98         | 1.04         |
| 3          | 01/13/2019 - 01/19/2019                            | 1.01<br>0.99 | 1.07<br>1.05 |
| 4<br>* 5   | 01/20/2019 - 01/26/2019<br>01/27/2019 - 02/02/2019 | 0.97         | 1.03         |
| * 6        | 02/03/2019 - 02/09/2019                            | 0.95         | 1.01         |
| * 7        | 02/10/2019 - 02/16/2019                            | 0.94         | 1.00         |
| * 8        | 02/17/2019 - 02/23/2019                            | 0.93         | 0.99         |
| * 9        | 02/24/2019 - 03/02/2019                            | 0.92         | 0.98         |
| *10        | 03/03/2019 - 03/09/2019                            | 0.92         | 0.98         |
| *11        | 03/10/2019 - 03/16/2019                            | 0.91         | 0.97<br>0.98 |
| *12        | 03/17/2019 - 03/23/2019                            | 0.92<br>0.93 | 0.99         |
| *13<br>*14 | 03/24/2019 - 03/30/2019<br>03/31/2019 - 04/06/2019 | 0.94         | 1.00         |
| *15        | 04/07/2019 - 04/13/2019                            | 0.95         | 1.01         |
| *16        | 04/14/2019 - 04/20/2019                            | 0.97         | 1.03         |
| *17        | 04/21/2019 - 04/27/2019                            | 0.98         | 1.04         |
| 18         | 04/28/2019 - 05/04/2019                            | 0.99         | 1.05         |
| 19         | 05/05/2019 - 05/11/2019                            | 1.00         | 1.06         |
| 20         | 05/12/2019 - 05/18/2019                            | 1.02         | 1.09         |
| 21         | 05/19/2019 - 05/25/2019                            | 1.03<br>1.05 | 1.10<br>1.12 |
| 22<br>23   | 05/26/2019 - 06/01/2019<br>06/02/2019 - 06/08/2019 | 1.03         | 1.14         |
| 23<br>24   | 06/02/2019 - 06/05/2019                            | 1.09         | 1.16         |
| 25         | 06/16/2019 - 06/22/2019                            | 1.09         | 1.16         |
| 26         | 06/23/2019 - 06/29/2019                            | 1.09         | 1.16         |
| 27         | 06/30/2019 - 07/06/2019                            | 1.09         | 1.16         |
| 28         | 07/07/2019 - 07/13/2019                            | 1.10         | 1.17         |
| 29         | 07/14/2019 - 07/20/2019                            | 1.10         | 1.17<br>1.16 |
| 30         | 07/21/2019 - 07/27/2019<br>07/28/2019 - 08/03/2019 | 1.09<br>1.08 | 1.15         |
| 31<br>32   | 08/04/2019 - 08/03/2019                            | 1.07         | 1.14         |
| 33         | 08/11/2019 - 08/17/2019                            | 1.06         | 1.13         |
| 34         | 08/18/2019 - 08/24/2019                            | 1,06         | 1.13         |
| 35         | 08/25/2019 - 08/31/2019                            | 1.06         | 1.13         |
| 36         | 09/01/2019 - 09/07/2019                            | 1.06         | 1.13         |
| 37         | 09/08/2019 - 09/14/2019                            | 1.06         | 1.13<br>1.14 |
| 38         | 09/15/2019 - 09/21/2019                            | 1.07<br>1.05 | 1.12         |
| 39<br>40   | 09/22/2019 - 09/28/2019<br>09/29/2019 - 10/05/2019 | 1.04         | 1.11         |
| 41         | 10/06/2019 - 10/12/2019                            | 1.03         | 1.10         |
| 42         | 10/13/2019 - 10/19/2019                            | 1.02         | 1.09         |
| 43         | 10/20/2019 - 10/26/2019                            | 1.00         | 1.06         |
| 44         | 10/27/2019 - 11/02/2019                            | 0.99         | 1.05         |
| 45         | 11/03/2019 - 11/09/2019                            | 0.98         | 1.04         |
| 46         | 11/10/2019 - 11/16/2019                            | 0.97<br>0.96 | 1.03<br>1.02 |
| 47         | 11/17/2019 - 11/23/2019<br>11/24/2019 - 11/30/2019 | 0.96         | 1.02         |
| 48<br>49   | 12/01/2019 - 11/30/2019                            | 0.96         | 1.02         |
| 50         | 12/08/2019 - 12/14/2019                            | 0.96         | 1.02         |
| 51         | 12/15/2019 - 12/21/2019                            | 0.96         | 1.02         |
| 52         | 12/22/2019 - 12/28/2019                            | 0.98         | 1.04         |
| 53         | 12/29/2019 - 12/31/2019                            | 1.01         | 1.07         |
|            |                                                    |              |              |

## \* PEAK SEASON

2019 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE; ALL CATEGORY: 1200 LEE COUNTYWIDE

| WEEK | DATES                   | SF   | MOCF: 0.93<br>PSCF    |
|------|-------------------------|------|-----------------------|
|      |                         |      | ********************* |
| 1    | 01/01/2019 - 01/05/2019 | 0.97 | 1.04                  |
| 2    | 01/06/2019 - 01/12/2019 | 0.97 | 1.04                  |
| 3    | 01/13/2019 - 01/19/2019 | 0.98 | 1.05                  |
| * 4  | 01/20/2019 - 01/26/2019 | 0.96 | 1.03                  |
| * 5  | 01/27/2019 - 02/02/2019 | 0.95 | 1.02                  |
| * 6  | 02/03/2019 - 02/09/2019 | 0.94 | 1.01                  |
| * 7  | 02/10/2019 - 02/16/2019 | 0.92 | 0.99                  |
| * 8  | 02/17/2019 - 02/23/2019 | 0.92 | 0.99                  |
| * 9  | 02/24/2019 - 03/02/2019 | 0.92 | 0.99                  |
| *10  | 03/03/2019 - 03/09/2019 | 0.91 | 0.98                  |
| *11  | 03/10/2019 - 03/16/2019 | 0.91 | 0.98                  |
| *12  | 03/17/2019 - 03/23/2019 | 0.92 | 0.99                  |
| *13  | 03/24/2019 - 03/30/2019 | 0.93 | 1.00                  |
|      | 03/31/2019 - 04/06/2019 | 0.94 | 1.01                  |
| *15  | 04/07/2019 - 04/13/2019 | 0.94 | 1.01                  |
| *16  | 04/14/2019 - 04/20/2019 | 0.95 | 1.02                  |
| 17   | 04/21/2019 - 04/27/2019 | 0.97 | 1.04                  |
| 18   | 04/28/2019 - 05/04/2019 | 0.99 | 1.06                  |
| 19   | 05/05/2019 - 05/11/2019 | 1.00 | 1.08                  |
| 20   | 05/12/2019 - 05/18/2019 | 1.02 | 1.10                  |
| 21   | 05/19/2019 - 05/25/2019 | 1.04 | 1.12                  |
| 22   | 05/26/2019 - 06/01/2019 | 1.06 | 1.14                  |
| 23   | 06/02/2019 - 06/08/2019 | 1.07 | 1.15                  |
| 24   | 06/09/2019 - 06/15/2019 | 1.09 | 1.17                  |
| 25   | 06/16/2019 - 06/22/2019 | 1.10 | 1.18                  |
| 26   | 06/23/2019 - 06/29/2019 | 1.10 | 1.18                  |
| 27   | 06/30/2019 - 07/06/2019 | 1.11 | 1.19                  |
| 28   | 07/07/2019 - 07/13/2019 | 1.11 | 1.19                  |
| 29   | 07/14/2019 - 07/20/2019 | 1.12 | 1.20                  |
| 30   | 07/21/2019 - 07/27/2019 | 1.10 | 1.18                  |
| 31   | 07/28/2019 - 08/03/2019 | 1.09 | 1.17                  |
| 32   | 08/04/2019 - 08/10/2019 | 1.07 | 1.15                  |
| 33   | 08/11/2019 - 08/17/2019 | 1.06 | 1.14                  |
| 34   | 08/18/2019 - 08/24/2019 | 1.06 | 1.14                  |
| 35   | 08/25/2019 - 08/31/2019 | 1.07 | 1.15                  |
| 36   | 09/01/2019 - 09/07/2019 | 1.07 | 1.15                  |
| 37   | 09/08/2019 - 09/14/2019 | 1.07 | 1.15                  |
| 38   | 09/15/2019 - 09/21/2019 | 1.08 | 1.16                  |
| 39   | 09/22/2019 - 09/28/2019 | 1.06 | 1.14                  |
| 40   | 09/29/2019 - 10/05/2019 | 1.05 | 1.13                  |
| 41   | 10/06/2019 - 10/12/2019 | 1.03 | 1.11                  |
| 42   | 10/13/2019 - 10/19/2019 | 1.02 | 1.10                  |
| 43   | 10/20/2019 - 10/26/2019 | 1.01 | 1.09                  |
| 44   | 10/27/2019 - 11/02/2019 | 1.00 | 1.08                  |
| 45   | 11/03/2019 - 11/09/2019 | 0.99 | 1.06                  |
| 46   | 11/10/2019 - 11/16/2019 | 0.98 | 1.05                  |
| 47   | 11/17/2019 - 11/23/2019 | 0.97 | 1.04                  |
| 48   | 11/24/2019 - 11/30/2019 | 0.97 | 1.04                  |
| 49   | 12/01/2019 - 12/07/2019 | 0.97 | 1.04                  |
| 50   | 12/08/2019 - 12/14/2019 | 0.97 | 1.04                  |
| 51   | 12/15/2019 - 12/21/2019 | 0.97 | 1.04                  |
| 52   | 12/22/2019 - 12/28/2019 | 0.97 | 1.04                  |
| 53   | 12/29/2019 - 12/31/2019 | 0.98 | 1.05                  |

<sup>\*</sup> PEAK SEASON

# TRAFFIC DATA FROM LEE COUNTY TRAFFIC COUNT REPORT

| Updated 3/13/20      |                         | N=0       |       |       | Daily 1 | raffic V | olume ( | AADT) |       |       |       |       |
|----------------------|-------------------------|-----------|-------|-------|---------|----------|---------|-------|-------|-------|-------|-------|
| STREET               | LOCATION                | tion#     | 2010  | 2011  | 2012    | 2013     | 2014    | 2015  | 2016  | 2017  | 2018  | 2019  |
| BRANTLEY RD          | W OF US 41              | 230       | 2700  |       |         |          |         |       |       |       |       |       |
| BROADWAY (ESTERO)    | W OF US 41              | 463       | 5300  | 3500  |         | 5200     |         | 5700  |       | 6200  |       | 6300  |
| BROADWAY RD          | S OF ALVA BRIDGE        | 231       |       |       |         |          |         |       |       |       |       | 6100  |
| BUCKINGHAM RD        | S OF PALM BEACH BLVD    | <u>11</u> | 8400  | 8400  | 8900    | 8800     | 9000    | 9300  | 9800  | 9800  | 10400 | 11400 |
| BUCKINGHAM RD        | S OF CEMETERY RD        | 227       |       |       |         |          | 10600   |       | 9800  |       | 9600  |       |
| BUCKINGHAM RD        | E OF ALVIN AVE          | 232       | 5700  |       |         |          | 7000    |       | 8600  |       | 9200  |       |
| BURNT STORE RD       | N OF PINE ISLAND RD     | 233       | 11700 | 11100 |         | 12600    | 12600   | 13600 | 14800 | 15300 | 15100 | 19100 |
| BURNT STORE RD       | S OF CHARLOTTE CO. LINE | 12        | 5600  | 5300  | 5000    | 5200     | 6300    | 7000  | 7700  | 8000  | 8300  | 8800  |
| BUSINESS 41 (SR 739) | N OF EDISON BRIDGE      | 41        | 26100 | 25500 | 24800   | 25100    | 27200   | 28000 |       |       |       | 35600 |
| BUSINESS 41 (SR 739) | S OF PINE ISLAND RD     | 77        |       |       | 150     |          |         | 22000 | 25500 |       |       |       |
| BUSINESS 41 (SR 739) | N OF PONDELLA RD        | 397       |       |       |         |          |         |       |       |       |       |       |
| BUSINESS 41 (SR 739) | N OF POWELL DR          | 394       |       |       |         |          |         |       |       |       |       |       |
| BUSINESS 41 (SR 739) | N OF LITTLETON RD       | 76        |       |       |         |          |         | 11500 | 12800 | 13200 |       |       |
| BUSINESS 41 (SR 739) | N OF LAUREL DR          | 396       |       |       |         |          |         |       |       |       |       |       |
| CAPE CORAL PKWY      | E OF SKYLINE BLVD       | <u>13</u> | 26200 | 26700 | 25000   | 26400    | 27700   | 28800 | 29700 | 28200 | 29600 | 30400 |
| CAPE CORAL BRIDGE    | W OF BRIDGE             | 234       | 39700 |       |         | 45600    | 51600   |       |       |       |       |       |
| CAPE CORAL BRIDGE    | AT TOLL PLAZA           | 122       |       |       |         |          |         | 44000 | 42600 | 42000 | 43100 | 47800 |
|                      |                         |           |       |       |         |          |         |       |       |       |       |       |

| Updated 3/13/20   |                        | 100       | 756   | Daily Traffic Volume (AADT) |        |       |       |       |       |        |       |       |
|-------------------|------------------------|-----------|-------|-----------------------------|--------|-------|-------|-------|-------|--------|-------|-------|
| STREET            | LOCATION               | tion#     | 2010  | 2011                        | 2012   | 2013  | 2014  | 2015  | 2016  | 2017   | 2018  | 2019  |
| NALLE RD          | N OF BAYSHORE RD       | 344       |       | 2100                        | 1      | 2600  | -50   | 2500  |       | 2500   | 6300  | 2300  |
| NEAL RD           | S OF ORANGE RIVER BLVD | 485       | 1800  | Labor.                      | 10     | 2000  | 7537  |       |       |        |       |       |
| NORTH RIVER RD    | E OF SR 31             | 348       | 1400  | 2200                        | and in | 2700  | 13    | 2900  |       | 3100   |       | 2900  |
| NORTH RIVER RD    | W OF PARKINSON RD      | 346       |       |                             |        | 1300  |       |       |       |        |       |       |
| NORTH RIVER RD    | W OF HENDRY CO LINE    | 347       | 1600  | 1400                        | 111    | 1400  |       | 1500  |       | 1500   |       | 2000  |
| OLD 41 RD         | N OF COLLIER CO LINE   | <u>16</u> | 11500 | 11700                       | 11500  | 12000 | 13000 | 13700 | 13600 | 14000  | 14700 | 14900 |
| ORANGE RIVER BLVD | S OF PALM BEACH BLVD   | 353       | 8000  | 7700                        | 8000   | 7300  | 5800  | 8100  | 8400  | 8600   | 8800  | 9700  |
| ORANGE RIVER BLVD | E OF STALEY RD         | 352       | 7300  |                             | 11 3   | 13.00 |       | Gift. | - 10  | 41 515 | 100   |       |
| ORIOLE RD         | S OF ALICO RD          | 462       | 2000  | -12                         |        |       | 1000  |       |       |        |       |       |
|                   |                        |           |       |                             |        |       |       |       |       |        |       |       |

Year 2019 K-100 Factors, D-Factors and Peak Season Factors

| Station # | K-100  | <b>D-Factors</b> | P.S Factors |
|-----------|--------|------------------|-------------|
| 1         | 0.090  | 0.62             | 1.067       |
| 2         | 0.091  | 0.54             | 1.083       |
| 3         | 0.099  | 0.52             | 1.187       |
| 5         | 0.093  | 0.62             | 1.100       |
| 6*        | 0.086  | 0.56             | 1.047       |
| 7         | 0.115  | 0.53             | 1.323       |
| 8         | 0.084  | 0.51             | 1.143       |
| 9*        | 0.086  | 0.51             | 1.057       |
| 10*       | 0.096  | 0.51             | 1.080       |
| 11        | 0.089  | 0.53             | 1.043       |
| 12        | 0.088  | 0.60             | 1.147       |
| 13        | 0.087  | 0.59             | 1.097       |
| 14        | 0.085  | 0.60             | 1.043       |
| 15*       | 0.098  | 0.55             | 1.157       |
| 16        | 0.102  | 0.63             | 1.143       |
| 17        | 0.106* | 0.63             | 1.063       |
| 18        | 0.091  | 0.58             | 1.093       |
| 19*       | 0.102  | 0.55             | 1.240       |
| 20        | 0.097  | 0.59             | 1.060       |
| 21*       | 0.083  | 0.61             | 1.037       |
| 22        | 0.085  | 0.62             | 1.067       |
| 23        | 0.103* | 0.58             | 1.177       |
| 25        | 0.095  | 0.58             | 1.097       |
| 27        | 0.127  | 0.54             | 1.343       |
| 28        | 0.081  | 0.56             | 1.067*      |
| 29        | 0.082  | 0.52             | 1.093       |
| 30        | 0.092  | 0.51             | 1.090       |
| 31        | 0.088  | 0.54             | 1.090       |
| 34        | 0.098  | 0.54             | 1,090       |
| 35        | 0.104  | 0.56             | 1.100       |
| 36*       | 0.100  | 0.57             | 1.187       |
| 37*       | 0.088  | 0.60             | 1.130       |
| 38        | 0.101* | 0.60             | 1.163       |
| 39        | 0.100  | 0.53             | 1.107       |
| 40        | 0.090  | 0.52             | 1.023       |
| 42        | 0.094  | 0.56             | 1.180       |
| 43        | 0.090  | 0.61             | 1.100*      |
| 44*       | 0.085  | 0.51             | 1.083       |
| 45        | 0.106  | 0.57             | 1.067       |

| ation # |        | D-Factors |       |
|---------|--------|-----------|-------|
| 46      | 0.088  | 0.52      | 1.177 |
| 47      | 0.098  | 0.56      | 1.123 |
| 48      | 0.101  | 0.57      | 1.097 |
| 49      | 0.086  | 0.53      | 1.073 |
| 50      | 0.083  | 0.61      | 1.050 |
| 51*     | 0.082  | 0.71      | 1.107 |
| 52      | 0.090  | 0.55      | 1.057 |
| 53      | 0.099  | 0.52      | 1.260 |
| 54*     | 0.095  | 0.51      | 1.163 |
| 55      | 0.088  | 0.53      | 1.093 |
| 57*     | 0.100  | 0.52      | 1.130 |
| 59      | 0.103  | 0.51      | 1.330 |
| 60*     | 0.132  | 0.57      | 1.543 |
| 61      | 0.095  | 0.59      | 1.230 |
| 62      | 0.107  | 0.60      | 1.157 |
| 63      | 0.123  | 0.55      | 1.210 |
| 64      | 0.104  | 0.54      | 1.090 |
| 66      | 0.101  | 0.54      | 1.120 |
| 68      | 0.095  | 0.60      | 1.030 |
| 69      | 0.090  | 0.55      | 1.057 |
| 70      | 0.105  | 0.56      | 1.213 |
| 71*     | 0.105  | 0.53      | 1.150 |
| 72      | 0.105  | 0.60      | 1.253 |
| 73*     | 0.097  | 0.56      | 1.143 |
| 74      | 0.105* | 0.60      | 1.037 |
| 76*     | 0.097  | 0.55      | 1.130 |
| 81*     | 0.100  | 0.56      | 1.133 |
| 82*     | 0.100  | 0.54      | 1.073 |
| 84*     | 0.094  | 0.51      | 1.107 |
| 89*     | 0.098  | 0.60      | 1.030 |
| 92      | 0.103  | 0.57      | 1.090 |
| 93      | 0.101  | 0.60      | 1.063 |
| 96      | 0.109  | 0.54      | 1.093 |
| 97*     | 0.086  | 0.52      | 1.030 |
| 98*     | 0.088  | 0.58      | 1.117 |
| 103*    | 0.092  | 0.52      | 1.177 |
| 104     | 0.101  | 0.52      | 1.103 |
| 108     | 0.093  | 0.52      | 1.040 |
| 120     | 0.099  | 0.64      | 1.267 |
| 121     | 0.095* | 0.64      | 1.053 |
| 122*    | 0.096  | 0.67      | 1.070 |

<sup>\*</sup> Previous Year Data

# TRAFFIC DATA FROM LEE COUNTY TRANSPORTATION DATA MANAGEMENT SYSTEM

|                  | Location Info |  |
|------------------|---------------|--|
| Location ID      | 348           |  |
| Туре             | I-SECTION     |  |
| Functional Class | -             |  |
| Located On       | N River Rd    |  |
| Between          | AND           |  |
| Direction        | 2-WAY         |  |
| Community        | -             |  |
| MPO_ID           |               |  |
| HPMS ID          |               |  |
| Agency           | Lee County    |  |
|                  |               |  |
|                  |               |  |

| Cou          | nt Data Info         |
|--------------|----------------------|
| Start Date   | 2/13/2019            |
| End Date     | 2/14/2019            |
| Start Time   | 12:00 AM             |
| End Time     | 12:00 AM             |
| Direction    |                      |
| Notes        | lee                  |
| Count Source | 348                  |
| File Name    | qrtlyD021319.348.PRN |
| Weather      |                      |
| Study        |                      |
| Owner        | LeeAuto              |
| QC Status    | Accepted             |

| Interval: 15 mins |     |      |      |     |              |  |  |  |  |  |  |
|-------------------|-----|------|------|-----|--------------|--|--|--|--|--|--|
| Time              |     | 15 [ | Vlin |     | Haushi Causa |  |  |  |  |  |  |
| Time              | 1st | 2nd  | 3rd  | 4th | Hourly Count |  |  |  |  |  |  |
| 00:00 - 01:00     | 3   | 3    | 3    | 0   | 9            |  |  |  |  |  |  |
| 01:00 - 02:00     | 1   | 1    | 4    | 0   | 6            |  |  |  |  |  |  |
| 02:00 - 03:00     | 2   | 5    | 3    | 2   | 12           |  |  |  |  |  |  |
| 03:00 - 04:00     | 4   | 1    | 0    | 0   | 5            |  |  |  |  |  |  |
| 04:00 - 05:00     | 0   | 3    | 2    | 3   | 8            |  |  |  |  |  |  |
| 05:00 - 06:00     | 4   | 9    | 17   | 28  | 58           |  |  |  |  |  |  |
| 06:00 - 07:00     | 34  | 41   | 79   | 65  | 219          |  |  |  |  |  |  |
| 07:00 - 08:00     | 81  | 96   | 81   | 74  | 332          |  |  |  |  |  |  |
| 08:00 - 09:00     | 58  | 52   | 47   | 50  | 207          |  |  |  |  |  |  |
| 09:00 - 10:00     | 46  | 40   | 47   | 40  | 173          |  |  |  |  |  |  |
| 10:00 - 11:00     | 48  | 46   | 51   | 44  | 189          |  |  |  |  |  |  |
| 11:00 - 12:00     | 37  | 35   | 53   | 51  | 176          |  |  |  |  |  |  |
| 12:00 - 13:00     | 50  | 60   | 49   | 34  | 193          |  |  |  |  |  |  |
| 13:00 - 14:00     | 53  | 50   | 48   | 44  | 195          |  |  |  |  |  |  |
| 14:00 - 15:00     | 55  | 61   | 45   | 58  | 219          |  |  |  |  |  |  |
| 15:00 - 16:00     | 57  | 52   | 75   | 68  | 252          |  |  |  |  |  |  |
| 16:00 - 17:00     | 61  | 80   | 53   | 60  | 254          |  |  |  |  |  |  |
| 17:00 - 18:00     | 74  | 68   | 91   | 64  | 297          |  |  |  |  |  |  |
| 18:00 - 19:00     | 54  | 55   | 39   | 38  | 186          |  |  |  |  |  |  |
| 19:00 - 20:00     | 26  | 20   | 29   | 24  | 99           |  |  |  |  |  |  |
| 20:00 - 21:00     | 21  | 19   | 22   | 20  | 82           |  |  |  |  |  |  |
| 21:00 - 22:00     | 14  | 18   | 9    | 15  | 56           |  |  |  |  |  |  |
| 22:00 - 23:00     | 4   | 9    | 4    | 1   | 18           |  |  |  |  |  |  |
| 23:00 - 24:00     | 4   | 5    | 6    | 2   | 17           |  |  |  |  |  |  |
| TOTAL             |     |      |      |     | 3262         |  |  |  |  |  |  |

# Using D-factor of 0.549

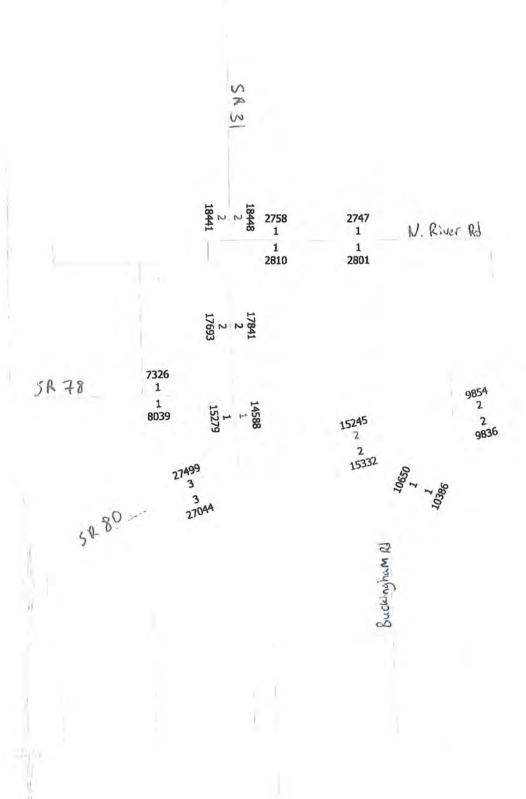
AM PK Hr

182 N. River PJ

150 - 134 N. River PJ

163 - 134 N. River PJ

### 2040 E+C NETWORK VOLUMES



## LEE COUNTY MPO 2040 COST FEASIBLE HIGHWAY PLAN

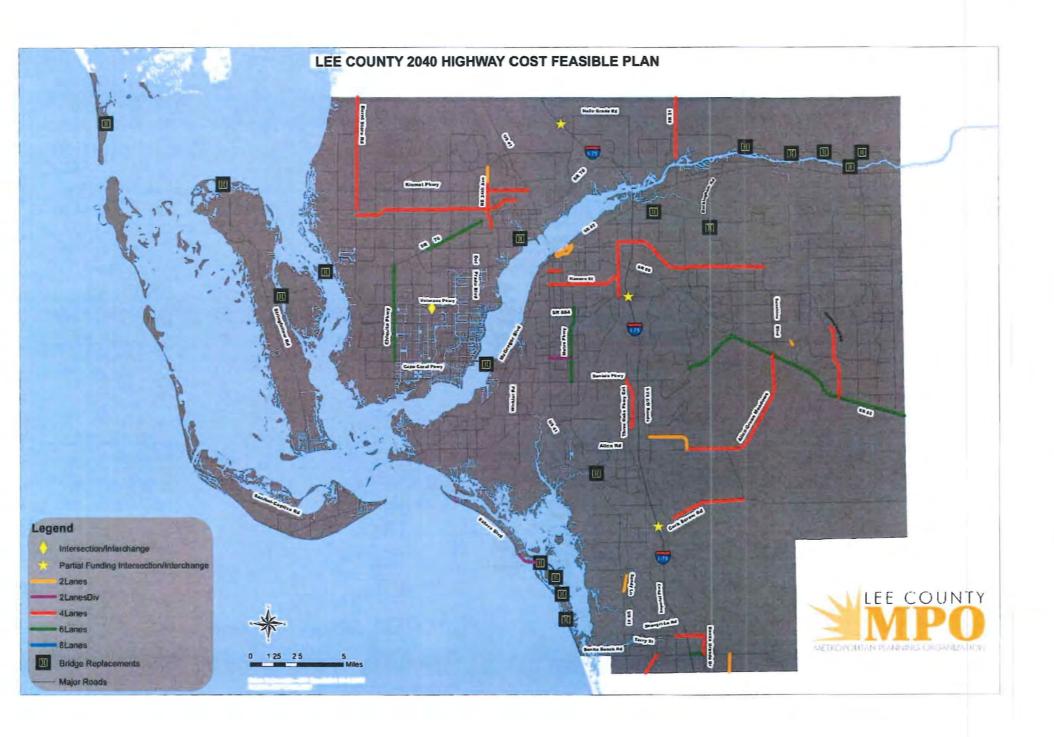


Table 6-2: Cost Feasible Projects: Road Projects - State/Other Arterial/SU

(in \$1,000)

| Road Name                         | From                           |                          | Improvement             |             | 2021-2025 | 2026-2030 | 2031-2040 | T(Mail Clast)<br>(YOE) | Total PDC |
|-----------------------------------|--------------------------------|--------------------------|-------------------------|-------------|-----------|-----------|-----------|------------------------|-----------|
| Countywide Signal System Updates, |                                |                          | ITS                     | CST         | \$10,160  | \$0       | \$0       | \$10,160               | \$8,000   |
| Metro Parkway                     | Daniels Parkway                | south of Winkler Avenue  | Widen 4L to 6L          | CST         | \$0       | \$67,370  | \$0       | \$67,370               | \$44,920  |
| Big Carlos Bridge Replacement     |                                |                          | Reconstruct Bridge      | PE          | \$1,530   | \$0       | \$0       | \$1,530                | \$1,250   |
| Big Carlos Bridge Replacement     |                                |                          | Reconstruct Bridge      | CST         | \$32,260  | \$0       | \$0       | \$32,260               | \$25,040  |
| I-75/Corkscrew Road Interchange   | Interim Interchange Improveme  | nts                      | Interchange             | PE/CST      | \$4,880   | \$0       | \$0       | \$4,880                | \$4,270   |
| San Carlos Boulevard              | Summerlin Road                 | Crescent Street          | TBD in PD&E             | ROW         | \$10,000  | \$0       | \$0       | \$10,000               | \$8,200   |
| San Carlos Boulevard              | Summerlin Road                 | Crescent Street          | TBD in PD&E             | CST         | \$10,000  | \$0       | \$0       | \$10,000               | \$8,200   |
| Old US 41                         | Collier County Line            | Bonita Beach Road        | Add Lanes & Reconstruct | PE          | \$2,160   | \$0       | \$0       | \$2,160                | \$1,770   |
| Old US 41                         | Collier County Line            | Bonita Beach Road        | Add Lanes & Reconstruct | ROW         | \$0       | \$8,820   | \$0       | \$8,820                | \$4,800   |
| Old US 41                         | Collier County Line            | Bonita Beach Road        | Add Lanes & Reconstruct | CST         | \$0       | \$17,730  | \$0       | \$17,730               | \$11,820  |
| SR 78                             | Santa Barbara Boulevard        | east of Pondella         | Widen 4L to 6L          | PE          | \$0       | \$0       | \$7,490   | \$7,490                | \$4,800   |
| SR 78                             | Sanla Barbara Boulevard        | east of Pondella         | Widen 4L to 6L          | CST         | \$0       | \$0       | \$61,130  | \$61,130               | \$32,000  |
| Burnt Store Road                  | Van Buren Parkway              | Charlotte County Line    | Widen 2L to 4L          | PE          | \$0       | \$11,480  | \$0       | \$11,480               | \$8,320   |
| Burnt Store Road                  | Van Buren Parkway              | Charlotte County Line    | Widen 2L to 4L          | ROW/CST     | \$0       | \$0       | \$70,000  | \$70,000               | \$78,370  |
| First and Second Streets          | Fowler Street                  | Seaboard Street          | 1 way to 2 way          | PD&E/PE     | \$1,820   | \$0       | \$0       | \$1,820                | \$1,500   |
| First and Second Streets          | Fowler Street                  | Seaboard Street          | 1 way to 2 way          | CST         | \$0       | \$3,000   | \$0       | \$3,000                | \$2,000   |
| Fowler Street                     | Metro Parkway/Fowler<br>Street | Dr Martin Luther King Jr | 4LUD to 4LD             | PD&E        | \$2,440   | \$0       | \$0       | \$2,440                | \$2,000   |
| Fowler Street                     | Metro Parkway/Fowler<br>Street | Dr Martin Luther King Jr | 4LUD to 4LD             | PE          | \$0       | \$4,830   | \$0       | \$4,830                | \$3,500   |
| SR 31                             | SR 80                          | SR 78                    | Widen 2L to 4L          | PD&E        | \$2,000   | \$0       | \$0       | \$2,000                | \$1,640   |
| SR 31                             | SR 80                          | SR 78                    | Widen 2L to 4L          | PE          | \$2,660   | \$0       | \$0       | \$2,660                | \$2,180   |
| Cape Coral Evacuation Study       |                                |                          | Access                  | Planning    | \$300     | \$0       | \$0       | \$300                  | \$250     |
| Del Prado Boulevard Interchange   |                                |                          | New Interchange         | IJR         | \$1,250   | \$0       | \$0       | \$1,250                | \$1,020   |
| Major Intersections               |                                |                          | Operational Studies     | P/R/CST     | \$2,450   | \$12,000  | \$55,000  | \$69,450               | \$38,740  |
|                                   |                                |                          |                         | Total Cost: | \$83,910  | \$133,930 | \$193,620 | \$402,760              | \$259,92  |
|                                   |                                |                          |                         | Revenues:   | \$100,200 | \$95,400  | \$206,640 | \$402,240              | N/A       |

<u>Project Phases</u> - PD&E Project Development and Environment; PE: Project Engineering and Design; ROW: Right-of-way Acquisition; CST: Project Construction

### LEE COUNTY MPO 2040 NEEDS PLAN

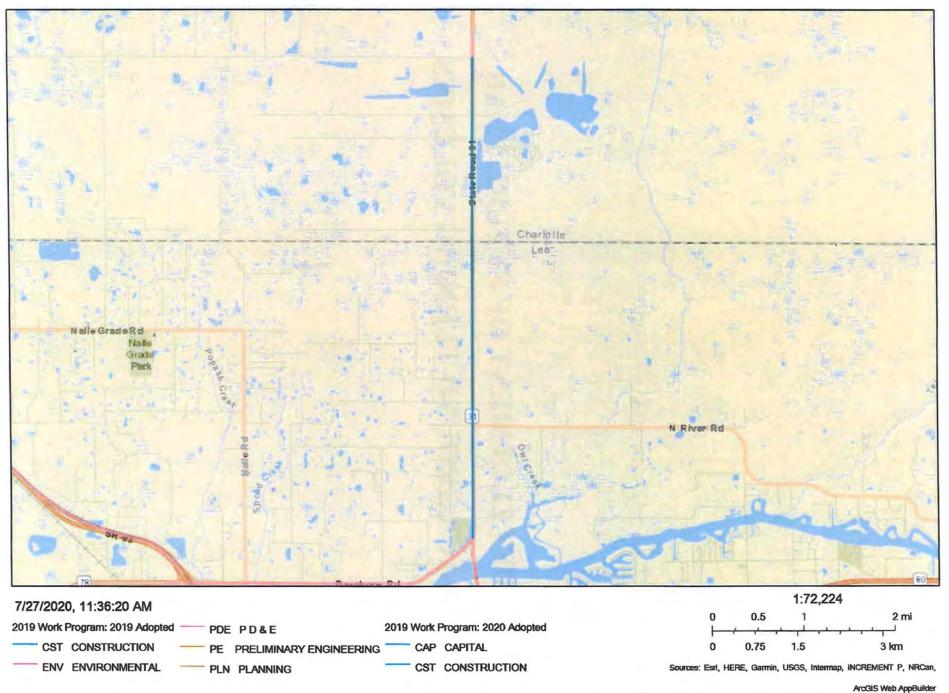
### **2040** TRANSPORTATION PLAN LEE COUNTY MPO

Table C-1: 2040 Needs Plan Projects: Road Projects

|                          |                             |                              | Improv               | ement                     | Total Cost           |  |
|--------------------------|-----------------------------|------------------------------|----------------------|---------------------------|----------------------|--|
| Road Name                | From                        | То                           | From<br>(# of Lanes) | <b>To</b><br>(# of Lanes) | (PDC, in<br>millions |  |
| 1st Street               | Fowler Street               | Palm Beach Boulevard         | Two                  | way                       | \$5.50               |  |
| 23rd Street SW           | Gunnery Road                | Beth Stacey Boulevard        | 2                    | 4                         | \$85.70              |  |
| 2nd Street               | Fowler Street               | Palm Beach Boulevard         | Two                  | way                       | \$5.50               |  |
| 40th Street              | End of 40th Street          | Alabama Road                 | New 2                | Lanes                     | \$4.51               |  |
| Alabama Road             | SR 82                       | Homestead Road               | 2                    | 4                         | \$70.10              |  |
| SR 78                    | w/o Santa Barbara Boulevard | e/o Pondella Road            | 4                    | 6                         | \$36.80              |  |
| Alico Connector          | Alico Road                  | SR 82                        | New 4                | Lanes                     | \$51.70              |  |
| Alico Road               | Ben Hill Griffin Parkway    | Airport Haul Road            | 2                    | 4                         | Committed            |  |
| Alico Road               | Airport Haul Road           | Alico Connector              | 2                    | 4                         | \$33.10              |  |
| Alva Drawbridge          | Bridge Rej                  | placement                    | Reconstru            | ct Bridge                 | \$26.00              |  |
| Andalusia Boulevard      | Pine Island Road            | Tropicana Parkway            | 4                    | 6                         | \$6.90               |  |
| Andalusia Boulevard      | Jacaranda Parkway           | Kismet Parkway               | New 4                | Lanes                     | \$26.30              |  |
| Bell Boulevard           | SR 82                       | Leeland Heights Boulevard    | 2                    | 4                         | \$112.20             |  |
| Beth Stacey Boulevard    | 23rd Street SW              | Homestead Road               | 2                    | 4                         | \$21.80              |  |
| Big Carlos Bridge        | Bridge Rep                  | olacement                    | Reconstru            | ct Bridge                 | \$30.10              |  |
| Big Hickory Pass Bridge  | Bridge Rep                  | olacement                    | Reconstru            | ct Bridge                 | \$12.10              |  |
| Bonita Beach Road        | 1-75                        | Bonita Grande Drive          | 4                    | 6                         | \$19.00              |  |
| Bonita Grande Drive      | Terry Street                | Bonita Beach Road            | 2                    | 4                         | \$20.40              |  |
| Buckingham Road          | Orange River Boulevard      | SR 80                        | 2                    | 4                         | \$82.30              |  |
| Buckingham Road Bridge   | over Oran                   | ge River                     | Reconstruc           | t Bridge                  | \$3.00               |  |
| Burnt Store Road         | Pine Island Road            | Van Buren Parkway            | 2                    | 4                         | Committed            |  |
| Burnt Store Road         | Van Buren Parkway           | Charlotte County Line        | 2                    | 4                         | \$89.50              |  |
| Cape Coral Bridge        | Bridge Rep                  | lacement                     | Reconstruc           | t Bridge                  | \$85.40              |  |
| hiquita Boulevard        | Pine Island Road            | Cape Coral Parkway           | 4                    | 6                         | \$72.60              |  |
| Colonial Boulevard       | at Summer                   | rlin Road                    | Intersec             | ction                     | Unknown              |  |
| Constitution Grde Bridge | over Mullo                  | ck Creek                     | Reconstruc           | t Bridge                  | \$1.00               |  |
| Orkscrew Road            | US 41                       | e/o Ben Hill Griffin Parkway | 4                    | 6                         | \$62.60              |  |
| Corkscrew Road           | Ben Hill Griffin Parkway    | Alico Road                   | 2                    | 4                         | \$76.40              |  |

## FDOT 5-YEAR ADOPTED WORK PROGRAM

#### ArcGIS Web Map



ArcGIS Web AppBuilder
University of South Florida, County of Lee, FL, Esri, HERE, Garmin, INCREMENT P, NGA, USGS |

## DEVELOPMENT OF FUTURE YEAR BACKGROUND TURNING VOLUMES

#### **Development of Future Year Background Turning Volumes**

Intersection Count Date Build-Out Year North River Rd @ Owl Creek Dr February 2019 2025

|                                 |        |        |        |        |        | AM Pe  | ak Hour |        |        |        |        |        |
|---------------------------------|--------|--------|--------|--------|--------|--------|---------|--------|--------|--------|--------|--------|
|                                 | NBL    | NBT    | NBR    | SBL    | SBT    | SBR    | EBL     | EBT    | EBR    | WBL    | WBT    | WBR    |
| RAW Turning Movement Counts     | 0      | 0      | 0      | 0      | 0      | 0      | 0       | 150    | 0      | 0      | 182    | 0      |
| Peak Season Correction Factor   | 1.00   | 1.00   | 1.00   | 1.00   | 1.00   | 1.00   | 1.00    | 1.00   | 1.00   | 1.00   | 1.00   | 1.00   |
| Current Peak Season Volumes     | 0      | 0      | 0      | 0      | 0      | 0      | 0       | 150    | 0      | 0      | 182    | 0      |
| Crowth Data                     | 0.000/ | 0.000/ | 0.000/ | 0.000/ | 0.000/ | 0.000/ | 0.000/  | 2 540/ | 0.000/ | 0.000/ | 0.540/ | 0.000/ |
| Growth Rate                     | 0.00%  | 0.00%  | 0.00%  | 0.00%  | 0.00%  | 0.00%  | 0.00%   | 3.51%  | 0.00%  | 0.00%  | 3.51%  | 0.00%  |
| Years to Build-out              | 6      | 6      | 6      | 6      | 6      | 6      | 6       | 6      | 6      | 6      | 6      | 6      |
| 2025 Background Turning Volumes | 0      | 0      | 0      | 0      | 0      | 0      | 0       | 184    | 0      | . 0    | 224    | 0      |
| Project Turning Volumes         | 204    | 0      | 10     | 0      | 0      | 0      | 0       | 2      | 68     | 3      | 1      | 0      |
| 2025 Background + Project       | 204    | Ö      | 10     | Ö      | 0      | Õ      | 0       | 186    | 68     | 3      | 225    | ŏ      |
| 2020 Background 1 Toject        | 204    | U      | 10     |        | U      |        |         | 100    | 00     | ), J   | 223    | 0 1    |
|                                 |        |        |        |        |        | PM Pe  | ak Hour |        |        |        |        |        |
|                                 | NBL    | NBT    | NBR    | SBL    | SBT    | SBR    | EBL     | EBT    | EBR    | WBL    | WBT    | WBR    |
| RAW Turning Movement Counts     | 0      | 0      | 0      | 0      | 0      | 0      | 0       | 163    | 0      | 0      | 134    | 0      |
| Peak Season Correction Factor   | 1.00   | 1.00   | 1.00   | 1.00   | 1:.00  | 1.00   | 1.00    | 1.00   | 1.00   | 1.00   | 1.00   | 1.00   |
| Current Peak Season Volumes     | 0      | 0      | 0      | 0      | 0      | 0      | 0       | 163    | 0      | 0      | 134    | 0      |
|                                 |        |        |        |        |        |        |         |        |        |        |        |        |
| Growth Rate                     | 0.00%  | 0.00%  | 0.00%  | 0.00%  | 0.00%  | 0.00%  | 0.00%   | 3.51%  | 0.00%  | 0.00%  | 3.51%  | 0.00%  |
| Years to Build-out              | 6      | 6      | 6      | 6      | 6      | 6      | 6       | 6      | 6      | 6      | 6      | 6      |
| 2025 Background Turning Volumes | 0      | 0      | 0      | 0      | 0      | 0      | 0       | 200    | 0      | 0      | 165    | 0      |
|                                 |        |        |        |        |        |        |         |        |        |        |        |        |
| Project Turning Volumes         | 133    | 0      | 7      | 0      | 0      | 0      | 0       | 1      | 227    | 11     | 2      | 0      |
| 2025 Background + Project       | 133    | 0      | 7      | 0      | 0      | 0      | 0       | 201    | 227    | 11     | 167    | 0      |

#### **Development of Future Year Background Turning Volumes**

Intersection Count Date **Build-Out Year** 

N. River Rd @ W. Site Access February 2019 2025

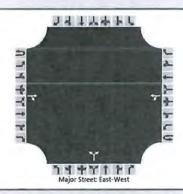
|                                 |       |       |       |       |       | AM Pe | ak Hour |       |       |       |       |       |
|---------------------------------|-------|-------|-------|-------|-------|-------|---------|-------|-------|-------|-------|-------|
|                                 | NBL   | NBT   | NBR   | SBL   | SBT   | SBR   | EBL     | EBT   | EBR   | WBL   | WBT   | WBR   |
| RAW Turning Movement Counts     | 0     | 0     | 0     | 0     | 0     | 0     | 0       | 150   | 0     | 0     | 182   | 0     |
| Peak Season Correction Factor   | 1.00  | 1.00  | 1.00  | 1.00  | 1.00  | 1.00  | 1.00    | 1.00  | 1.00  | 1.00  | 1.00  | 1.00  |
| Current Peak Season Volumes     | 0     | 0     | 0     | 0     | 0     | 0     | 0       | 150   | 0     | 0     | 182   | 0     |
| Growth Rate                     | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00%   | 3.51% | 0.00% | 0.00% | 3.51% | 0.00% |
| Years to Build-out              | 6     | 6     | 6     | 6     | 6     | 6     | 6       | 6     | 6     | 6     | 6     | 6     |
| 2025 Background Turning Volumes | 0     | 0     | 0     | 0     | 0     | 0     | 0       | 184   | 0     | 0     | 224   | 0     |
| Project Turning Volumes         | 22    | 0     | 2     | 0     | 0     | 0     | 0       | 68    | 7     | 1     | 204   | 0     |
| 2025 Background + Project       | 22    | 0     | 2     | 0     | 0     | 0     | 0       | 252   | 7     | 1     | 428   | 0     |
|                                 |       |       |       |       |       | PM Pe | ak Hour |       |       |       |       |       |
|                                 | NBL   | NBT   | NBR   | SBL   | SBT   | SBR   | EBL     | EBT   | EBR   | WBL   | WBT   | WBR   |
| RAW Turning Movement Counts     | 0     | 0     | 0     | 0     | 0     | 0     | 0       | 163   | 0     | 0     | 134   | 0     |
| Peak Season Correction Factor   | 1.00  | 1.00  | 1.00  | 1.00  | 1.00  | 1.00  | 1.00    | 1.00  | 1.00  | 1.00  | 1.00  | 1.00  |
| Current Peak Season Volumes     | 0     | 0     | 0     | 0     | 0     | 0     | 0       | 163   | 0     | 0     | 134   | 0     |
| Growth Rate                     | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00%   | 3.51% | 0.00% | 0.00% | 3.51% | 0.00% |
| Years to Build-out              | 6     | 6     | 6     | 6     | 6     | 6     | 6       | 6     | 6     | 7     | 7     | 7     |
| 2025 Background Turning Volumes | 0     | 0     | 0     | 0     | 0     | 0     | 0       | 200   | 0     | 0     | 171   | 0     |
| Project Turning Volumes         | 15    | 0     | 1     | 0     | 0     | 0     | 0       | 227   | 25    | 2     | 133   | 0     |
| 2025 Background + Project       | 15    | 0     | 1     | 0     | 0     | 0     | 0       | 427   | 25    | 2     | 304   | 0     |

# HCS RESULTS NORTH RIVER RD @ OWL CREEK DR

#### HCS7 Two-Way Stop-Control Report

| General Information      |                           | Site Information           |                           |  |  |  |  |
|--------------------------|---------------------------|----------------------------|---------------------------|--|--|--|--|
| Analyst                  |                           | Intersection               | N. Rriver Rd/Owl Creek Dr |  |  |  |  |
| Agency/Co.               | TR Transportation Consult | Jurisdiction               | Lee County                |  |  |  |  |
| Date Performed           | 7/27/2020                 | East/West Street           | N. River Rd               |  |  |  |  |
| Analysis Year            | 2025                      | North/South Street         | Owl Creek Dr              |  |  |  |  |
| Time Analyzed            | AM Pk Hr                  | Peak Hour Factor           | 0.92                      |  |  |  |  |
| Intersection Orientation | East-West                 | Analysis Time Period (hrs) | 0.25                      |  |  |  |  |
| Project Description      | F2006.14                  | *                          | •                         |  |  |  |  |

#### Lanes



| Vehicle | <b>Volumes</b> | and Ad | justments |
|---------|----------------|--------|-----------|
|---------|----------------|--------|-----------|

| Approach                   | Eastbound |   |     | Westbound |       |    |     | Northbound |   |     |    | Southbound |   |    |    |    |
|----------------------------|-----------|---|-----|-----------|-------|----|-----|------------|---|-----|----|------------|---|----|----|----|
| Movement                   | U         | L | Т   | R         | U     | L  | T   | R          | U | L   | Т  | R          | U | L  | T  | R  |
| Priority                   | 10        | 1 | 2   | 3         | 4U    | 4  | 5   | 6          |   | 7   | 8  | 9          |   | 10 | 11 | 12 |
| Number of Lanes            | 0         | 0 | 1   | 0         | 0     | 0  | 1   | 0          |   | 0   | 1  | 0          |   | 0  | 0  | 0  |
| Configuration              |           |   |     | TR        |       | LT |     |            |   |     | LR |            |   |    |    |    |
| Volume (veh/h)             |           |   | 186 | 68        |       | 3  | 225 |            |   | 204 |    | 10         |   |    |    |    |
| Percent Heavy Vehicles (%) |           |   |     |           |       | 3  |     |            |   | 3   |    | 3          |   |    |    |    |
| Proportion Time Blocked    |           |   |     |           |       |    |     |            |   |     |    |            |   |    |    |    |
| Percent Grade (%)          |           |   |     |           |       |    |     |            |   | (   | )  |            |   |    |    |    |
| Right Turn Channelized     |           |   |     |           |       |    |     |            |   |     |    |            |   |    |    |    |
| Median Type   Storage      |           |   |     | Undi      | vided |    |     |            |   |     |    |            |   |    |    |    |

#### **Critical and Follow-up Headways**

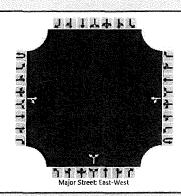
| Base Critical Headway (sec)  | 4.1  | 7.1  | 6.2  |  |
|------------------------------|------|------|------|--|
| Critical Headway (sec)       | 4.13 | 6.43 | 6.23 |  |
| Base Follow-Up Headway (sec) | 2.2  | 3.5  | 3.3  |  |
| Follow-Up Headway (sec)      | 2.23 | 3.53 | 3.33 |  |

#### Delay, Queue Length, and Level of Service

| Flow Rate, v (veh/h)                    | 3    | 233  |  |
|-----------------------------------------|------|------|--|
| Capacity, c (veh/h)                     | 1281 | 542  |  |
| v/c Ratio                               | 0.00 | 0.43 |  |
| 95% Queue Length, Q <sub>95</sub> (veh) | 0.0  | 2.1  |  |
| Control Delay (s/veh)                   | 7.8  | 16.5 |  |
| Level of Service (LOS)                  | A    | С    |  |
| Approach Delay (s/veh)                  | 0.1  | 16.5 |  |
| Approach LOS                            |      | С    |  |

|                          | HCS7 Two-Way Sto          | p-Control Report                                                  |                           |
|--------------------------|---------------------------|-------------------------------------------------------------------|---------------------------|
| General Information      |                           | Site Information                                                  |                           |
| Analyst                  |                           | Intersection                                                      | N. Rriver Rd/Owl Creek Dr |
| Agency/Co.               | TR Transportation Consult | Jurisdiction                                                      | Lee County                |
| Date Performed           | 7/27/2020                 | East/West Street                                                  | N. River Rd               |
| Analysis Year            | 2025                      | North/South Street                                                | Owl Creek Dr              |
| Time Analyzed            | PM Pk Hr                  | Peak Hour Factor                                                  | 0,92                      |
| Intersection Orientation | East-West                 | Analysis Time Period (hrs)                                        | 0.25                      |
| Project Description      | F2006,14                  | n <u>na farante a ser en </u> |                           |

#### Lanes

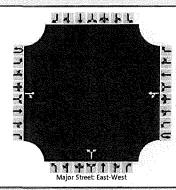


| Approach                                |        | Eastl                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               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| Flow Rate, v (veh/h)                    | T      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     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| Capacity, c (veh/h)                     |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     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| v/c Ratio                               |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     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| 95% Queue Length, Q <sub>95</sub> (veh) |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     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| Control Delay (s/veh)                   |        | ·                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   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| Level of Service (LOS)                  |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     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| Approach Delay (s/veh)                  | 1      | Marine Ma |        |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 0.   | C C   |   |   | 15    | : 1    | Parametria de la constitucion de |   | -     | Seementeen                              | diversion of the same of the s |

# HCS RESULTS NORTH RIVER RD @ W. SITE ACCESS

|                          | HCS7 Two-Way Sto          | p-Control Report           |                          |
|--------------------------|---------------------------|----------------------------|--------------------------|
| General Information      |                           | Site Information           |                          |
| Analyst                  |                           | Intersection               | N, Rriver Rd/Site Access |
| Agency/Co.               | TR Transportation Consult | Jurisdiction               | Lee County               |
| Date Performed           | 7/27/2020                 | East/West Street           | N. River Rd              |
| Analysis Year            | 2025                      | North/South Street         | Site Access              |
| Time Analyzed            | AM Pk Hr                  | Peak Hour Factor           | 0.92                     |
| Intersection Orientation | East-West                 | Analysis Time Period (hrs) | 0.25                     |
| Project Description      | F2006.14                  |                            |                          |

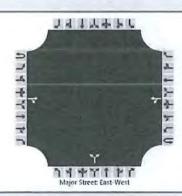
#### Lanes



| Approach                                |        | East                                    | oound            |       |       | West | bound              |   |   | North | bound                       |          |   | South             | bound |                             |  |  |  |  |  |  |
|-----------------------------------------|--------|-----------------------------------------|------------------|-------|-------|------|--------------------|---|---|-------|-----------------------------|----------|---|-------------------|-------|-----------------------------|--|--|--|--|--|--|
| Movement                                | υ      | Ĺ                                       | Т                | R     | U     | Ĺ    | Т                  | R | U | L     | Т                           | R        | υ | L                 | Т     | R                           |  |  |  |  |  |  |
| Priority                                | 10     | 1                                       | 2                | 3     | 4U    | 4    | 5                  | 6 |   | 7     | 8                           | 9        |   | 10                | 11    | 12                          |  |  |  |  |  |  |
| Number of Lanes                         | 0      | 0                                       | 1                | 0     | 0     | 0    | 1                  | 0 |   | 0     | 1                           | 0        |   | 0                 | 0     | 0                           |  |  |  |  |  |  |
| Configuration                           |        |                                         |                  | TR    |       | LT   |                    |   |   |       | LR                          |          |   |                   |       |                             |  |  |  |  |  |  |
| Volume (veh/h)                          |        |                                         | 252              | 7     |       | 1    | 428                |   |   | 22    |                             | 2        |   |                   |       |                             |  |  |  |  |  |  |
| Percent Heavy Vehicles (%)              |        |                                         |                  |       |       | 3    |                    |   |   | 3     |                             | 3        |   |                   |       |                             |  |  |  |  |  |  |
| Proportion Time Blocked                 |        |                                         |                  |       |       |      |                    |   |   |       |                             |          |   |                   |       |                             |  |  |  |  |  |  |
| Percent Grade (%)                       |        |                                         | de communication |       |       |      | Santa and a second |   |   |       | )                           | <u> </u> |   |                   |       | y                           |  |  |  |  |  |  |
| Right Turn Channelized                  |        |                                         |                  | (6)   |       |      |                    |   |   |       |                             |          |   |                   |       |                             |  |  |  |  |  |  |
| Median Type   Storage                   |        |                                         |                  | Undiv | vided |      |                    |   |   | -     |                             |          |   |                   |       |                             |  |  |  |  |  |  |
| Critical and Follow-up H                | eadway | ys                                      |                  |       |       |      |                    |   |   |       |                             |          |   |                   |       |                             |  |  |  |  |  |  |
| Base Critical Headway (sec)             |        |                                         |                  |       |       | 4.1  |                    |   |   | 7.1   |                             | 6,2      |   |                   |       |                             |  |  |  |  |  |  |
| Critical Headway (sec)                  |        |                                         |                  |       |       | 4.13 |                    |   |   | 6.43  |                             | 6.23     |   |                   |       |                             |  |  |  |  |  |  |
| Base Follow-Up Headway (sec)            |        |                                         |                  |       |       | 2.2  |                    |   |   | 3.5   | odno redamono revolvi elevi | 3.3      |   |                   |       |                             |  |  |  |  |  |  |
| Follow-Up Headway (sec)                 |        |                                         |                  |       |       | 2.23 |                    |   |   | 3.53  |                             | 3,33     |   |                   |       |                             |  |  |  |  |  |  |
| Delay, Queue Length, an                 | d Leve | of S                                    | ervice           |       |       |      |                    |   |   |       |                             |          |   |                   |       |                             |  |  |  |  |  |  |
| Flow Rate, v (veh/h)                    |        |                                         |                  |       |       | 1    |                    |   |   |       | 26                          |          |   |                   |       |                             |  |  |  |  |  |  |
| Capacity, c (veh/h)                     |        | *************************************** |                  |       |       | 1275 |                    |   |   |       | 396                         |          |   |                   |       |                             |  |  |  |  |  |  |
| v/c Ratio                               |        |                                         |                  |       | i     | 0.00 |                    |   |   |       | 0.07                        |          |   |                   | Ş     |                             |  |  |  |  |  |  |
| 95% Queue Length, Q <sub>95</sub> (veh) |        |                                         |                  |       |       | 0.0  |                    |   |   |       | 0.2                         |          |   |                   |       |                             |  |  |  |  |  |  |
| Control Delay (s/veh)                   |        |                                         |                  |       |       | 7.8  |                    |   |   |       | 14.7                        |          |   |                   |       |                             |  |  |  |  |  |  |
| Level of Service (LOS)                  |        |                                         |                  |       |       | Α    |                    |   |   |       | В                           |          |   |                   |       |                             |  |  |  |  |  |  |
| Approach Delay (s/veh)                  |        |                                         |                  |       |       | 0.   | 0                  |   | · | 14    | .7                          |          | Α | ~~~~~~~~ <u>~</u> |       | beautiful state of the same |  |  |  |  |  |  |
| Approach LOS                            |        |                                         |                  |       |       |      |                    |   |   | В     |                             |          |   |                   |       | В                           |  |  |  |  |  |  |

|                            | 11637 1000 008            | y Stop-Control Report      | The state of the s |
|----------------------------|---------------------------|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>General Information</b> |                           | Site Information           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Analyst                    |                           | Intersection               | N. Rriver Rd/Site Access                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Agency/Co.                 | TR Transportation Consult | Jurisdiction               | Lee County                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Date Performed             | 7/27/2020                 | East/West Street           | N. River Rd                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Analysis Year              | 2025                      | North/South Street         | Site Access                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Time Analyzed              | PM Pk Hr                  | Peak Hour Factor           | 0,92                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Intersection Orientation   | East-West                 | Analysis Time Period (hrs) | 0.25                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Project Description        | F2006.14                  |                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

#### Lanes



| Approach                                |        | East | oound  |      |       | West | oound |   |   | North | bound |      |   | South | bound |    |
|-----------------------------------------|--------|------|--------|------|-------|------|-------|---|---|-------|-------|------|---|-------|-------|----|
| Movement                                | U      | L    | T      | R    | U     | L    | Т     | R | U | L     | Т     | R    | U | L     | T     | R  |
| Priority                                | 10     | 1    | 2      | 3    | 4U    | 4    | 5     | 6 |   | 7     | 8     | 9    |   | 10    | 11    | 12 |
| Number of Lanes                         | 0      | 0    | 1      | 0    | 0     | 0    | 1     | 0 |   | 0     | 1     | 0    |   | 0     | 0     | 0  |
| Configuration                           |        |      |        | TR   | - 5   | LT   |       |   |   |       | LR    |      |   |       |       |    |
| Volume (veh/h)                          |        |      | 427    | 25   |       | 2    | 304   | 1 |   | 15    | 2     | 1    |   |       |       |    |
| Percent Heavy Vehicles (%)              |        |      |        |      |       | 3    |       |   |   | 3     |       | 3    |   |       |       |    |
| Proportion Time Blocked                 |        |      |        |      |       |      |       |   |   |       |       |      |   |       |       |    |
| Percent Grade (%)                       |        |      |        |      |       |      |       |   |   |       | 0     |      |   |       |       |    |
| Right Tum Channelized                   |        |      |        |      |       |      |       |   |   |       |       |      |   |       |       |    |
| Median Type   Storage                   |        |      |        | Undi | vided |      |       |   |   |       |       |      |   |       |       |    |
| Critical and Follow-up H                | eadway | /S   |        |      |       |      |       |   |   |       |       |      |   |       |       |    |
| Base Critical Headway (sec)             |        |      |        |      |       | 4.1  |       |   |   | 7.1   |       | 6.2  |   |       |       |    |
| Critical Headway (sec)                  |        |      |        |      |       | 4.13 |       |   |   | 6.43  |       | 6.23 |   |       |       |    |
| Base Follow-Up Headway (sec)            |        |      |        |      |       | 2.2  |       |   |   | 3.5   |       | 3.3  |   |       |       |    |
| Follow-Up Headway (sec)                 |        |      |        |      |       | 2.23 |       |   |   | 3.53  |       | 3.33 |   |       |       |    |
| Delay, Queue Length, an                 | d Leve | of S | ervice |      |       |      |       |   |   | 777   |       |      |   |       |       | 7  |
| Flow Rate, v (veh/h)                    |        |      |        |      |       | 2    |       |   |   |       | 17    |      |   |       |       |    |
| Capacity, c (veh/h)                     |        |      |        |      |       | 1067 |       |   |   |       | 355   |      |   |       |       |    |
| v/c Ratio                               |        |      |        |      |       | 0.00 |       |   |   |       | 0.05  |      |   |       |       |    |
| 95% Queue Length, Q <sub>95</sub> (veh) |        |      |        |      |       | 0.0  |       |   |   |       | 0.2   |      |   |       |       |    |
| Control Delay (s/veh)                   |        |      |        |      |       | 8.4  |       |   |   |       | 15.7  |      |   |       |       |    |
| Level of Service (LOS)                  |        |      |        |      |       | А    |       |   |   |       | С     |      |   |       |       |    |
| Approach Delay (s/veh)                  |        |      |        |      |       | 0    | .1    |   |   | 15    | 5.7   |      |   |       |       |    |
| Approach LOS                            |        |      |        |      |       |      |       |   |   |       | C     |      |   |       |       |    |

| TRIP GENERATION EQUATIONS |
|---------------------------|
|                           |
|                           |

## Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 159 Avg. Num. of Dwelling Units:

Directional Distribution: 50% entering, 50% exiting

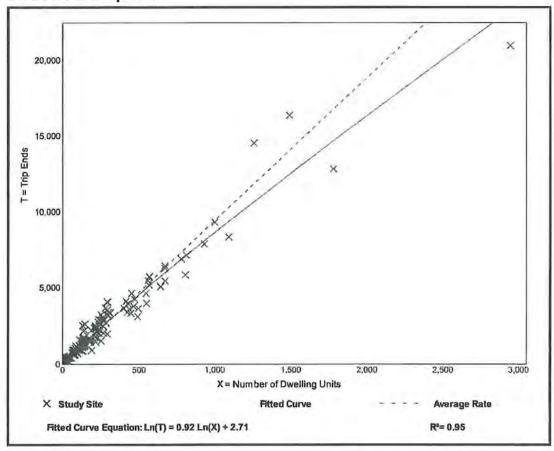
#### Vehicle Trip Generation per Dwelling Unit

Average Rate Range of Rates 4.81 - 19.39 9.44

Standard Deviation

2.10

#### **Data Plot and Equation**





## Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 173

Avg. Num. of Dwelling Units: 219

Directional Distribution: 25% entering, 75% exiting

#### Vehicle Trip Generation per Dwelling Unit

Average Rate

Range of Rates

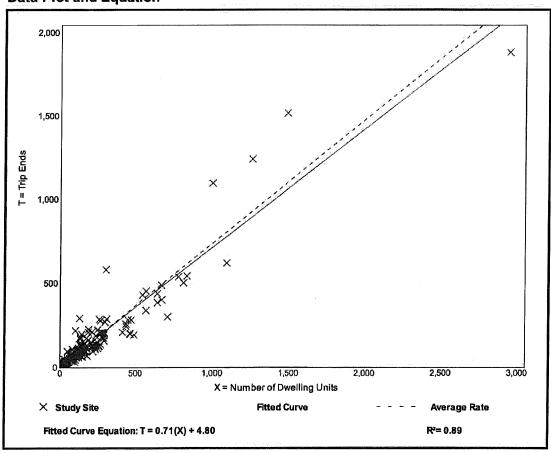
Standard Deviation

0.74

0.33 - 2.27

0.27

#### **Data Plot and Equation**





## Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 190 Avg. Num. of Dwelling Units: 242

Directional Distribution: 63% entering, 37% exiting

0.44 - 2.98

#### Vehicle Trip Generation per Dwelling Unit

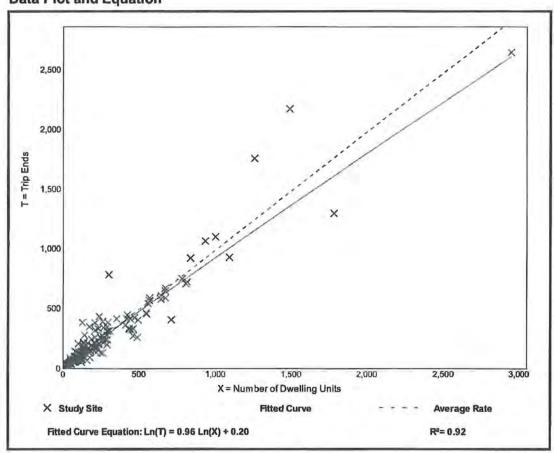
Average Rate Range of Rates

Standard Deviation

0.31

#### **Data Plot and Equation**

0.99





2726 OAK RIDGE COURT, SUITE 503 FORT MYERS, FL 33901-9356 OFFICE 239.278.3090 FAX 239.278.1906

> TRAFFIC ENGINEERING TRANSPORTATION PLANNING SIGNAL SYSTEMS/DESIGN

October 27, 2020

Ms. Stacy Hewitt, AICP
Banks Engineering
10511 Six Mile Cypress Pkwy, Suite 101
Fort Myers, FL 33966

RE:

Owl Creek Map & Text Amendment CPA2020-00004 & CPA2020-00005

Dear Ms. Hewitt:

TR Transportation Consultants, Inc. has reviewed the Traffic Impact Statement (TIS) comments issued by the Lee County Department of Community Development regarding the above project. The comments and TR Transportation's response to those comments are listed below for reference.

#### LC T.I.S. Application Sufficiency Checklist:

4. Table 2A: The trip generation for this project in PM peak hour will be 421 trips. This project is within TAZ3883 in the 2040 transportation model which is used for background traffic for the Year 2040. TAZ3883 only includes 17 single-family dwelling units and 2 multi-family units in the 2040 transportation model, and does not reflect the current land uses requested. Therefore, 421 trips shall be used for 2040 PM peak hour level of service analysis (Table 2A).

Acknowledged. Attached Table 2A has been revised to satisfy this comment.

5. Table 4A: 421 trips shall be also used for the 5 year level of service analysis.

Acknowledged. Attached Table 4A has been revised to satisfy this comment.

6. Table 2A and 4A: Buckingham Road needs to be revised to south of SR 80 in Tables 2A and 4A, not south of SR 31.

Acknowledged. Attached Tables 1A-4A has been revised to satisfy this comment.

7. Table 2A: A 0.62 D-factor (Permanent #5) shall be used for North River Road in Table 2A.

Acknowledged. Attached Table 2A has been revised to satisfy this comment.



Ms. Stacy Hewitt, AICP Owl Creek CPA DOS2020-00004 & DOS2020-00005 October 27, 2020 Page 2

If you have any additional questions, please do not hesitate to contact us.

Sincerely,

Yury Bykau, E.I.

Transportation Consultant

Attachments

TABLE 1A

LEVEL OF SERVICE THRESHOLDS

2040 LONG RANGE TRANSPORTATION ANALYSIS - OWL CREEK

#### **GENERALIZED SERVICE VOLUMES**

|                         |                     | 2040 E  | + C NETWORK LANES          | LOS A  | LOS B         | LOS C         | LOS D  | LOS E  |
|-------------------------|---------------------|---------|----------------------------|--------|---------------|---------------|--------|--------|
| ROADWAY                 | ROADWAY SEGMENT     | # Lanes | Roadway Designation        | VOLUME | <b>VOLUME</b> | <u>VOLUME</u> | VOLUME | VOLUME |
| N. River Rd             | E. of Owl Creek Dr  | 2LU     | Uninterrupted Flow Highway | 130    | 420           | 850           | 1,210  | 1,640  |
|                         | W. of Owl Creek Dr  | 2LU     | Uninterrupted Flow Highway | 130    | 420           | 850           | 1,210  | 1,640  |
|                         |                     |         |                            |        | . 1           |               |        |        |
| SR 31                   | N. of N. River Rd.  | 4LD     | Uninterrupted Flow Highway | 0      | 1,800         | 2,600         | 3,280  | 3,730  |
|                         | S. of N. River Rd.  | 4LD     | Arterial                   | 0      | 0             | 1,910         | 2,000  | 2,000  |
|                         | S. of SR 78         | 4LD     | Arterial                   | 0      | 0             | 1,910         | 2,000  | 2,000  |
| SR 78 (Bayshore Rd)     | W. of SR 31         | 2LU     | Arterial                   | 0      | 0             | 872           | 924    | 924    |
| SR 80 (Palm Beach Blvd) | W. of SR 31         | 6LD     | Arterial                   | 0      | 0             | 3,087         | 3,171  | 3,171  |
|                         | E. of SR 31         | 4LD     | Arterial                   | 0      | 0             | 2,006         | 2,100  | 2,100  |
|                         | E. of Buckingham Rd | 4LD     | Uninterrupted Flow Highway | 0      | 1,800         | 2,600         | 3,280  | 3,730  |
| Buckingham Rd           | S. of SR 80         | 2LU     | Arterial                   | 0      | 140           | 800           | 860    | 860    |

- Denotes the LOS Standard for each roadway segment

<sup>\*</sup>Level of Service Thresholds for Lee County arterials were taken from the Generalized Peak Hour Directional Service Volume tables for Urbanized Areas (dated April 2016)

<sup>\*</sup> Level of Service Thresholds for state mantained roadways were taken from FDOT's Generalized Peak Hour Directional Volumes for Florida's Urbanized Areas Table 7.

#### TABLE 2A 2040 ROADWAY LINK LEVEL OF SERVICE CALCULATIONS OWL CREEK

TOTAL PM PEAK HOUR PROJECT TRAFFIC = 421 VPH IN= 265 OUT= 156

|                    | 2040<br>FSUTMS                                                                                                                                 | COUNTY PCS /                                                                                                                                                                                                      | MOCE                                  | AADT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 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| E. of Owl Creek Dr | 5,548                                                                                                                                          | 124650                                                                                                                                                                                                            | 0.93                                  | 5,160                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                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| W. of Owl Creek Dr | 5,568                                                                                                                                          | 124650                                                                                                                                                                                                            | 0.93                                  | 5,178                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                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| N. of N. River Rd. | 36,889                                                                                                                                         | 120273                                                                                                                                                                                                            | 0.94                                  | 34,676                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          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| S. of N. River Rd. | 35,534                                                                                                                                         | 121001                                                                                                                                                                                                            | 0.94                                  | 33,402                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          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| S. of SR 78        | 29,867                                                                                                                                         | 120030                                                                                                                                                                                                            | 0.94                                  | 28,075                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               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| W. of SR 31        | 15,365                                                                                                                                         | 121002                                                                                                                                                                                                            | 0.94                                  | 14,443                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               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| W. of SR 31        | 54,543                                                                                                                                         | 126005                                                                                                                                                                                                            | 0 94                                  | 51,270                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               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| E. of SR 31        | 30,577                                                                                                                                         | 120085                                                                                                                                                                                                            | 0.94                                  | 28,742                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               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| E of Buckingham Rd | 19,690                                                                                                                                         | 120012                                                                                                                                                                                                            | 0.94                                  | 18,509                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               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| S. of SR 80        | 21,036                                                                                                                                         | 11                                                                                                                                                                                                                | 0.93                                  | 19,563                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               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|                    | E. of OW Creek Dr<br>W. of Owl Creek Dr<br>N. of N. River Rd.<br>S. of N. River Rd.<br>S. of SR 78<br>W. of SR 31<br>E. of SR 31<br>E of SR 31 | ROADWAY SEGMENT E. of OW Creek Dr W of OW Creek Dr 5,548 N. of N. River Rd. 36,889 S. of N. River Rd. 35,534 S. of SR 78 29,867 W. of SR 31 15,365 W of SR 31 54,543 E. of SR 31 30,577 E of Buckingham Rd 19,690 | ROADWAY SEGMENT   PSWDT   FDOT SITE # | FSUTMS         COUNTY PCS / FACTOR / | ROADWAY SEGMENT   PSWDT   FDOT SITE # FACTOR   FACTOR   TRAFFIC   TRAFFIC   FACTOR   TRAFFIC   TRAFFIC | FSUTMS         COUNTY PCS / PACTOR         BACKGROUND K-100           ROADWAY SEGMENT         PSWDT         FDOT SITE # FACTOR         TRAFFIC FACTOR           E. of Owl Creek Dr         5,548         124650         0.93         5,160         0.095           W. of Owl Creek Dr         5,568         124650         0.93         5,178         0.095           N. of N. River Rd         36,889         120273         0.94         34,676         0.095           S. of N. River Rd         35,534         121001         0.94         33,402         0.095           S. of SR 78         29,867         120030         0.94         28,075         0.090           W. of SR 31         15,365         121002         0.94         14,443         0.090           W. of SR 31         54,543         126005         0.94         51,270         0.090           E. of SR 31         30,577         120085         0.94         28,742         0.090           E. of Buckingham Rd         19,690         120012         0.94         18,509         0.090 | ROADWAY SEGMENT   PSWDT   FDOT SITE #   FACTOR   TRAFFIC   FACTOR   2-WAY VOLUME   7-WAY VOL | ROADWAY SEGMENT   PSWDT   FDOT SITE #   FACTOR   TRAFFIC   FACTOR   2-WAY VOLUME FACTOR   FACTOR   TRAFFIC   FACTOR   FACTOR   TRAFFIC   TRAFFIC   TRAFFIC   FACTOR   TRAFFIC   TRAFFIC | ROADWAY SEGMENT   PSWDT   FDOT SITE #   FACTOR   FACTOR   TRAFFIC   FACTOR   2-WAY VOLUME   FACTOR   DIRECTION | ROADWAY SEGMENT   FSUTMS   COUNTY PCS / FACTOR   BACKGROUND   K-100   HOUR PK DIR   D   PEAK   TRAFFIC VOLUME   FACTOR   DIRECTION   VOLUME   TRAFFIC VOLU | ROADWAY SEGMENT   PSWDT   FDOT SITE # FACTOR   FACTOR | ROADWAY SEGMENT   PSWDT   FDOT SITE #   FACTOR   FACTOR | ROADWAY SEGMENT   PSUTMS   COUNTY PCS   MOCF   FACTOR   MOCF   FACTOR   F | ROADWAY SEGMENT   FOUT STEEL   FACTOR   FACTOR |

<sup>1</sup> Model Output Conversion Factor was utilized to obtain the AADT Volumes for all roadways.

Note Due to insufficient traffic data in the Lee County Traffic Count Report, the K-100 and D factors for North River Road were obtained from Florida Traffic Online resource.

<sup>\*</sup> The K-100 and D factors for County mantained roadways were obtained from Lee County Traffic Count Report.

<sup>\*</sup> The K-100 and D factors for FDOT mantained roadways were obtained from Florida Traffic Online resource.

#### TABLE 3A LEVEL OF SERVICE THRESHOLDS OWL CREEK

| ROADWAY                 | ROADWAY SEGMENT     | # LANES | ROADWAY DESIGNATION        | LOS A | LOS B<br>VOLUME | LOS C | LOS D | LOS E<br>VOLUME |
|-------------------------|---------------------|---------|----------------------------|-------|-----------------|-------|-------|-----------------|
| N. River Rd             | E. of Owl Creek Dr  | 2LU     | Uninterrupted Flow Highway | 130   | 420             | 850   | 1,210 | 1,640           |
|                         | W. of Owl Creek Dr  | 2LU     | Uninterrupted Flow Highway | 130   | 420             | 850   | 1,210 | 1,640           |
|                         |                     |         |                            |       |                 |       |       |                 |
| SR 31                   | N. of N. River Rd.  | 4LD     | Uninterrupted Flow Highway | 0     | 1,800           | 2,600 | 3,280 | 3,730           |
|                         | S. of N. River Rd.  | 4LD     | Arterial                   | 0     | 0               | 1,910 | 2,000 | 2,000           |
|                         | S. of SR 78         | 2LU     | Arterial                   | 0     | 0               | 830   | 880   | 880             |
| SR 78 (Bayshore Rd)     | W. of SR 31         | 2LU     | Arterial                   | 0     | 0               | 872   | 924   | 924             |
| SR 80 (Palm Beach Blvd) | W. of SR 31         | 6LD     | Arterial                   | 0     | 0               | 3,087 | 3,171 | 3,171           |
|                         | E. of SR 31         | 4LD     | Arterial                   | 0     | 0               | 2,006 | 2,100 | 2,100           |
|                         | E. of Buckingham Rd | 4LD     | Uninterrupted Flow Highway | 0     | 1,800           | 2,600 | 3,280 | 3,730           |
| Buckingham Rd           | S. of SR 80         | 2LU     | Arterial                   | 0     | 140             | 800   | 860   | 860             |

- Denotes the LOS Standard for each roadway segment

<sup>\*</sup> Level of Service Thresholds for Lee County arterials/collectors taken from the Generalized Peak Hour Directional Service Volume tables for Urbanized Areas (dated April 2016)

<sup>\*</sup> Level of Service Thresholds for State mantained roadways were taken from FDOT's Generalized Peak Hour Directional Volumes for Florida's Urbanized Areas Table 7.

TABLE 4A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
OWL CREEK

|                            |     |     |      |     |      |     | FDOT Sta. # | K     | D     |
|----------------------------|-----|-----|------|-----|------|-----|-------------|-------|-------|
| TOTAL PROJECT TRAFFIC AM = | 317 | VPH | IN = | 79  | OUT= | 238 | 120273      | 0.095 | 0 521 |
| TOTAL PROJECT TRAFFIC PM = | 421 | VPH | IN=  | 265 | OUT= | 156 | 121001      | 0.095 | 0 540 |
|                            |     |     |      |     |      |     | 120030      | 0 090 | 0.540 |
|                            |     |     |      |     |      |     | 121002      | 0.090 | 0 540 |
|                            |     |     |      |     |      |     | 126005      | 0.090 | 0.540 |
|                            |     |     |      |     |      |     | 120085      | 0 090 | 0.540 |
|                            |     |     |      |     |      |     | 120012      | 0.090 | 0.540 |
|                            |     |     |      |     |      |     |             |       |       |

|                         |                    |              |         |           |           |        | 2018/2019  | 2023       | •      |       |         |         |         | 202    |     |       | 2023    | 1   |       |
|-------------------------|--------------------|--------------|---------|-----------|-----------|--------|------------|------------|--------|-------|---------|---------|---------|--------|-----|-------|---------|-----|-------|
|                         |                    |              |         |           |           |        | PK HR      | PK HR PK S | SEASON |       | PERCENT |         |         | BCKGF  | RND |       | BCKGF   | IND |       |
|                         |                    | LCDOT PCS OR | BASE YR | 2018/2019 | YRS OF    | ANNUAL | PK SEASON  | PEAK DIRE  | CTION  | VIC   | PROJECT | AM PROJ | PM PROJ | + AM P | ROJ | V/C   | + PM PI | ROJ | V/C   |
| ROADWAY                 | ROADWAY SEGMENT    | FDOT SITE #  | ADT     | ADT       | GROWTH. 1 | RATE   | PEAK DIR.2 | VOLUME     | LOS    | Ratio | TRAFFIC | TRAFFIC | TRAFFIC | VOLUME | LOS | Ratio | VOLUME  | LOS | Ratio |
| N. River Rd             | E. of Owl Creek Dr | 348          | 2,200   | 2,900     | 8         | 3.51%  | 166        | 211        | В      | 0.13  | 5%      | 12      | 13      | 223    | В   | 0.14  | 225     | В   | 0.14  |
|                         | W. of Owl Creek Dr | 348          | 2,200   | 2,900     | 8         | 3.51%  | 166        | 211        | В      | 0 13  | 95%     | 226     | 252     | 437    | C   | 0.27  | 463     | C   | 0.28  |
| SR 31                   | N. of N. River Rd  | 120273       | 4,937   | 9,292     | 15        | 4.31%  | 460        | 592        | В      | 0.23  | 20%     | 48      | 53      | 640    | В   | 0.25  | 645     | В   | 0.25  |
|                         | S. of N. River Rd. | 121001       | 9,500   | 11,000    | 15        | 2.00%  | 564        | 635        | C      | 0.33  | 75%     | 179     | 199     | 814    | C   | 0.43  | B34     | C   | 0.44  |
|                         | S. of SR 78        | 120030       | 9,800   | 13,500    | 15        | 2.16%  | 656        | 746        | C      | 0.85  | 50%     | 119     | 133     | 865    | D   | 0.98  | 878     | D   | 1.00  |
| SR 78 (Bayshore Rd)     | W of SR 31         | 121002       | 7,700   | 10,600    | 15        | 2.15%  | 515        | 585        | c      | 0.63  | 25%     | 60      | 66      | 645    | c   | 0 70  | 652     | C   | 0.71  |
| SR 80 (Palm Beach Blvd) | W, of SR 31        | 126005       | 26,004  | 35,000    | 11        | 2.74%  | 1,701      | 2,000      | С      | 0.63  | 35%     | 83      | 93      | 2,084  | c   | 0.66  | 2,093   | c   | 0.66  |
|                         | E of SR 31         | 120085       | 29,500  | 36,500    | 15        | 2.00%  | 1,774      | 1,998      | C      | 0 95  | 10%     | 24      | 27      | 2,021  | D   | 0.96  | 2,024   | D   | 0.96  |
|                         | E of Buckingham Rd | 120012       | 19,200  | 28,000    | 15        | 2.55%  | 1,361      | 1,582      | В      | 0.48  | 3%      | 7       | 8       | 1,590  | В   | 0.48  | 1,590   | В   | 0 48  |
| Buckingham Rd           | S. of SR 80        | -11          | 8,400   | 11,400    | 9         | 3.45%  | 529        | 671        | C      | 0.78  | 4%      | 10      | 11      | 680    | c   | 0.79  | 681     | c   | 0.79  |
|                         |                    |              |         |           |           |        |            |            |        |       |         |         |         |        |     |       |         |     |       |

2018/2019

2025

2025

<sup>1</sup> AGR for all roadways was calculated based the historical traffic data obtained from Lee County Traffic Count Report and Florida Traffic Online webpage.

z Current peak hour peak season peak direction traffic volumes for all County roadways were obtained from the 2019 Lee County Public Facilities Level of Service and Concurrency Report

<sup>2</sup> Current peak hour peak season peak direction traffic volumes for state mantained roadways were obtained by adjusting the 2019 AADT by the appropriate K and D factors

## Letters of Determination for the Adequacy/Provision of Existing/Proposed Support Facilities (Exhibit M17)



## BAYSHORE FIRE PROTECTION AND RESCUE SERVICE DISTRICT

17350 Nalle Road, North Fort Myers, Florida 33917

Business: 239-543-3443 Fax: 239-543-7075

#### "Serving With Pride"

August 11, 2020

To: Jennifer M. Sheppard

**Banks Engineering** 

10511 Six Mile Cypress Parkway, suite 101

Fort Myers, Florida 33966

From: Lawrence Nisbet

Fire Chief

Regarding: Owl Creek

Jennifer,

Bayshore Fire Rescue has reviewed the comprehensive plan amendment proposal for the Owl Creek property. In reference the ability to provide service to the proposed project, Bayshore Fire Rescue will be able to adequately serve the development as proposed. However, the District will require residential sprinklers within the homes if the area is not serviced by an adequate pressurized fire hydrant system. Furthermore, the District reserves the right to enforce all applicable fire codes and ordinances. Please feel free to contact us if we can be of any further assistance.

Sincerely,

Lawrence Nisbet



#### Professional Engineers, Planners & Land Surveyors

August 3, 2020

Mr. Larry Nisbet, Fire Chief Bayshore Fire & Rescue 17350 Nalle Road North Fort Myers, Florida 33917

REFERENCE: OWL CREEK - LETTER OF AVAILABILITY

PROPERTY ADDRESS: 12850 N. RIVER ROAD; 18420 & 17900 OWL CREEK DRIVE

STRAP NO.: 18-43-26-00-00002.0020; 18-43-26-00-00002.0000 19-43-26-00-00002.1020

#### Dear Chief Nisbet:

We are seeking an amendment to the Lee County Comprehensive Plan for a 348.8± acre site at the proposed Owl Creek Development. The application is intended to amend the Future Land Use Map (FLUM) from Rural and Wetlands to New Community with an associated text amendment. If approved, the request will result in a maximum increase of 220 residential dwelling units. Please find below the property information, including a property location map, for your use:

Property Information:

Total Acreage of Property: ±348.8 Total Acreage Included in Request: ±348.8

Total Uplands: ±213.2 Total Wetlands: ±135.6

Current Zoning: AG-2 Current Future Land Use Category(ies): Rural & Wetlands

Area in Each Future Land Use Category: Rural: ±213.2 Wetlands: ±135.6

Existing Land Use: Agricultural Grazing Lands

Calculation of maximum allowable development under current Lee Plan:

Residential Units/Density: 220

Calculation of maximum allowable development with proposed amendments:

Residential Units/Density: 440



SERVING THE STATE OF FLORIDA

As part of the approval process, Lee County requires a letter from your agency determining the adequacy/provision of existing/proposed support facilities, including fire protection with adequate response times to serve the increase in demand.

At your earliest convenience, please forward a letter verifying that the increase in demand will be adequately served. If you have any questions or I may be of further assistance, please feel free to contact me at our Fort Myers office.

Sincerely,

BANKS ENGINEERING

Jennifer M. Sheppard

Permitting Manager & Planner

:ims



John E. Manning District One

Cecil L Pendergrass District Two

August 19, 2020

Larry Kiker District Three

Stacy Ellis Hewitt, AICP Director of Planning

Brian Hamman District Four

10511 Six Mile Cypress Parkway

Frank Mann District Five Fort Myers, Florida 33966

Roger Desjarlais County Manager

Re: Letter of Service Availability

Richard Wm. Wesch County Attorney

Ms. Hewitt,

Donna Marie Collins Hearing Examiner

I am in receipt of your letter requesting a Letter of Service Availability for STRAP 18-43-26-00-00002.0020; 18-43-26-00-00002.0000 19-43-26-00-00002.1020.

Lee County Emergency Medical Services is the primary EMS transport agency responsible for coverage at the address you have provided. Because we currently serve this area and have a sufficient response data sample, we evaluated response times in this vicinity to simulate the anticipated demand and response.

The primary ambulance for this location is Medic 11, located 5.1 miles southwest; there is a second EMS station within six miles of the proposed location. These locations are projected to be able to meet existing service standards, as required in County Ordinance 08-16, and no additional impacts are anticipated at this time.

It is our opinion that the service availability for the proposed development of this property is adequate at this time. Should the plans change, especially the density, a new analysis of this impact would be required.

Sincerely,

Benjamin Abes

Chief

Division of Emergency Medical Services



John E. Manning District One

Cecil L Pendergrass

Raymond Sandelli District Three

Brian Hamman District Four

Frank Mann District Five

Roger Desjarlais County Manager

Richard Wm Wesch County Attorney

Donna Marie Collins County Chief Hearing Examiner August 7, 2020

Jennifer Sheppard Banks Engineering 10511 Six Mile Cypress Parkway Fort Myers, FL 33066

RE: Potable Water and Wastewater Availability

Owl Creek, 12850 N. River Road, 18420 and 17900 Owl Creek Drive STRAP # 18-43-26-00-00002.0020; .0000 & 19-43-26-00-00002.1020

Via E-Mail

Dear Ms. Sheppard:

The subject property is <u>not</u> located within Lee County Utilities Future Service Area as depicted on Maps 6 and 7 of the Lee County Comprehensive Land Use Plan. Potable water and sanitary sewer lines are not in operation in the vicinity to the property mentioned above. The nearest water main is located on Bayshore Road approximately 1 mile west of S.R.31 and the nearest wastewater mains are located on the south side of the Caloosahatchee River along S.R. 80 (Palm Beach Blvd).

In order to provide service to the subject parcels, developer funded system enhancements such as line extensions will be required along with a Map 6 and 7 Comprehensive Plan Amendment.

Your firm has indicated that this project will consist of 440 single family residential units with an estimated flow demand of approximately 110,000 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above.

Availability of potable water and sanitary sewer service is contingent upon final acceptance of the infrastructure to be constructed by the developer. Upon completion and final acceptance of this project, potable water service will be provided through our North Lee County Water Treatment Plant.

Sanitary sewer service will be provided by the City of Fort Myers North Water Reclamation Facility. The Lee County Utilities' Design Manual requires the project engineer to perform hydraulic computations to determine what impact this project will have on the existing system.

Prior to beginning design work on this project, please meet with LCU Staff to determine the best point of connection and discuss requirements for construction.



Owl Creek - Letter.Docx August 7, 2020 Page 2

This letter should not be construed as a commitment to serve, but only as to the availability of service. Lee County Utilities will commit to serve only upon receipt of all appropriate connection fees, a signed request for service and/or an executed service agreement, and the approval of all State and local regulatory agencies.

Further, this letter of availability of potable water and sanitary sewer service is to be utilized for Comprehensive Plan Amendment only. Individual letters of availability will be required for the purpose of obtaining building permits.

Sincerely,

LEE COUNTY UTILITIES

Mary McCormic Technician Senior 239-533-8532

UTILITIES ENGINEERING



3401 Metro Parkway Fort Myers, FL 33901 Phone: (239) 533-0340

John E. Manning District One

Cecil L. Pendergrass District Two

Ray Sandelli District Three

Brian Hamman

Frank Mann District Five

Roger Desjarlais County Manager

Richard Wesch County Attorney

Donna Marie Collins County Hearing Examiner August 3, 2020

Jennifer M. Sheppard Banks Engineering 10511 Six Mile Cypress Parkway Fort Myers, FL 33966

RE: Request for Mass Transit Letter of Availability for Future Land Use Map & Text Amendment

Dear Ms. Sheppard,

LeeTran has reviewed your request for service availability in regards to a Comprehensive Plan Amendment intended to amend the Future Land Use Map (FLUM) from Rural and Wetlands to new Community with an associated text amendment, on the referenced subject area located approximately at 12850 N River Rd, Alva. After reviewing the site and comparing the location with our existing and planned route locations according to the 2016 Transit Development Plan (TDP), the following has been determined:

- · Subject area is not within one-quarter mile of a fixed-route corridor
- · Closest fixed-route corridor is the route 100 along Palm Beach Boulevard
- . The 2016 TDP does not identify the need for enhanced or additional transit services in the area

Proposed future development does not currently meet applicability outlined in Sec. 10-442 and Sec. 10-443. Developer will not be required to connect to and improve transit facilities because pedestrian access from subject parcels to closest stop is greater than one-quarter mile.

If transit services have been modified within one-quarter mile of the subject parcels at time of a DO or LDO type D submittal, necessary improvements will be determined at that time.

Attached is a map of our route serves in relation to the subject parcels. If you have any questions or require further information, please do not hesitate to contact me at (239) 533-0340 or <a href="mailto:puente@leegov.com">puente@leegov.com</a>.

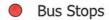
Sincerely, Jorge J Puente

Jorge J Puente, Transit Service Planner Lee County Transit

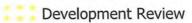


#### **Development Review**

LOSA Proposed Development Owl Creek













Prepared by LeeTran Planning Department



#### THE SCHOOL DISTRICT OF LEE COUNTY

#### Cindy Leal Brizuela Senior Planner 2855 Colonial Boulevard, Fort Myers, FL 33966 | **0**: 239.335.1432

August 7, 2020

Jennifer M. Sheppard Permitting Manager & Planner Banks Engineering 10511 Six Mile Cypress Parkway, Suite 101 Fort Myers, FL 33966

RE: Owl Creek Comprehensive Plan Amendment

Dear Ms. Sheppard:

This letter is in response to your request for concurrency review dated August 3, 2020 for the subject property in unincorporated Lee County in regard to educational impact. The project is located in the East Choice Zone, E2.

This development is a request for 440 single-family housing units. With regard to the inter-local agreement for school concurrency the generation rates are created from the type of dwelling unit and further broken down by grade level.

For single-family homes, the generation rate is .297 and further broken down by grade level into the following, .149 for elementary, .071 for middle and .077 for high. A total of 131 school-aged children would be generated and utilized for the purpose of determining sufficient capacity to serve the development.

The Concurrency Analysis attached, displays the impact of this development. Capacity is an issue within the Concurrency Service Area (CSA) at the high school level, however, capacity is available in the adjacent CSA.

Thank you and if I may be of further assistance, please contact me at 239-335-1432

Sincerely,

Cindy Leal Brizuela, Senior Planner

#### LEE COUNTY SCHOOL DISTRICT'S SCHOOL CONCURRENCY ANALYSIS

REVIEWING AUTHORITY

Lee County School District

NAME/CASE NUMBER

Owl Creek CPA Banks Engineering

OWNER/AGENT ITEM DESCRIPTION

All impacts in East CSA, sub area E2

PROPOSED DENSITY

440 units

LOCATION

NE Lee County (South of N. River Road, East of SR 31)

ACRES

348.80

CURRENT FLU

Rural & Wetlands

**CURRENT ZONING** 

AG-2

PROPOSED DWELLING UNITS BY

TYPE

| Single Family | Multi Family | Mobile Home |
|---------------|--------------|-------------|
| 440           |              | 0           |

| STUDEN   | T GEN  | ERATIO | N |
|----------|--------|--------|---|
| Element  | ary Sc | hool   |   |
| Middle S | School |        |   |
| High Sch | lool   |        |   |

| Student Generation Rates |    |    |                       |  |
|--------------------------|----|----|-----------------------|--|
| SF                       | MF | мн | Projected<br>Students |  |
| 0.149                    |    |    | 65.56                 |  |
| 0.071                    |    |    | 31.24                 |  |
| 0.077                    |    |    | 33.88                 |  |

Source: Lee County School District, September 7, 2018 letter

| CSA SCHOOL NAME 20   | 22/23 |
|----------------------|-------|
| West CSA, Elementary |       |
| West CSA, Middle     |       |
| West CSA, High       |       |

| CSA Capacity (1) | CSA Projected<br>Enrollment (2) | U. M. C. S. & F. H. | Con Property of the | Available<br>Capacity<br>W/Impact | LOS is 100%<br>Perm FISH | Adjacent CSA<br>Available<br>Capacity<br>w/Impact |
|------------------|---------------------------------|---------------------|---------------------|-----------------------------------|--------------------------|---------------------------------------------------|
| 13,328           | 11,648                          | 1,680               | 66                  | 1614                              | 88%                      |                                                   |
| 7,030            | 6,668                           | 362                 | 31                  | 331                               | 95%                      |                                                   |
| 8,920            | 9,629                           | -709                | 34                  | -743                              | 108%                     | Yes                                               |

(1) Permanent Capacity as defined in the Interlocal Agreement and adopted in the five (5) years of the School District's Five Year Plan

(2) Projected Enrollment per the five (5) years of the School District's Five Year Plan plus any reserved capacity (development has a valid finding of capacity )

(3) Available Adjacent CSA capacity is subject to adjacency criteria as outlined in the Interlocal Agreement and the School District's School Concurrency Manual

Prepared by:

Cindy Leal Brizuela, Senior Planner

### Carmine Marceno Sheriff



State of Florida County of Lee

August 4, 2020

Jennifer M. Sheppard Banks Engineering 10511 Six Mile Cypress Parkway Suite 101 Fort Myers, Florida 33966

Ms. Sheppard,

The requested Comprehensive Plan Amendment for a 348.8 +- acre site at the proposed Owl Creek Development (STRAP No. 18-43-26-00-00002.0020, 18-43-26-00-00002.0000 and 19-43-26-00-00002.1020) does not affect the ability of the Lee County Sheriff's Office to provide core services at this time. Therefore, we have no objections to increasing housing density to a maximum of 440 residential units and changing the property's land use designation from Rural and Wetlands to New Community.

This agency will provide law enforcement services from our North District substation in North Fort Myers. At the time of application for new development orders or building permits, the applicant shall provide a Crime Prevention Through Environmental Design (CPTED) report done by the applicant and given to the Lee County Sheriff's Office for review and comments. Please contact Community Relations Supervisor Beth Schell at (239) 258-3287 with any questions regarding the CPTED study.

Respectfully,

Rich Snyder

Major, Patrol Bureau





John E. Manning District One

August 10, 2020

Cecil L Pendergrass District Two

Ms. Jennifer M. Sheppard Permitting Manager & Planner Banks Engineering

Ray Sandelli District Three

10511 Six Mile Cypress Parkway • Suite 101

Brian Hamman District Four

Fort Myers, Florida 33966

Frank Mann

District Five Roger Desiarlais

SUBJECT: Request for Solid Waste Letter of Availability

County Manager Richard Wm. Wesch

Owl Creek, N. River Road & 18420 & 17900 Owl Creek Drive

County Attorney

Donna Marie Collins Hearing Examiner

Dear Ms. Sheppard,

Lee County Solid Waste is capable of providing solid waste collection service for the proposed Owl Creek development through our franchised hauling contractors. Disposal of the solid waste generated from the approx. 220 residential dwelling units will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Plans have been made, allowing for growth, to maintain long-term disposal capacity at these facilities.

Solid Waste Ordinance (11-27) defines those residential dwelling units that are eligible to receive curbside residential collection service. It further establishes that Property Owners will be responsible for all future applicable solid waste assessments and fees.

If you have any questions, please call me at (239) 533-8000.

Sincerely,

Brigitte Kantor

**Brigitte Kantor Public Utilities Manager** Solid Waste Department

#### **FGUA Operations Office**



Government Services Group, Inc. 280 Wekiva Springs Rd., Ste 2070 Longwood, FL 32779-6026

> (877) 552-3482 Toll Free (407) 629-6900 Tel (407) 629-6963 Fax

September 3, 2020

Jennifer Sheppard
Banks Engineering
10511 Six Mile Cypress Parkway, Suite 101
Fort Myers, FL 33966
jsheppard@bankseng.com

RE: Wastewater Availability - LOA ID#: 20-56 NFMD

Parcel ID No.: 18-43-26-00-00002.0020, 18-43-26-00-00002.0000, & 19-43-26-00-00002.1020 12850 N. River Rd, 18420 OwlCreek Dr., & 17900 Owl Creek Dr., North Fort Myers, FL 33903 Owl Creek

Dear Ms, Sheppard:

Pursuant to the submitted Application for Service Availability, please be advised that wastewater lines are in operation in the vicinity of the address mentioned above, and a site map showing the approximate location of the utilities is included for your reference. However, in order to provide service to the subject parcel(s), developer funded system enhancements such as line extensions may be required. A letter of no objection will also need to be obtained from the current utility provider in that service area for FGUA to provide service to this property.

Your firm has indicated that this project will consist of 440 residential homes with estimated wastewater flows of 110,000 GPD. FGUA presently has sufficient treatment capacity to accommodate these flows. Please note that during design, the FGUA Utilities Operations Manual requires the project engineer to perform hydraulic computations to determine what impact, if any, this project will have on our existing water and wastewater systems.

This letter should not be construed as a commitment to serve, but only as a statement of the availability of service and is effective for twelve (12) months from the date hereof. The FGUA will commit to serve only upon final acceptance of the utility infrastructure constructed by the developer, receipt of all appropriate capacity (impact) and project fees, an executed Utility Infrastructure Conveyance and Service Agreement (CSA), the approval of all state and local regulatory agencies and proper project closeout. Further, this Letter of Availability is to be utilized for development review for this project only.

Letter of Availability Page 2 of 3

When you are ready to move forward with your project, please contact Paul Arnett, Development Review Utility Connection Coordinator at 407-629-6900 ext. 109 or via email at <a href="mailto:PArnett@govmserv.com">PArnett@govmserv.com</a> to schedule a predevelopment meeting. Please note that this meeting is <a href="mailto:MANDATORY">MANDATORY</a> prior to submitting construction plans for review by the FGUA.

Sincerely,

#### FLORIDA GOVERNMENTAL UTILITY AUTHORITY

Douglas W. Black, PSM, PLS Property & Development Manager

CC: Mike Currier, South Region Area Manager

Encl.

- 1. Mandatory Pre-Development Meeting Information
- 2. Utility Locates
- 3. Fee Statement/Receipt



#### **Development Services Division**

#### Mandatory Pre-Development Meeting Request

#### Purpose:

The mandatory pre-development meeting is designed to be an informative discussion, specifically geared toward assisting the applicant (owner/developer/engineer) understand the FGUA's policies and development process. A pre-development meeting is required prior to the formal submission and review of any utility construction plans by the Development Division.

It is our goal to assist you through the FGUA development process as smoothly as possible, and for your development to be a success. This mandatory pre-development meeting will provide you with the details you need to make this a successful and stress-free process.

#### What to Expect:

At the meeting, you will be provided with a variety of both general and specific information regarding the FGUA's development process. This will include, but not be limited to staff contact information, plan review guidelines, current fees, conveyance and closeout procedures.

#### Who Should Attend:

It is encouraged that a representative from the property owner, developer and engineer, at a minimum, attend this meeting. Representatives of the FGUA's Development Division, including the project coordinator, real property coordinator and utility system service area manager will also be in attendance as required.

In an effort to accommodate the potential long-distance commute between the FGUA's Operations Office in Longwood, Florida and the FGUA system areas, these meetings may take place at the local office and/or via video conference call.

#### **Meeting Requests:**

Please call or e-mail Paul Arnett, Utility Connection Coordinator to request a meeting at <a href="mailto:PArnett@govmserv.com">PArnett@govmserv.com</a>, office: (407) 629-6900, or cell: (407) 885-1756.

Please have your FGUA Letter of Availability (LOA) Number (included on the first page of your previously issued Letter of Availability) ready when you call or email to schedule this meeting.

You will also be requested to provide a preliminary site utility plan for staff review.

<u>Prior to submitting utility construction plans for approval</u>, you <u>MUST</u> request a predevelopment meeting. Plans submitted to the FGUA without scheduling and attending this meeting will not be reviewed until this meeting takes place.

STRAP #: 18-43-26-00-00002.0020, 18-43-26-00-00002.0000, & 19-43-26-00-00002.1020

Property Address: 12850 N. River Rd., 18420 & 17900 Owl Creek Rd.

Project Name: 20-56 NFMD N River Rd and Owl Creek Dr



ALL UTILITY LOCATIONS SHOWN HERE ARE APPROXIMATE. THE DEVELOPER IS SOLELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS VIA POTHOLING OR OTHER ACCEPTABLE MEANS.

**LOA ID: 20-56 NFMD** 

## Justification of Proposed Amendment

(Exhibit M19)

CPA2020-00004 Revised February 2022



Professional Engineers, Planners & Land Surveyors

#### **OWL CREEK**

#### Comprehensive Plan Amendment

Justification of Proposed Amendment CPA2020-00004 & CPA2020-00005 Revised February 2022

The plan amendment and the environmental, water quality, hydrological, infrastructure, and community character enhancement criteria to allow for the clustered development of the Owl Creek property represents sound planning principles.

The following summarizes benefits that will be accomplished by approval of this request through compliance with the proposed text amendment:

- Provide a connection between the existing New Community FLU to the north and Caloosahatchee River to the south that will continue the environmental preservation and enhanced drainage ways that will be improved by reduced runoff rate and reduced nutrient runoff
- Amendment will result in clustered development as encouraged in area as demonstrated by the Preliminary Development Footprint exhibit
- Provide Wetland Protection and Enhancements including exotic removal and maintenance
- 4. Historical Resource preservation of the 3 recommended sites
- 186.05± acres (54% of property) placed into conservation easement including the convergence of two natural waterways on the Great Calusa Blueway (Owl Creek and Trout Creek) where they connect to the Caloosahatchee River
- Wildlife/recreation connection from portion of Trout Creek located on potential Conservation 20/20 lands to Caloosahatchee River (139.64± acre onsite wildlife corridor)
- 7. Connection to adjacent SFWMD owned lands to the east and south
- 8. Potential public canoe/kayak launch area to Trout Creek
- 9. Wildlife management and co-existence plans
- 10. Enhanced lake management plan
- 11. Florida Friendly Landscaping with the low irrigation requirements in common areas
- 12.60% open space (205.6± acres)
- 13. Preserve minimum 88% (106.28± acres) of wetlands
- 14. Water Quality enhancements and monitoring
- 15. Remove potential for up to 223 septic tanks and wells
- 16. Removal of cattle grazing will significantly reduce onsite nutrient generation
- 17. Additional 50% water quality treatment
- 18. Reduced rate of run-off and associated nutrient loads
- 19. Stormwater enhancements
- 20. Green infrastructure
- 21. Privately funded expansion of water and sewer to the area (as encouraged/anticipated by existing Lee Plan policies)
- 22. Minimum 50' perimeter setback/buffer
- 23. Minimum 100' setback from Owl Creek Boat Works property line to single-family lots

#### SERVING THE STATE OF FLORIDA

- 24. Provide area for multi-use path along North River Road
- 25. Protect existing groundwater levels and improve existing wetland hydroperiods in onsite preserve areas
- 26. Provide Rare and Unique Upland habitat preservation (15.16± acres) and restoration (41.2± acres)
- 27. Preservation of historic flow-ways associated with Owl and Trout Creeks and associated wetlands

The Lee Plan recognizes that enhancement and conservation of environmental, historical, stormwater, public water access and enhanced water quality is a public priority. The plan amendment balances this public interest with those of the property owner. The plan amendment represents a kind of public-private partnership. The public interests for Owl Creek outlined above will be conditioned in the concurrent Planned Development Zoning application. The private interest in utilizing and developing the property is satisfied in a responsible environmental manner. This represents sound planning.

The plan amendment utilizes the planning principle of clustered development. Clustered development is a development arrangement that stresses people living in harmony with nature and locates buildings in concentrated portions of a site, leaving the remainder of the site undeveloped. Typically this form of development is utilized to limit sprawling development patterns while protecting such things as open space, environmentally sensitive areas and natural resources. The project design protects a least 88% of the wetlands, provides preservation of a minimum of 54% of the site including areas along Owl Creek and Trout Creek and provides enhanced setbacks to adjacent uses.

The Owl Creek project also utilizes the planning principle of conservation design or designing with nature. The process of selecting the appropriate preservation and development scenario for the property utilized an analysis of the property's attributes such as property location and location of adjacent uses, soils, topography, previous uses and associated impacts and natural resources. One guiding principle of conservation design is that environmentally sensitive areas must be first identified and designated as non-buildable. The analysis of the property identified the location of wetlands, rare and unique uplands and 3 historical sites recommended for listing and preservation on the property and incorporated these areas into the project's preservation and open space plan. Through the stringent requirements associated with this request and conditioning of the forthcoming planned development, the Owl Creek project will preserve 88% of the onsite wetlands providing protection and enhancements through exotic removal, restoration where noted and upland buffers. A minimum of 54 percent of the property (186.05± acres) will be placed into a conservation easement including the convergence of two natural waterways on the Great Calusa Blueway (Owl Creek and Trout Creek) where they connect to the Caloosahatchee River. The conservation area will include preservation of 3 recommended historical sites and the project will provide a public canoe/kayak launch area to Trout Creek. This process represents sound planning for the subject site, its natural resources and existing surrounding uses.

The Owl Creek project represents compatible land uses with existing surrounding uses which include agricultural uses, preservation and single family uses. The project's residential uses will be clustered inside the property with enhanced setbacks/buffers to adjacent uses and properties. The project's open spaces and preservation areas compliment and enhance adjacent existing and pending public and private preserve areas. The Owl Creek project residential uses are clustered and separated from the perimeter by a minimum 50 foot setback/buffer area. The project's compatibility with nearby land uses represents sound planning for the region in which the property is located.

The Owl Creek project will be connected to and serviced by a centralized water and sewer

system via privately funded extensions. Connecting this property to a centralized water and sewer system represents sound planning with the removal of potential for 223 septic systems and private wells will provide fire protection to the existing and future residents and properties, including the Owl Creek project. The proposed privately funded expansion of utilities to the area is already encouraged and anticipated by existing Lee Plan policies.

The Owl Creek project represents a high quality master planned project. The applicant respectively asks that the proposed plan amendment for the Owl Creek property be approved to realize these regional benefits.

The Lee County Sheriff's Office has reviewed the request and has provided a review letter dated August 4, 2020 that provides that the proposed development does not affect their ability to provide core services and that they have no objection to the requested increase in density. The Sheriff's Office letter states that law enforcement services will be provided from their North District substation in North Fort Myers. This letter also provides that the applicant provide a Crime Prevention Through Environmental Design (CPTED) report at the time of application for a development order.

Bayshore Fire Rescue reviewed the request and provided a letter dated August 11, 2020. This letter provides that Bayshore Fire Rescue will be able to adequately serve the development as proposed and that the District will require residential sprinklers within homes if the area is not serviced by an adequate pressurized fire hydrant system. Privately funded potable water will be extended to the site to provide adequate pressurized fire hydrant system.

The Lee County Division of Emergency Medical Services reviewed the request and provided a review letter dated August 19, 2020 indicating that the service availability for the proposed development of this property is adequate at this time. Lee County Emergency Medical Services is the primary EMS transport agency responsible for coverage at the address you have provided. Because we currently serve this area and have a sufficient response data sample, we evaluated response times in this vicinity to simulate the anticipated demand and response. The primary ambulance for this location is Medic 11, located 5.1 miles southwest; there is a second EMS station within six miles of the proposed location. These locations are projected to be able to meet existing service standards, as required in County Ordinance 08-16, and no additional impacts are anticipated at this time.

The Owl Creek project represents a high quality master planned project. The applicant respectively asks that the proposed plan amendment for the Owl Creek property be approved to realize these regional benefits.

## Planning Community Requirements

(Exhibit M20)

CPA2020-00004 Revised January 2022



Professional Engineers, Planners & Land Surveyors

#### Owl Creek Reserve Comprehensive Plan Amendment

CPA2020-00004 & CPA2020-00005 Exhibit "M20" - Revised January 2022

#### Summary of North Olga Planning Community Second Public Information Meeting

In compliance with Lee County Comprehensive Plan Policy 27.1.8 and Lee County Land Development Code Section 33-1663 and pursuant to staff's request, two follow up Public Information Meetings were held to update the public regarding zoning application. The applicant also provided an update regarding revisions to the comprehensive plan amendment applications and the pending development order application. Please see separate Summary of Alva Planning Community Public Information Meetings.

The Second Public Information Meeting within the North Olga Planning Community was held on Wednesday, December 1, 2021 at 6:00 pm at a special North Olga Planning Panel meeting held at the Bayshore Fire Station, 17350 Nalle Rd., Fort Myers, FL 33917. Due to the COVID-19 pandemic, special accommodations were made to allow attendance in person or remotely by streaming online via Microsoft Teams. The updated development proposal was described in detail including but not limited to the existing conditions, revisions to the proposed comprehensive plan amendments to remove request for future land use map change and instead propose incentives to encourage wetland preservation and rare and unique upland habitat preservation/restoration, proposed RPD rezoning including uses, intensity (±380 dwelling units), deviations and master concept plan, and the pending proposed development order plan was presented. There were members of the public present online and in person for the meeting.

Attached please find the following items for reference:

- Sign-in Sheet
- Affidavit of Notice
- Summary of Public Information Meeting October 15, 2020

The following meeting minutes summarize comments received by those in attendance about the development proposal, and applicant's responses.

Question: Okay, so you have 342 acres, and 100 acres is going to be revived and 139 acres is going to be for wildlife preservation? Is that 139 part of the 186 preservation?

· Response: Yes.

Question: Are those areas all together rather than broken up? Because wildlife doesn't survive well when things are all broken up.

 Response: There are two separate wildlife corridors within the 139 acres. One associated with Owl Creek and one associated with Trout Creek.

Question: So, if the 60% is open space, that's 205 acres out of the 342 acres is going to be open space. So, what is the density? I mean I know how many units you're going to be building in there but are they all 100 by 100 lots or half acre lots?

 Response: Density is approximately 1.1/1/11 units per acre. Lot sizes vary; with minimum of 6,500 square feet for single-family and minimum 3,750 square feet for twofamily attached.

Question: Is that like a duplex? Is that you're talking about the two-family attached? Like townhouses?

 Response: It is similar to a duplex except ownership is different, the duplex is normally located on one lot and the two family attached each unit is on its own lot.

Question: Single or double story?

 Response: There is no limitation on the stories, but proposing same height allowed under todays existing zoning of maximum height 35 feet

Question: And what are the prehistoric preserves?

 Response: There survey is on file with the application – they are prehistoric sites and three sites determined worthy of preservation are incorporated within the preservation area.

Question: You said there were two access points, one of them on North River Road and I didn't catch where the other one is located.

 Response: Two gated access points are proposed on North River Road, with the eastern access resident only.

Question: Have you done any water testing on Trout Creek since you've been involved with this property?

 Response: Not that we are aware of. There is a water monitoring and quality monitoring plan proposed to be incorporated as part of the project.

Question: Has it been implemented yet?

Response: No, it would be implemented as part of the project approval.

Question: You're making no improvements to the intersection at North River Road and SR. 31? Is that because of the traffic problem now or is it because the future road plans?

Response: That is an off-site intersection. The application will pay road impact fees that
cover any off-site improvements for the project. We did an analysis with traffic counts of
that intersection as part of the traffic study ant it is shown as an appropriate level of
service with our project.

Comment: At 7 am it takes about four lights just to get through that intersection, there's already a traffic problem there so adding 400 will obviously add to that. Obviously, I'm aware of that they're going to widen the road and correct that but obviously what may happen with that. I think we'll have some issues out there, I think a lot of the residents are going to have some issues, but it is openly being corrected.

Response: Acknowledged.

Question: The privately funded utilities now that's the water and sewer, correct? So, these houses are not going to have well water and septic tanks?

• Response: Although they could have well and septic today under the existing zoning, we are proposing as part of the project to extend water and sewer lines to the project.

Question: So where is the water coming from if it is not coming from that property per say? Are you going to have your own well there that's going to supply the water for everyone cause Duke County already has a water problem out there.

• Response: We will connect to Lee County Utilities existing water located near Bayshore/Old Bayshore.

Question: For the North River Road widening, what will it look like after the process? Like one more lane, turning lanes? No lights here, just the stop signs?

• Response: North River Road is not proposed to be widened. No lights proposed. Potentially at least a right turn line at the main entrance.

Question: Do you have a start/beginning date? I mean I know you are still going through the process. But what's is you anticipated start date?

• Response: We hope to have entitlements including State which is longest lead time by October next year to hopefully get started by next fall.

Question: Will you be like just selling individual lots in there or will y'all be building and developing houses and selling the houses after you develop them? Or bringing in builders and building them?

• Response: D.R. Horton will be the developer and home builder.

Question: Do you have an estimated minimum price to high price at this time?

• Response: It's too early to tell as it is still a year and a half away.

Question: Is that a marina will that be part of it?

• Response: Yes, this is private slip amenity for the facility as part of the request and not truly a marina. There is also a private amenity site.

Question: What's happening with the Owl Creek boat works there?

• Response: They are staying and are not part of the project.

Question: What kind of setback would you say from North River Road before you are going to have houses there?

Response: There is a minimum 50-foot perimeter setback per code.

Question: What is that called on North River Road, the 25-foot-wide enhancement and what will that look like?

 Response: There is a 25' buffer with 14' tall trees and preservation areas along the road.

Question: So, it won't be a berm?

 Response: There will not be much of a stormwater berm along North River Road because the grade up there is higher.

Online Question: Can you share where you intend to run the utility expansion and confirm whether it will run up 31 and then turn East down N River Rd?

Response: That is the proposal.

Morth Olga Community Planning Panel
Tec.1, 2021

| # | Name              | Address                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | E-mail                     | Phone #      |
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|   | Welva Var Rockell | In the control of the property of the control | DURDUMI @ AUC. com         | 237-671-9394 |
|   | Mary Povea        | 5991 Buchingham Rd.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                            | i Nga        |
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|   | Josey Medine      | 경화 기계                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                            | ()           |
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|   | Russell Schropp   | 10041 bM: le Cy press 33966                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | were our                   | 344-1280     |

Microsoft Teams Online attendee: Justin Thibaut

Attn:

BANKS ENGINEERING 10511 BEN C PRATT/6 MILE FORT MYERS, FL 33966

STATE OF FLORIDA COUNTY OF LEE:

Before the undersigned authority personally appeared Nilole Jalops , who on oath says that he or she is a Legal Assistant of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of

Notice Public Hearing

In the Twentieth Judicial Circuit Court was published in said newspaper editions dated or by publication on the newspaper's website, if authorized, on:

#### 11/19/2021

Affiant further says that the said News-Press is a paper of general circulation daily in Lee County and published at Fort Myers, in said Lee County, Florida, and that the said newspaper has heretofore been continuously published in said Lee County, Florida each day and has been entered as periodicals matter at the post office in Fort Myers, in said Lee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and Subscribed before me this 2nd of February 2022, by legal clerk who is personally known to me.

My commission expires

Affiant

Notary State

PUBLIC INFORMATION MEETING North Olga Planning Community

The public is invited to attend a Public Information Meeting presentation to the North Otga Planning Panel by Banks Englineering, at a special meeting held on:

Wednesday, December 1st at 6:00 pm at the Bayshore Fire Station, 17350 Nalle Rd, Fort Myers, FL 33917

The 342.68 acres subject property is lo-cated at 12850 N. River Road, 18420 & 17900 Owl Creek Drive on the south side of N. River Road approximately ½ mile east of S.R. 31. (Babcock Ranch Road) within the North Olga Communi-ty Plan Area.

Owl Creek Reserve proposes a Com-prehensive Plan Text amendment (Case No. CPA2020-00005) to allow incentives for wetland preservation and rare and unique upland habitat preservation or restoration for clustered developments utilizing the planned development process within the North Olga Planning Community and a Map amendment (Case No. CPA2020-00004) to include in Lee County Future Water Service Area. (Case No. PPA2020-00004) to include in Lee County Future Water Service Area. The applicant is also proposing to rezone the property from Agricultural (AG-2) to minor Residential Planneti Development (RPD) (Case No. DC12021-0001) to allow a clustered residential community containing up to 380 dwelling units (reduced from original 440 units) consisting of single-family and two-family attached with associated amenities and a maximum height of 35 feet. There is also a pending Development Order Application for the 380-unit residential community with amenites and associated infrastructure. This is an update from the prior meeting held on October 15, 2020.

held on October 15, 2020.

All are welcome to attend the presentation to discuss these project applications with the applicant's representatives. Due to the COVID-19 pandemic special accommodations will be made to allow you to attend in person or remotely. The meeting will allow social distancing and will also be streamed online via Microsoft Teams. Should you like to attend and participate in the Microsoft Teams should you like to attend and participate in the Microsoft Teams meeting, please notify us by November 29th via email at shewlinebankseng.com to register and to allow us to send you login instructions. Should you be unable to attend this meeting, but have questions or comments, they can be directed by mall, phone, or e-mall to: 10511 Six Mille Cypress Pixwy, Fort Myers, F1 3956. (239) 770-2527, shewitt@bankseng.com.

ng.com. AD# 5009162 11/19/2021

AMY KOKOTT Notary Public State of Wisconsin

# of Affidavits: 1

This is not an invoice



Professional Engineers, Planners & Land Surveyors

## Owl Creek Comprehensive Plan Amendment Case Nos. CPA2020-00004 & CPA2020-00005 Exhibit "M20" and Summary of North Olga Planning Community Public Information Meeting

In compliance with Lee County Comprehensive Plan Policies 17.3.2, 17.3.3, 17.3.4 and 27.1.8, two Public Information Meetings have been held to provide a general overview of the map and text amendment and effect thereof as well as the proposed planned development rezoning application (in compliance with Lee County Land Development Code Section 33-1663). The Public Information Meeting within the North Olga Planning Community was held on Thursday, October 15, 2020 at 6:00 pm at the North Olga Planning Panel meeting held at the Bayshore Fire Station, 17350 Nalle Rd., Fort Myers, FL 33917. The development proposal was described in detail including but not limited to the existing conditions, proposed map amendment and proposed text amendment with proposed uses, intensity and preliminary master concept plan. There were members of the public present for the meeting.

Attached please find the following items for reference:

- Sign-in Sheet
- Affidavit of Notice
- Exhibits and Handouts at the meeting

The following meeting minutes summarize comments received by those in attendance about the development proposal, and applicant's responses.

Question: What happens to Owl Creek? Does it stay Owl Creek?

Response: Yes it stays Owl Creek.

Question: What are the historic sites?

 Response: Prehistoric sites where prior civilizations had eaten and pieces of bone and shell were found showing activity in these areas.

Question: So, you are going through this process and you're really only increasing the density from 1-unit acre to 1.28 acre, so you really aren't asking for 2 units?

 Response: That is correct. The request is limited to 2 du per upland acre or 1.28 du per gross acre.

Comment: Looking at this for the first time, they basically took Babcock high criteria and applying to a much smaller property and surprised able to do all of it.

Question: No commercial in here?

- Response: No commercial with the request. Adjacent Owl Creek Boat Works will remain.
  - SERVING THE STATE OF FLORIDA

Question: How many units in the Intensive Development future land use.

 Response: Not within the Intensive Development future land use designation – the handout of Table 1(a) was only to demonstrate the proposed limitation language in red.

Question: They are all single-family homes?

Response: Single-family and two-family attached.

Question: And it's 440?

Response: 440 is the maximum dwelling units for request.

Question: Did you go to Alva?

 Response: Yes, we held a meeting in Alva and mailed notices to the surrounding properties within 500 feet and interested parties listed with Lee County.

Question: How did it go?

 Response: We received a lot of good feedback from the community and desire to maintain communication.

Question: Does it say in here how many dwellings will be in there?

Response: Yes, the maximum is 440 dwelling units.

Question: Is the 440 dwelling units based on the proposed amendment or original limit?

 Response: Yes, the amendment is for 440 dwelling units as there can be 221 today under current designation

Question: Is that specific to this piece of land?

Response: Yes the request is for just this property.

Question: This is not a gated community, correct?

Response: It could be, but it would have to be semi-public since there are public facilities
possibly 9am to 6 in evening and a guard would let you in.

Question: Is the Owl Creek Boat Works part of this or are they separate?

· Response: They are existing and separate.

Question: You will have public access to the river?

Response: We are proposing a potential canoe/kayak launch on Trout Creek.

Question: So everybody in there would be using North River Road to get to 31 with no other access?

Response: Correct, there is no other access to SR 31.

Question: Do you have turning lanes?

 Response: Something that we will look at during the Development Order stage when we know exact number of units

Comment: Could mean we get that stop light.

Question: Where are you at in the process?

 Response: We have filed the comprehensive plan amendment and awaiting comments and will file planned development zoning when we respond. Comment: So by time it goes to the Board of County Commissioners, the zoning will be filed so everyone can see the development plan.

• Response: That is correct, the applications will run concurrently.

# Morth Olga Community Planning Panel Sign-in October 15, 2020

| # | Name              | Address                                      | E-mail                           | Phone #      |
|---|-------------------|----------------------------------------------|----------------------------------|--------------|
|   | Dean Steam        | 17/60 Water Edgo Cin                         | GACANWIANT @                     | 239-565 3091 |
|   | Wayne Ererett     | 10541 Gmile Cypress PKway                    |                                  | 1            |
|   | StacyHewitt       | 10511 SIXMILECYPRESSPENY, FORTMYDIS, FC33966 |                                  |              |
|   | megan Bishop      | 10511 Six mire Cypress Pkry fort             | e moisn grabankserge             | )39-939-5490 |
|   | Guzanne Armera    |                                              |                                  | , ,          |
|   | Yury Bykow        |                                              | yury@trtrans.net                 |              |
|   | Clark Cary        |                                              |                                  |              |
|   | Russell Schropp   | POBOX 280 Ft. Mgar 5 33902                   | russell. Schropp@<br>henlaw. com | +39-344-1100 |
|   | Dennis Van Rockel |                                              |                                  |              |
|   | Weber VarRockel   |                                              |                                  |              |
|   | Justin Thibaut    |                                              | Thibaut elsiconpanies            | 239-489-4066 |

Also noted present per email but not signed in: Mary Povia, Adele Smith, John Brodrick, Deana Armeda

### The News-Press media group

Attn:
BANKS ENGINEERING
10511 BEN C PRATT/6 MILE
FORT MYERS, FL 33966

STATE OF FLORIDA COUNTY OF LEE:

Before the undersigned authority personally appeared Nicholas Personally appeared, who on oath says that he or she is a Legal Assistant of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of

PUBLIC INFORMATION MEETING North Olga Planning Community The public is invited to attend a Public Information Meeting presentation to the North Olga Planning P

In the Twentieth Judicial Circuit Court was published in said newspaper in the issues of:

#### 10/05/2020

Affiant further says that the said News-Press is a paper of general circulation daily in Lee County and published at Fort Myers, in said Lee County, Florida, and that the said newspaper has heretofore been continuously published in said Lee County, Florida each day and has been entered as periodicals matter at the post office in Fort Myers, in said Lee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and Subscribed before me this 5th of October 2020, by legal clerk who is personally known to me.

Affiant

Notary State of Wisconsin, County of Brown

My commission expires

# of Affidavits1

This is not an invoice

PUBLIC INFORMATION MEETING North Olga Planning Community

The public is invited to attend a Public Information Meeting presentation to the North Olga Planning Panel by Banks Engineering, at their meeting held on:

Thursday, October 15, 2020 at 6:00 pm at the Bayshore Fire Station, 17350 Nalle Rd, Fort Myers, FL 33917

The 342.68 acre± subject property is located at 12850 N. River Road, 18420 & 17900 Owl Creek Drive on the south side of N. River Road approximately ½ mile east of S.R. 31. (Babcock Ranch Road) within the North Olga Community Plan Area.

Owl Creek is a proposed Future Land Use Map amendment from Rural/Wetlands to Sub-Outlying Suburban with associated text amendment to accommodate up to 440 residential dwelling units (increase of 219 dwelling units), include in Lee County Future Water Service Area, and a concurrent Planned Development Zoning application.

During the meeting, the agent will provide a general overview of the project for any interested citizens. Should you have questions or comments, they can be directed by mall, phone, or e-mall to: Stacy Ellis Hewitt, Banks Engineering, 10511 Six Mile Cypress Pkwy, Fort Myers, FL 33966, (239) 770-2527, shewitt@bankseng.com.

AD# 4400357 10/5/2020

avits1 NANCY HEYRMAN

Notary Public State of Wisconsin



Professional Engineers, Planners & Land Surveyors

#### Owl Creek Reserve Comprehensive Plan Amendment

CPA2020-00004 & CPA2020-00005 Exhibit "M20"

#### Summary of Alva Planning Community Second Public Information Meeting

In compliance with Lee County Comprehensive Plan Policy 27.1.8 and Lee County Land Development Code Section 33-1663 and pursuant to staff's request, two follow up Public Information Meetings were held to update the public regarding the zoning application. The applicant also provided an update regarding revisions to the comprehensive plan amendment applications and the pending development order application. Please see separate Summary of North Olga Planning Community Public Information Meetings.

The Second Public Information Meeting within the Alva Planning Community was held on Thursday, December 9, 2021 at 6:00 pm at the Alva Community Center, 21471 North River Road, Alva, FL 33920. Due to the COVID-19 pandemic, special accommodations were made to allow attendance in person or remotely by streaming online via Microsoft Teams. The updated development proposal was described in detail including but not limited to the existing conditions, revisions to the proposed comprehensive plan amendments to remove request for future land use map change and instead propose incentives to encourage wetland preservation and rare and unique upland habitat preservation/restoration, proposed RPD rezoning including uses, intensity (±380 dwelling units), deviations and master concept plan, and the pending proposed development order plan was presented. There were members of the public present in person for the meeting and no online public attendees.

Attached please find the following items for reference:

- Sign-in Sheet
- Affidavit of Notice
- Summary of Public Information Meeting October 6, 2020

The following meeting minutes summarize comments received by those in attendance about the development proposal, and applicant's responses.

Question: What exactly is a turn around?

Response: A turn around is a cul-de-sac, circular turnaround for if someone couldn't get
in the gate, they have a place to turn around to leave. The main entrance would provide
the turnaround to accommodate trucks like a UPS truck, but the deviation would allow
the secondary resident only access without the full turnaround. It will provide a place
where a passenger car or pickup truck could turn around.

Question: How would you public access that if it's a gated community?

• Response: They would be granted access at the gate house.

Question: You'd have a guard there? Would they recognize public access to the public ramp?

• Response: There could be a guard or the gate could be open daytime hours for example 7 am to 7 pm and public access to the canoe/kayak launch would be provided.

Question: You were going to have 400 plus houses, now you're going down to 380, what were those lots that were being used what are those going to be used for now?

• Response: Made some of the lots bigger so that reduced the lot count.

Question: On the retention ponds where are they going to discharge?

• Response: They generally will discharge into the wetlands that are onsite and that connect to either Owl Creek or Trout Creek. The ones that are south of Trout Creek will ultimately discharge to the Caloosahatchee.

Question: Traffic from this development and another one being planned just off US 31 being built by Pulte Homes and another development that is south over the bridge that's on 31, that's supposed to be completing construction later this year. That's over 1,000 new homes altogether so traffic situation here is only affected by your development but some discussion at North Olga about the red light on 31 after multiple accidents and deaths there. Do you know of anything else that's being planned for that kind of increase in the next 3 years traffic wise?

• Response: SR 31 is being widened to 4 lanes as part of Babcock Ranch development.

Question: Do you have any idea what the plan for the bridge are? Imagine no draw bridge and it would be higher and longer entries.

Response: Plans are still being worked on.

Question: The prehistoric area, in the research to discover them was any human remains found?

Response: No.

Question: Where is the upland preserve area on the plan?

• Response: The various preservation areas are demonstrated by different hatch patterns on the plan depicted in the legend.

Question: Are the dotted lines trails?

• Response: The lines are creeks and other tributaries, natural waterways and the black lines show where the natural waterway buffers are provided.

Question: Will people have access to the area?

 Response: These areas will be placed in a conservation easement to Lee County or another agency that is acceptable to Lee County.

Question: You mentioned something about grass, how big are the lots? There's so much pollution going into the river already and now all this - are there measures in place?

 Response: The project has submitted a water quality monitoring program with safety measurements in place. There are existing cattle grazing on site which will be removed as part of the request which significantly reduces pollutants from that use.

Question: Who does the monitoring and what happens?

Response: It will be monitored by Lee County. The association will have to prepare the
collected data, collected samples, get it tested and then provide the results to Lee
County. So, there will be a mechanism for the water quality treatment, so if it does not
improve or if it exceeds the thresholds for what the loading rates are for varies
pollutants, there will be measure that will need to be implemented through the County
that will correct it.

Question: Is it unique to have a heavy industrial use in the middle of an upscale community? Is it an upscale community? They build and repair boats, how will that be kept safe for children in our development?

 Response: We like to think of it as an upscale community. Proposed is a minimum 6foot to 8-foot wall and berm separating Owl Creek Boat Works.

Question: Have you gone as far as to design the houses?

 Response: The homes are the same homes we build throughout the whole tri county area. Lee, Charlotte, Sarasota County and Collier County. Similar to Hickeys Creek.

Question: So, these are single family and two family attached? What is that exactly? Is that like a duplex?

 Response: A duplex is two units on one lot, a two-family attached has each unit on its own lot.

Question: Another project representative and their engineers thought that their homes would be selling somewhere between 300K and 600K, I know you don't want to put a number out there but is that probably what we're looking at hear?

Response: If it were starting today maybe, we can't predict the real estate prices.

Question: Are these exhibits available online

 Response: The comprehensive plan amendments and the zoning are online with Lee County, but the development order has not yet been submitted.

Question: Where exactly is the canoe launch area?

Response: It's right down by Trout Creek.

Question: Are the docks on the Caloosahatchee?

• Response: It is not on the main portion of the Caloosahatchee. It is in a separate basin off of the main river where the historical line followed before the current river configuration.

Question: Can we look up online and check on it?

• Response: Yes – the application numbers were provided in the advertisement.





PROJECT NAME: Owl Creek Reserve RPD-Alva Community Meeting

**MEETING DATE:** 

December 9, 2021

JOB NUMBER:

8504

| PRINT NAME        | PHONE          | COMPANY<br>(IF APPLICABLE) | EMAIL                       |
|-------------------|----------------|----------------------------|-----------------------------|
| Connie Dennie     | 5 239-728-     | Alva Inc                   | antee 11-28@amail = com     |
| Kenneth Della     | + 610 223 8630 | or the River               | heudewalt I e guzil. co     |
| Roxanne Gayse     | 239-247-0193   | A/un Inc                   | Couse RL @ Synar yaho.      |
| Russell Schropp   | 239-344-1280   | Hendrom Franklin           | Vussell-Schrope cherlew.com |
| Yury Byhan        | 239-692-0589   | Tr Transportation          | yuryatrtrans.net            |
| Jennifer Sheppard | 239-939-5490   | Banks Eng.                 | Shepande banic englum       |
| Stacy Ellistewiff | 239-770-2527   | Banks Eng.                 | shewittebankseng.com        |
| Dave Underhin     | 940 8687       | Banks Enc                  | dunderhill@bankseng.com     |
| Wayne Everett     | 239.2252631    | DRHorton                   | Jueverett @drhorton.com     |
| Mark Brunfield    | 11             | 11                         | mabrumfield & drhorson. com |
| B. Selvops        | 7393322949     | Sel                        |                             |
| P. FURDAY         | 340-8610       | ALUAINC.                   | P. FURBAY @ NETZERD, NET    |
| C Few muses       | 2393408610     | AIVA. Inc.                 | 10 10 11                    |
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### The News-Press media group

Attn:
BANKS ENGINEERING
10511 BEN C PRATT/6 MILE
FORT MYERS, FL 33966

STATE OF FLORIDA COUNTY OF LEE:
Before the undersigned authority personally appeared

ASICOLO , who on oath says that
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PUBLIC INFORMATION MEETING Alva Planning Communi The public is invited to attend a Public Information Meeting held by Banks Engineering, on: Thursday, Decembe

In the Twentieth Judicial Circuit Court was published in said newspaper editions dated in the issues of:

#### 11/27/2021

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Sworn to and Subscribed before me this 27th of November 2021, by legal clerk who is personally known to me.

PUBLIC INFORMATION MEETING Alva Planning Community The public is invited to attend a Public Information Meeting held by Banks En-

gineering, on: Thursday, December 9, 2021 at 6:00 pm at the Alva Community Center, 21471 N. River Road Alva, FL 33920

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Affiant/

Notary State of Wisconsin, County of Brown

My commission expires

# of Affidavits1

This is not an invoice

SHELLY HORA Notary Public State of Wisconsin



Professional Engineers, Planners & Land Surveyors

## Owl Creek Comprehensive Plan Amendment Case Nos. CPA2020-00004 & CPA2020-00005 Exhibit "M20" and Summary of Alva Planning Community Public Information Meeting

In compliance with Lee County Comprehensive Plan Policies 17.3.2, 17.3.3, 17.3.4 and 27.1.8, two Public Information Meetings have been held to provide a general overview of the map and text amendment and effect thereof as well as the proposed planned development rezoning application (in compliance with Lee County Land Development Code Section 33-1663). The Public Information Meeting within the Alva Planning Community was held on Tuesday, October 6, 2020 at 5:30 pm at the First Baptist Church of Alva, 2790 Joel Boulevard, Alva, FL 33920. Due to the COVID-19 pandemic, special accommodations were made to allow attendance in person or remotely by streaming online via Microsoft Teams. The development proposal was described in detail including but not limited to the existing conditions, proposed map amendment and proposed text amendment with proposed uses, intensity and preliminary master concept plan. There were members of the public present for the meeting in person and online and a copy of the sign-in sheet and online attendance documentation is attached for the record.

Attached please find the following items for reference:

- Sign-in Sheet
- · Affidavit of Notice
- Public Notice mailed on September 25, 2020
- List of property owners within 500 feet of the property that were mailed the notice and interested parties on file with Lee County for notice of applications filed within Northeast Lee County Planning Community
- · Exhibits and Handouts at the meeting

The following meeting minutes summarize comments received by those in attendance about the development proposal, and applicant's responses.

Question: How long will development permits take?

 Responded with 9-12 months to complete Comprehensive Plan Amendment and Rezoning. Development permits would be approximately 6 months.

Question: Have studies been done for the historic drainage through area, sheet flow across land? Creeks flood with excessive rain events.

 Responded that part of permitting through South Florida Water Management District will be looking at historic drainage patterns and accommodate any offsite flows and review creeks which are tidal.

Question: What is the elevation of property?

SERVING THE STATE OF FLORIDA

• Responded that elevation varies significantly across the property and ranges up near N. River Road approximately elevation ±8 and drops down to elevation ±2 by the river.

Question: Who is Developer? Do they own the property yet?

 Responded that DR Horton, Inc. is the applicant and the property is under contract to purchase pending entitlements.

Question: Aren't there concerns about increasing density is Coastal High Hazard flood areas with hurricanes? In other areas around gulf coast think they have regretted all the development in low lying areas. Keep making same mistakes.

 Responded that an analysis and review of increase and have received letters of support and review and recommendation demonstrating adequate public facilities exist.
 Increased changes and development patterns in the area make the request appropriate.

Question; Will product be 2-story

• Responded with maximum height is 35', which could accommodate 2-story.

Question: Owl Creek very polluted, have waters been cleaned up?

 Responded that request will be removing existing cattle crazing and remove potential for future septic tanks since utilities brough to area and the onsite wetlands will have exotics removed which will result in improved water quality discharge from the site than what exists today.

Question: Are we open to more meetings with Alva community? Would like more time to go over information on project.

 Responded Yes. Contact information has been provided and would like to keep communication open. Have tried to reach out to Alva contacts and would like better communication line.

Question: What effect on Owl Creek boat works?

Responded that not proposing any impacts to Owl Creek Boat Works. Minimum 100' separation between any proposed single-family lots and Owl Creek Boat works. Access will be semi-public and may or may not have a gate house but being that it is public facilities access will not be prevented for individuals traveling to Owl Creek Boat Works within reasonable hours such as 9 to 6 or so.

Question: What are the historical locations onsite?

 Responded primarily places where previous populations had stopped to eat there were oyster shells and small pieces of bone. Prehistoric sites and 3 will be preserved within 25 foot buffer.

Question: What is happening with 7% of wetland impacts? What is acreage being impacted? How will mitigation be handled? What are total wetlands on site?

Responded that 7% will be impacted as part of the development of the site. Primarily
existing wetlands being preserved will be enhanced and mitigated as negotiated through
SFWMD and ACOE by removing exotic vegetation and placing in conservation
easement. Impacts are limited to exotic infested low quality wetlands. Total wetlands
on site are 101.7± acres.

Question: Questions on wetlands category on FLUM. Usually from Rural and Wetlands to Sub-Outlying Suburban and Wetlands

 Responded that the request will provide Sub-Outlying Suburban and Wetlands Future Land Use Categories once jurisdictional lines and conservation easement lines are defined through development permitting process. Question: Will this be multi-family/condos? Price point yet?

 Responded no – limited to single-family and two-family attached. No townhomes. Price has not yet been determined.

Question: Water & Sewer improvements - who is paying? Where will it connect to?

 Responded that developer will be paying for utility extensions then turn them over to public utilities. We are exploring all options possibly from Lee Civic Center area up SR 31 and N River Road, possibly Old Rodeo Drive boring under wetlands – still looking at design.

Question: 29.10.1 - Written specific for this property, but does not mention it? Will the 440 units be for all other future developments?

Responded the Policy is within North Olga Community Plan. The 2 dwelling units per upland acre or 1.28 per gross acre and 440 unit limitation is specifically for Sub-Outlying Suburban within North Olga Community Plan. The 440 accommodates this property and an amendment would be required if another property desired to add dwelling units in Sub-Outlying Suburban in North Olga.

Question: Where will stormwater retention areas be located?

Responded that the preliminary site plan/MCP demonstrates the proposed lakes.

Question: Where will stormwater discharge go to?

Responded that each development pod will discharge where it discharges today –
maintain water that is currently naturally draining to each area to keep wetlands and
creeks functioning per permitting requirements.

Question: How many outfalls will the development have?

 Responded there will be 1 or 2 or more per 5 or 6 development pods, approximately 10-12 discharge points.

Question: Will retention ponds be manmade?

 Responded there are no existing lakes all will be manmade lakes and also pre-treatment measures such as dry detention to further treat the runoff before the lakes.

Question: Asked for case numbers for amendment

Responded CPA2020-00004 – map amendment, CPA2020-00005-text amendment.

Question: Regarding the minimum perimeter setback - what will it be constructed of? Asked not to be too high - no building a large berm and planting on top of it. Desire natural rural view for public driving past.

 Responded that some areas are within conservation and remaining may have required SFWMD perimeter berm, but do not anticipate a large berm.

Comment: Desire view to stay rural view setting. Do not want Cape Coral.

Responded that we appreciate feedback and understand desire.

Question: Who is the reviewer at Lee County.

Responded that we did not have this information readily available.

Question: Can unpaved area within roadways be counted as part of 60% open space.

• Responded that yes areas that meet the definition of open space will county towards the requirement. Typical residential developments require 40% open space so we are proposing 150% of the typical requirement.

#### OWL CREEK

### Public Information Meeting: October 6, 2020 @ 5:30 PM

### Please Sign In

Thank you for coming! Please leave your name and contact information.

| NAME                     | EMAIL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | PHONE          |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| John Doe                 | email@email.com                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | (123) 456-7890 |
| Jeans Acorda             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 239-340-9617   |
| Steven Brodkin           | Star 82200 and                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 239-470-3475   |
| to T. SulTan             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 251-940-7281   |
|                          | Butch ow Cott (agmail am                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                |
| Corne Den                | ruby daniels @ embargnail.com                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 739-728-2472   |
| Ruly Denido              | (Ubydaniels & embargmail.cm)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 239-729-3292   |
| Robbi Carry              | Robbi Carya outlock.com                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 239-841-0916   |
| BIVER RIDGE CATTLE       | CO. P. FURBAY & NETZERO, NET                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 239-340-8610   |
| CRISTERNANDS             | CRISFERNANDS 29 NETZEIZO                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                |
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| Microsoft Teams Online   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                |
| Paul Owen (with applicar | nt representatives)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                |
| Keith Cary               | gatorman40@outlook.com                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 239-357-8946   |
| Nathan Miller            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 000 000 1001   |
| Holly Schwartz           | hschwartz@sccf.org                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 239-209-1081   |
| Amy Wicks                | amy.wicks@kimley-horn.com                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                |
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## The News-Press media group

Attn:

**BANKS ENGINEERING** 10511 BEN C PRATT/6 MILE FORT MYERS, FL 33966

STATE OF FLORIDA COUNTY OF LEE:

Before the undersigned authority personally appeared , who on oath says that he or she is a Legal Assistant of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the

PUBLIC INFORMATION MEETING Alva Planning Communi The public is invited to attend a Public Information Meeting held by Banks Engineering, on: Tuesday, October

In the Twentieth Judicial Circuit Court was published in said newspaper in the issues of:

#### 09/26/2020

Affiant further says that the said News-Press is a paper of general circulation daily in Lee County and published at Fort Myers, in said Lee County, Florida, and that the said newspaper has heretofore been continuously published in said Lee County, Florida each day and has been entered as periodicals matter at the post office in Fort Myers, in said Lee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and Subscribed before me this 26th of September 2020, by legal clerk who is personally known to me.

Affiant

Notary State of Wisconsp County of B

My commission expires

# of Affidavits1

This is not an invoice

PUBLIC INFORMATION MEETING Alva Planning Community

The public is invited to attend a Public Information Meeting held by Banks Engineering, on: Tuesday, October 6, 2020 at 5:30 pm at the First Baptist Church of Alva, 2790 Joel Boulevard, Alva, FL 33920

The 342.68 acre± subject property is located at 12850 N. River Road, 18420 & 17900 Owl Creek Drive on the south side of N. River Road approximately ½ mile east of S.R. 31. (Babcock Ranch Road) within the North Olga Community Plan Area.

Owl Creek is a proposed Future Land Use Map amendment from Rural/Wetlands to Sub-Outlying Suburban with associated text amendment to accommodate up to 440 residential dwelling units (increase of 219 dwelling units), include in Lee County Future Water Service Area, and a concurrent Planned Development Zoning application.

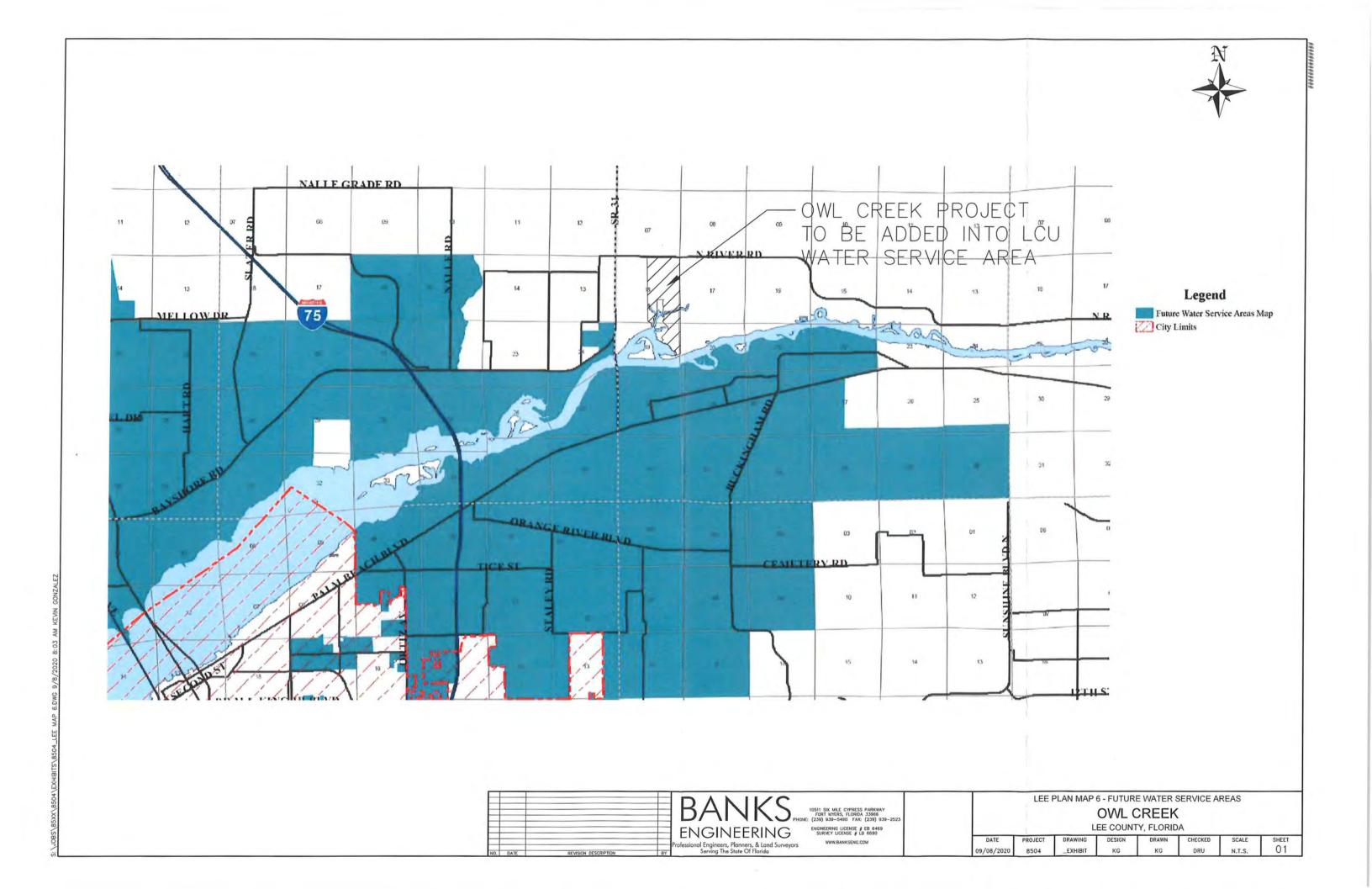
#### WE VALUE YOUR INPUT

WE VALUE YOUR INPUT
Business and property owners, residents and visitors are welcome to attend the presentation and discuss the project with the owner's representatives. Due to the COVID-19 pandemic, special accommodations will be made to allow you to attend in person or remotely. The meeting will allow social distancing and will also be streamed ordine via Microsoft Teams. Should you like to attend and participate in the Microsoft Teams meeting, please notify us by October 2nd via email at shewitt@bankseng.com to register and to allow us to send you login instructions. Should you be unable to attend this meeting, but have questions or comments, they can be directed by mail, phone, or e-mail to: 10511 Six Mile Cypress Pkwy, Fort Myers, FL 33966, (239) 770-2527, shewitt@bankseng.com.

NANCY HEYRMAN Notary Public

State of Wisconsin

# Amendment to Lee Plan Map 6 – Future Water Service Areas



# Preliminary Development Footprint

CPA2020-00004 Revised August 2021



APPROXIMATE PRESERVED
HISTORICAL SITE
DEVELOPMENT BOUNDARY
PROPERTY LINE

|          |                        |     | BANKS                                              |
|----------|------------------------|-----|----------------------------------------------------|
| 08 /2022 | LPA PACKET             | SOL | ENGINEERING                                        |
| /09/2021 | REVISED SUBMITTAL      | KG  | Professional Engineers, Planners, & Land Surveyors |
|          | ELIFFICIENCY DEEDONIES |     |                                                    |

10511 SM MILE CYPRESS PARKWAY
FORT MYERS, PLORIDA J3568
PHONE: (239) 939—9400 FAK: (249) 939–2523
ENDINEERING LICCHES & EB 6469
SURVEY LICCHES & LB 6690
WWW.BANGSRAC.COM

# PRELIMINARY DEVELOPMENT FOOTPRINT OWL CREEK RESERVE LEE COUNTY, FLORIDA

SURFACE WATERS.

UNIQUE UPLAND HABITATS) AND FLOW-WAYS/SURFACE WATERS/OTHER

DATE PROJECT DRAWING DESIGN DRAWN CHECKED SCALE SHEET 03/23/2021 8504 \_EXHIBIT KG KG DRU N.T.S. O 1

# Hurricane Evacuation Analysis

Revised August 2021

#### Trescott Planning Solutions, LLC

**Urban and Regional Planning** 



421 Norwood Court • Fort Myers, Florida 33919 Cell 239-850-7163 • Office 239-433-4067 Email: trescottplanningsolutions@gmail.com

August 13, 2021

Stacy Ellis Hewitt, AICP Director of Planning Banks Engineering 10511 Six Mile Cypress Parkway Fort Myers, Florida 33966

Dear Stacy:

As requested, this document provides my consulting services to addressing Coastal High Hazard Area (CHHA) and Hurricane Preparedness/Mitigation for the Owl Creek Map and Text amendments to place the property within the Lee County Utilities Future Water Service Area to allow for privately funded expansion of water service and to provide incentives to encourage wetland preservation and rare and unique upland habitat preservation or restoration for clustered developments utilizing the planned development process within the North Olga Planning Community to accommodate the clustered development of up to 385 single-family dwelling units and internal amenities. This request will allow an increase of 157 dwelling units from the 228 dwelling units that could be developed currently. The Owl Creek property is ±342.68 acres located on the south side of N. River Road approximately ½ mile east of its intersection with SR 31 within the North Olga area of the Northeast Lee County Planning Community. The property is zoned Agricultural (AG-2) and is used for agricultural/grazing purposes. It is my expert opinion the proposed Owl Creek project Map and Text Amendments are consistent with Lee Plan Goals, Policies and Objectives, Land Development Code (LDC) and state law relative to addressing the protection of human life along with current and future development from the impacts of coastal flooding.

#### Hurricane Storm Surge/Tide Analysis/Flood Insurance Rate Map Flood Level

The CHHA definition is found in Florida Statutes 163.3178(2)(h) and is as follows.

"Designation of coastal high-hazard areas and the criteria for mitigation for a comprehensive plan amendment in a coastal high-hazard area as defined in subsection (8). The coastal high-hazard area is the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model. Application of mitigation and the application of development and redevelopment policies, pursuant to s. 380.27(2), and any rules adopted thereunder, shall be at the discretion of local government."

The Owl Creek project site is within the Hurricane Category 1 Storm Surge/Tide area (see Attachment I 10/23/2020 Lee SLOSH Map and Attachment II Map 5 CHHA in Lee Plan) and Lee County Evacuation Zone Level A (see Attachment III). The Lee SLOSH Map Category 1 red area defines the Coastal High Hazard Area as defined by state statute. Attachment II Map 5 CHHA in Lee Plan is not consistent with the most updated South Florida SLOSH Model in that a little less area is within the Category 1 area. Table

I below shows the Category 1 Storm Surge/Tide Heights at mean and high tides for the project site and Attachment IV shows the South Florida SLOSH Model Display map.

Table I

Potential Storm Tide Heights\* for Project Site (In feet above ground\*\* and Sea Level\*\*\*)

| Category  |           |           |
|-----------|-----------|-----------|
| Hurricane | High Tide | Mean Tide |
| 1**       | 5.7 - 6.7 | 4.8 - 5.8 |
| 1***      | 8.6       | 7.9       |

\*2017 South Florida (SLOSH) Model Display Program (1.79) Category Hurricane Based on the Saffir-Simpson Hurricane Wind Scale Storm tide heights represents the maximum values from SLOSH MOMs (Max of the Max tide heights)

#### **Protection of Property Mitigation Measures**

To mitigate the effects and impacts on loss of life, property and evacuation issues the new development including the residential units will have to elevate the first floor to 7 feet above means sea level to meet the Federal Flood Insurance 100-year floodplain requirement (See Attachment V FIRMs). The applicant has committed in the application to not fill within any regulatory floodway and all homes will be constructed a minimum of one foot above the base flood elevation in effect at the time of construction. The FIRM elevation is for flood insurance minimum floor elevation purposes to mitigate loss of property whereas, the SLOSH Model elevations are for mitigating the loss of life used for evacuation planning. The 7 feet first floor FIRM elevation requirement plus the one foot extra to 8 feet applicant commitment essentially elevates the residential units above of the CHHA storm surge elevation of 7.9 feet during a mean tide storm surge. This is a mitigation measure that protects property in the CHHA.

Another property protection mitigation measure is the applicant agreeing to place a minimum of  $\pm 169.12$  acres (49% of property) into a conservation easement including the convergence of two natural waterways on the Great Calusa Blueway (Owl Creek and Trout Creek) where they connect to the Caloosahatchee River. The project will be 60% open space and will preserve a minimum of 90% of the wetlands on site (See Attachment VI, Enhancement and Preservation Map). This adjusted site design and clustered density with the wetland preserves on the development site, protect the proposed project from the effects of velocity flooding and wave action associated with storm events. These wetland preserves will serve their function by dissipating wave energy and storm surge.

In Lee County the Florida Building Code 7<sup>th</sup> Edition (2020) is another property protection measure that now requires residential construction is this area to be designed to withstand 150 mph "ultimate design wind speed", which is equivalent to Category 4 hurricane wind levels. Further, because the development proposal includes a multi-slip docking facility the applicant must prepare hurricane plans with the assistance of the county which describe measures to be taken to minimize damage to marina sites, neighboring properties, and the environment. This hurricane plan is subject to county approval as required in Policy 128.6.6.

The building elevation, strong wind code construction, protection of 169.12 acres of conservation easements (60% open space 90% of the wetlands preserved) and hurricane plan for marina are property

mitigation measures that are consistent with Goal 101, Objectives 101.1 and 101.3 and Policies 5.1.2, 101.1.1, 101.3.2,101.3.5 and 128.6.6).

#### Protection of Life Mitigation Measures

Lee County staff comments on this application has indicated that the project will not increase density in the Coastal High Hazard Area. The applicant will comply with Lee County Land Development Code (LDC) Article XI – Hurricane Preparedness Section Sec. 2-482, which applies only to development required to obtain a development order under LDC Chapter 10 and is applicable to all new residential development within unincorporated Lee County that is located in a land falling category 1, 2, or 3 storm surge area. Section 2-485(b)(3) provides the formula for calculating the appropriate mitigation for payment in lieu of physically creating additional sheltering space. Based on the LDC adopted methodology, the total shelter impact mitigation would be \$29,108. The project will also generate additional funding for hurricane preparedness mitigation by future residents providing yearly Ad Valorem tax funding to Lee County's All Hazard MSTU fund, typically used to improve hurricane shelter capacity in the county.

Based on the LDC Article XI – Hurricane Preparedness Section 2-484(c) determining evacuation impacts, the assumption is that a total of 424 vehicles would result from the 385-unit development. The statewide evacuation model does not measure less than half hour increases and as such is not designed to analyze the impact for a small 385 dwelling unit project as proposed. Based on the methodology I applied in previous Lee County cases I have worked on the 424 evacuating vehicles is de minimis and would have no consequential impact to countywide evacuation times (5.4-minute increase).

The applicant will provide evacuation route mitigation in accordance with LDC Article XI – Hurricane Preparedness Section(c) "Evacuation impacts. One or a combination of the following options may be used to address the impacts on hurricane evacuation routes with respect to evacuation timing and infrastructure precipitated by the proposed residential development. Acceptability and appropriateness of the type of mitigation proposed will be determined by the Division and the Lee County Department of Transportation (DOT).

- (1) Roadway elevation or improvements. Acceptability and appropriateness of this option will be determined by the DOT based upon the residential development vulnerability conditions. Mitigation under this option may include one or more of the following:
- a. Construction of roads in the development or subdivision will be built to meet the same elevation of the nearest segment of a designated evacuation route. Determination as to the applicable route or segment will be made by the division in consultation with the Lee County DOT.
- b. Construction of the main access or spine road in the development or subdivision to an elevation meeting the one in ten to the one in 25-year storm event. The Lee County DOT will determine the applicable storm event standard.

Furthermore, because the project is close to the northern and eastern boundaries of the county and will have easy access to State Roads 31 (future 6 lanes), 78 and 80 to leave the county, residents will be able to evacuate the county quickly.

The applicant will comply with Administrative Code 7-7 C and D "Emergency Preparedness Plan Criteria for Marinas, Multi-slip Docking Facilities, and certain residential developments". Policy/Procedure C and D will require an Emergency Preparedness Plan be submitted for the residential and marina portions of the development, respectively. These emergency preparedness plans are to be submitted to Lee County Emergency Management for review and approval by the director of the division of emergency management during the site plan approval.

The combination of a LDC shelter mitigation payment requirement, future residents paying yearly Ad Valorem tax funding to Lee County's All Hazard MSTU fund, development of emergency preparedness plans for the residents and marina, high evacuation route capacities in the project area and evacuation impact mitigation the community residents loss of life can be prevented. These losses of life mitigation measures will continue to protect the public's health, safety and welfare in the surrounding area from the proposed development's minor impact on hurricane shelter and evacuation. These loss of life mitigation measures are consistent with Goals 73, 95, 101, Objectives 73.1, 101.3, Policies 72.2.2, 73.2.2, 101.3.4 and 101.3.5.

#### Conclusion

In conclusion, it is my expert opinion the proposed project is **consistent with the Lee Plan Goals 73**, 95, 101, Objectives 73.1, 101.3, 101.3, Policies 5.1.2, 72.2.2, 73.2.2, 101.1.1, 101.3.2, 101.3.4, 101.3.5, 128.6.6, LDC. The Lee Plan or state law do not preclude development in the CHHA as long there is consistency with the Future Land Use Map, Goals, Objectives and Policies. The combination of loss of life and property mitigation measures listed below will ensure the protection of the public health, safety and welfare.

- FIRM elevation requirement plus one-foot applicant commitment for new construction at the CHHA mean tide SLOSH Model level of 8 feet (consistent with Policy 5.1.2 Goal 101, Objectives 101.1 and 101.3 and Policies 101.1.1, 101.3.2 and 101.3.5).
- Preservation of ±169.12 acres (49% of property) into a conservation easement. The project will be 60% open space and will preserve a minimum of 90% of the wetlands on site that will dissipate wave energy and storm surge and protect the proposed project from the effects of velocity flooding and wave action associated with storm events (consistent with Goal 101, Objectives 101.1 and 101.3 and Policies 5.1.2, 101.1.1 and 101.3.2).
- Category 4 hurricane wind building code construction standards (consistent with Goal 101 and Objective 101.3).
- Compliance with Administrative Code 7-7 C and D "Emergency Preparedness Plan Criteria for Marinas, Multi-slip Docking Facilities, and certain residential developments". These emergency preparedness plans are to be submitted to Lee County Emergency Management for review and approval by, the director of the division of emergency management during the site plan approval.
- Development of a hurricane plan with county assistance for the multi-slip docking facility which describe measures to be taken to minimize damage to marina sites, neighboring properties, and the environment (consistent with Goal 101, Objective 101.3 and Policies 101.1.1, 101.3.2, and 128.6.6).
- LDC shelter impact mitigation payment of \$29,108 (consistent with LDC Article XI Hurricane Preparedness Section 2-485(b)(3) and Lee Plan Goals 73, 95, 101, Objectives 73.1, 101.3, Policies 72.2.2, 73.2.2, 101.3.4 and 101.3.5).
- LDC evacuation impact mitigation (consistent with LDC Article XI Hurricane Preparedness Section 2-485(c)(1) and Lee Plan Goals 73, 101, Objectives 73.1, 101.3).
- Future residents paying yearly Ad Valorem tax funding to Lee County's All Hazard MSTU fund will mitigate for any additional demand on sheltering and evacuation in the county (consistent with Goals

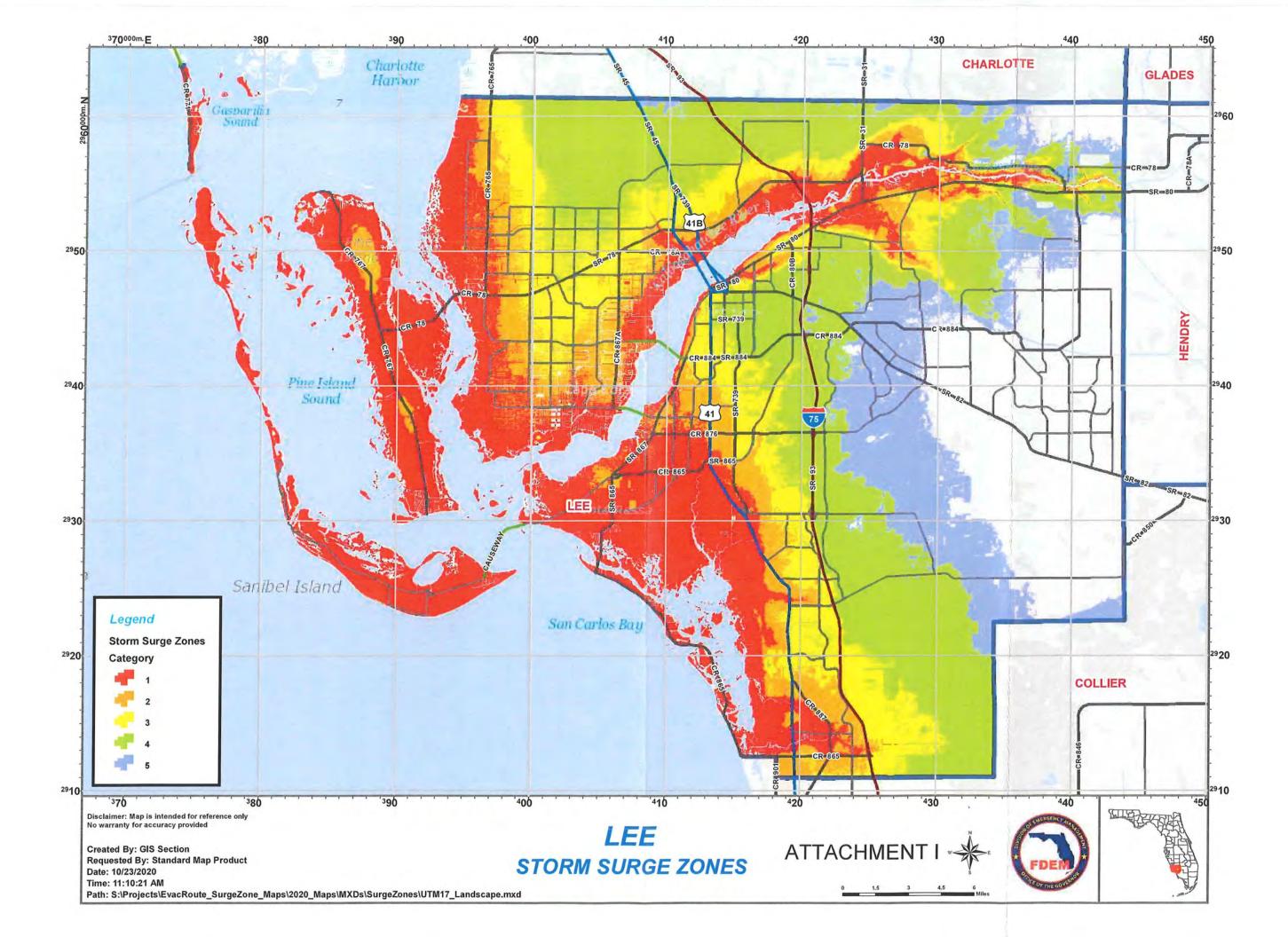
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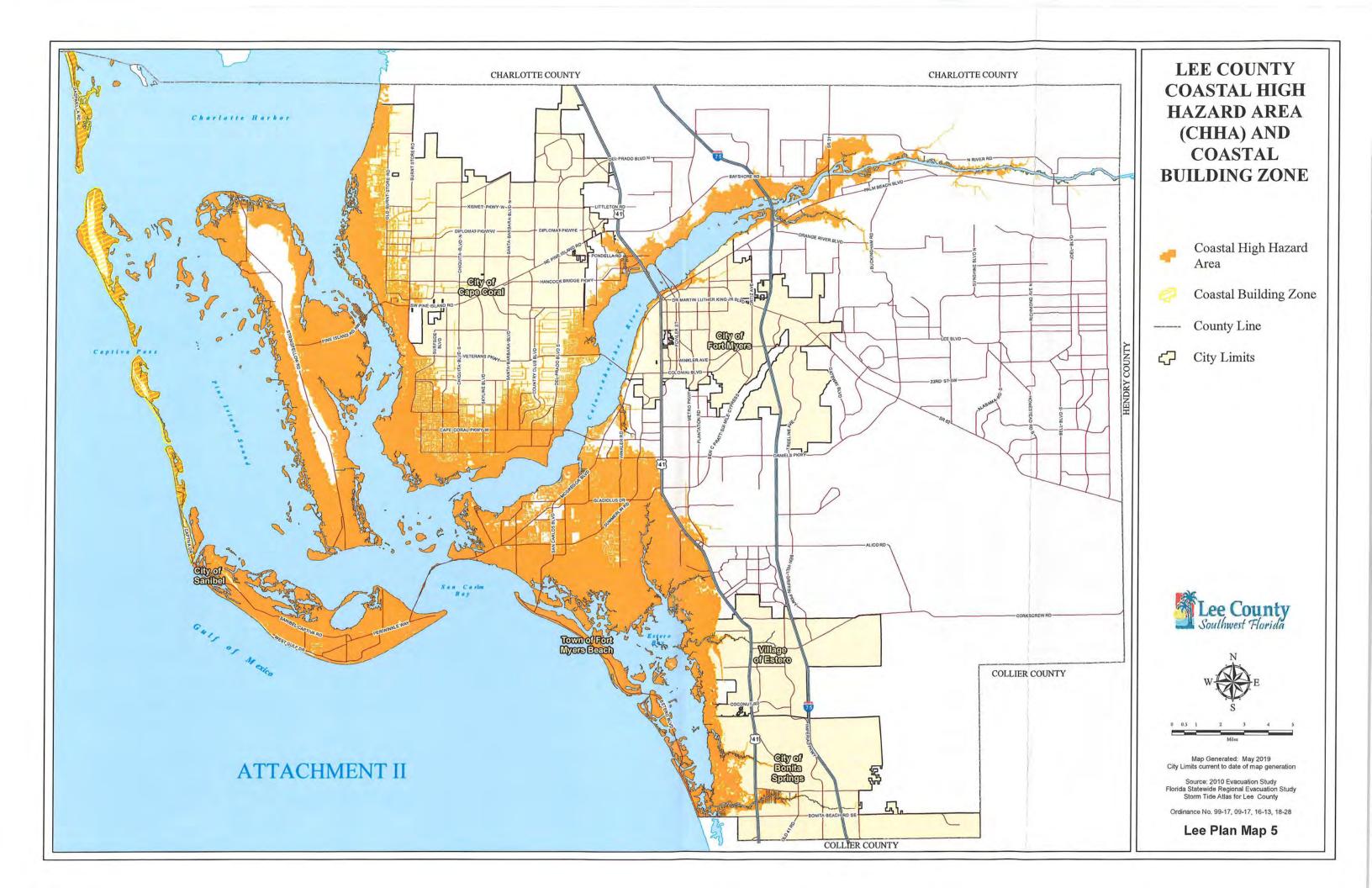
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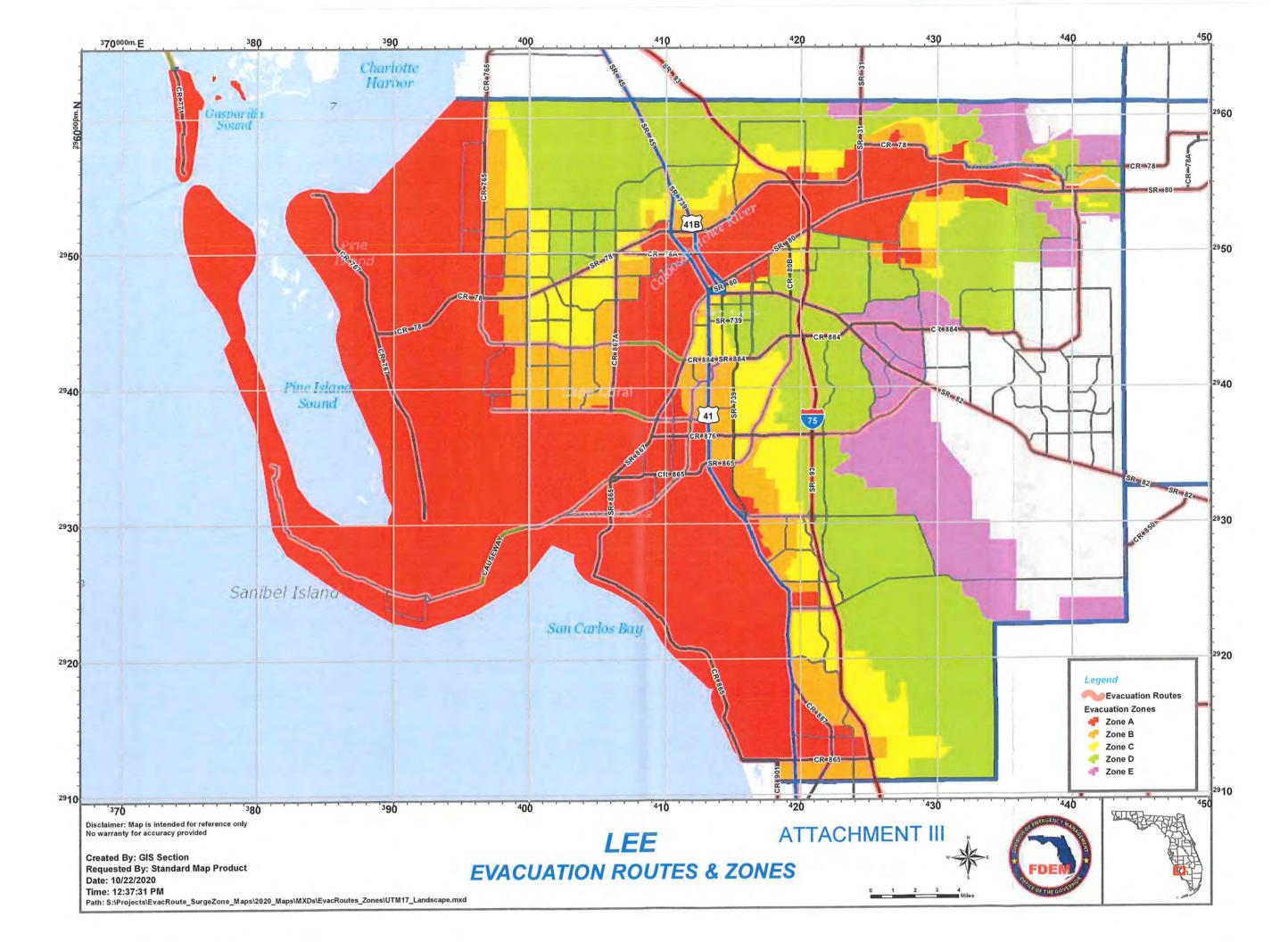
Sincerely,

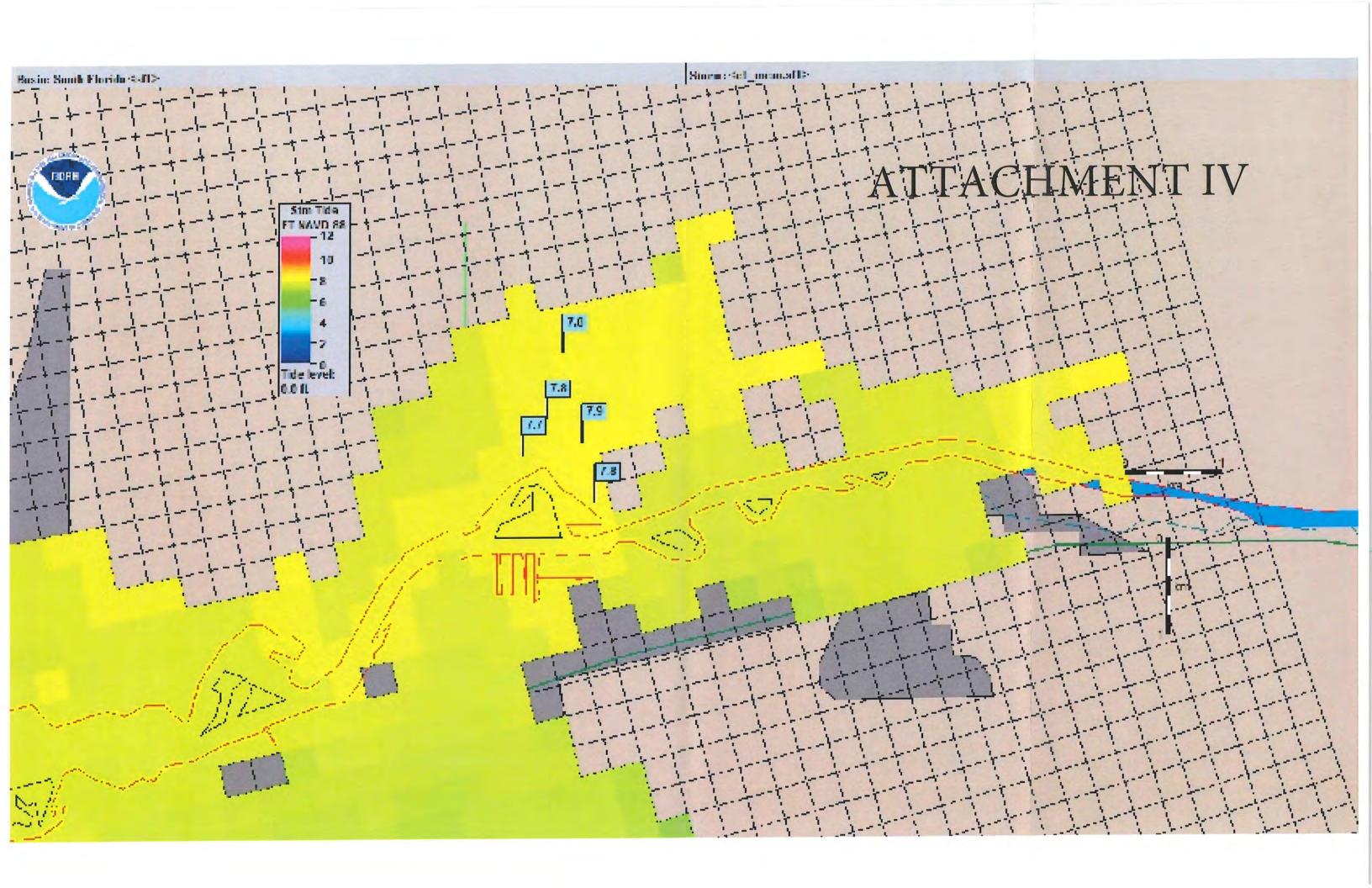
Daniel L. Trescott, MSP

President

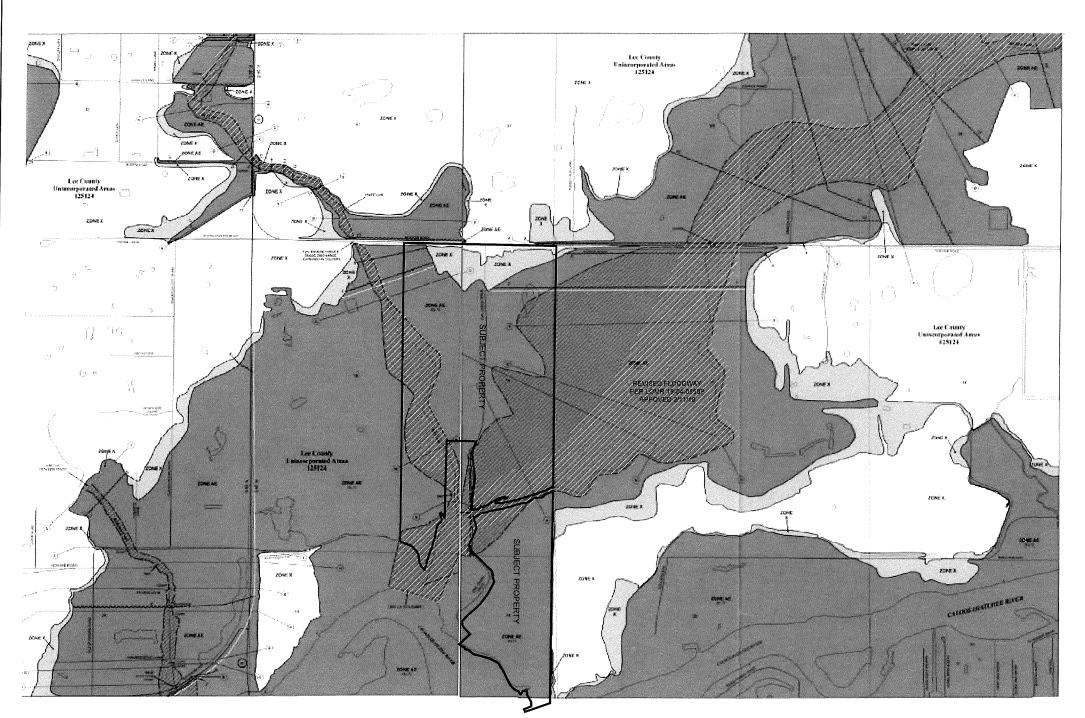












#### LEGEND

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ENGINEERING rofessional Engineers, Planners, & Land Surveyors Serving The State Of Florida

DATE

08/24/2020

PROJECT

LEE COUNTY, FLORIDA

MAP DELINEATING MOST RECENT FLOOD INSURANCE EXHIBIT-M-12-4

**OWL CREEK** 

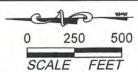
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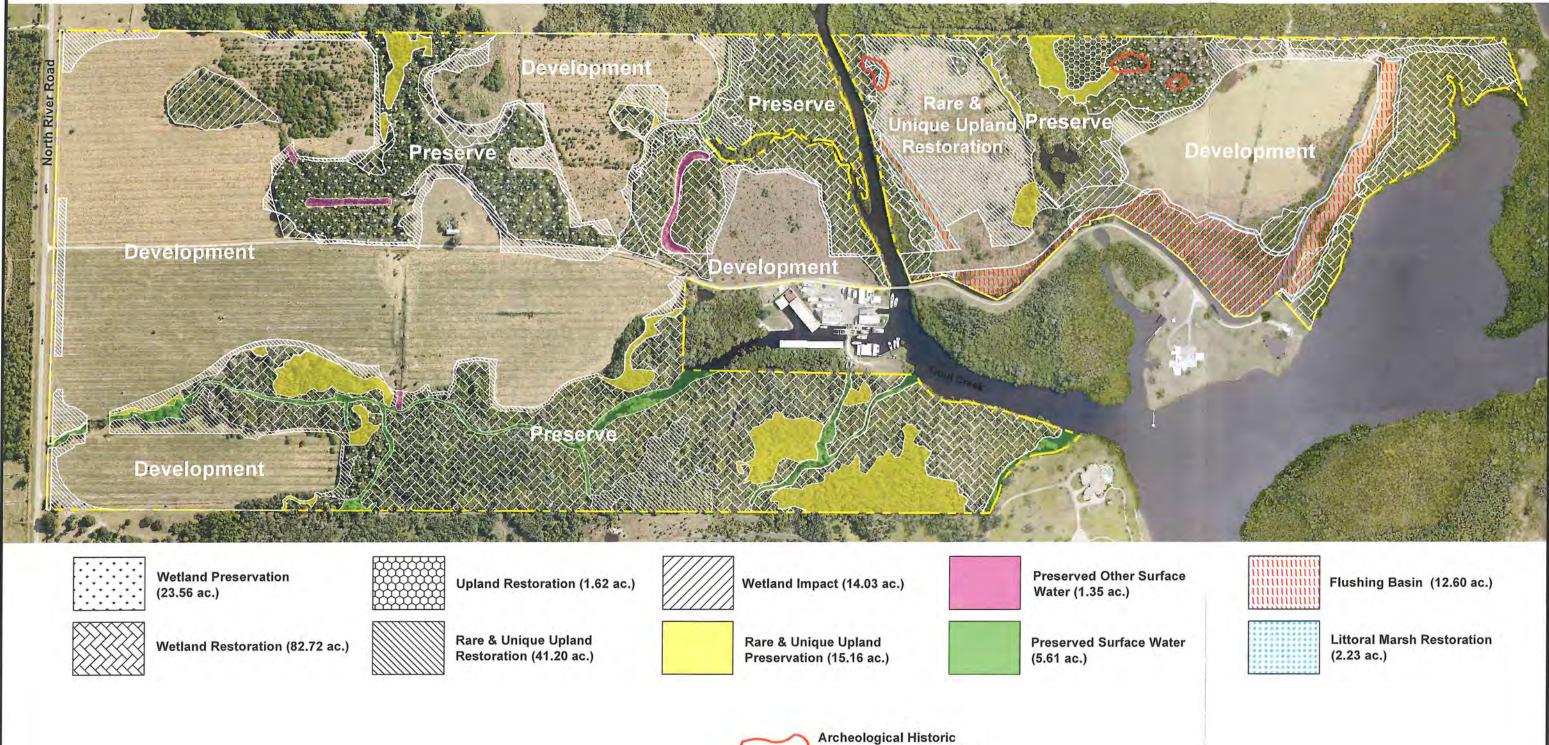
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10511 SIX MILE CYPRESS PARKWAY FORT MYERS, FLORIDA 33966 HONE: (239) 939-5490 FAX: (239) 939-2527 ENGINEERING LICENSE # EB 6469 SURVEY LICENSE # LB 6690

SECTIONS: 18 & 19 TOWNSHIP: 43 S RANGE: 26 E





Notes:

1. Property boundary and development footprint obtained from Banks Engineering.

2. Limits of wetlands were approved by SFWMD via a Formal Determination dated November 12, 2021.

Preservation Areas (0.78 ac.)

PERMIT USE ONLY, NOT FOR CONSTRUCTION

January 24, 2022 10:08:31 a.m. Drawing: DRHOR455ENH—PRES122021.DWG

# Water Resources Report

Revised October 2021

Water Resources Report
Owl Creek Reserve
North Olga, Lee County, Florida

Banks Engineering, Inc. 10511 Six Mile Cypress Parkway, Suite 101 Fort Myers, Florida 33966



OCTOBER 2021
(REVISED PER REVIEW COMMENTS
DATED SEPTEMBER 10, 2021)



13620 Metropolis Avenue, Suite 110 Fort Myers, Florida 33912 O 239.204.5300 - F 866.398.2426 www.waterscienceassociates.com

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# SECTION A EXECUTIVE SUMMARY

The Owl Creek Reserve project is a proposed residential development located in Sections 18 and 19, Township 43 South, Range 26 East in North Olga, Lee County Florida. The project is situated immediately south of State Road 78 and approximately 0.5 miles east of State Road 31 between the Caloosahatchee River to the south, Babcock Ranch Community to the north, and rural and agricultural areas to the east and west. The site consists of approximately 340 acres of predominantly farm fields and undisturbed areas. The fields have a historic agricultural irrigation water use extending from the 1950's through present with water use exceeding 700,000 gallons per day from the Sandstone Aquifer.

Projected irrigation water demands for the project are lower than the historic agricultural use and proposed irrigation supplies will be developed from a combination of stormwater harvesting of the project stormwater management system with supplements from the Sandstone Aquifer. Neither of the proposed irrigation water sources are currently used or projected to be used by Lee County Utilities in the vicinity of the project area. Potable water supplies will be provided by Lee County Utilities and wastewater utility services will be provided by Florida Governmental Utility Authority (FGUA) with the privately funded expansion of services to the project site.

The proposed Owl Creek Reserve development currently lies within the North Olga Community Planning area and is designated within the Future Land Use Map (Lee Plan Map 1, page 1 of 7) as Rural and Wetland categories. The North Olga Community Planning area provides protections to the rural character of the community through restrictions on residential density. The proposed project recognizes that low-density clustered residential development is appropriate for the area and can contribute to the County's water resource improvement initiatives through enhanced onsite water management design. The project has provisions of development that achieve conservation and enhancement of important environmental resources, including water quality, hydrological, and infrastructure enhancements, and protection of the rural character of the surrounding community. The project specifically recognizes the subject property's strategic location proximate to the Caloosahatchee Estuary watershed and its ability to implement and further the County's long-term goals of protecting groundwater and improving surface water management in northern Lee County.



#### **Project Overview**

The Owl Creek Reserve project is an approximately 340 acre proposed residential development located in Sections 18 and 19, Township 43 South, Range 26 East in North Olga, Lee County Florida within the North Olga Community Planning area. Refer to **Figure 1** for a regional location map of the project site. The property was formerly used for agricultural purposes and consists of fallow farm fields and heavily impacted wetland areas. The project historically maintained an agricultural water use permit and currently maintains a livestock water use permit for the Blackburn Groves project.

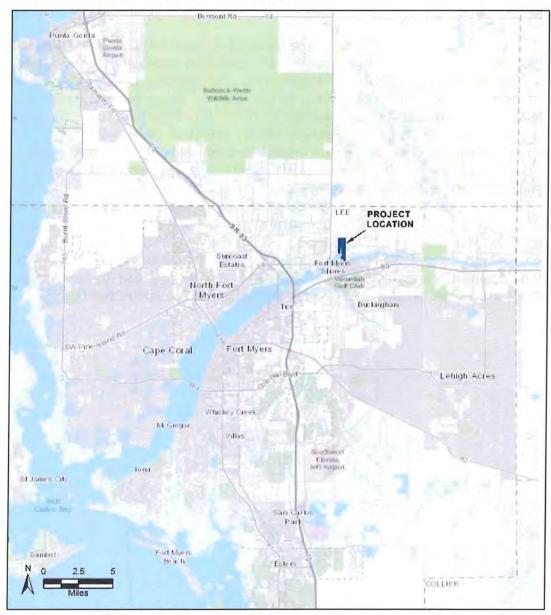


Figure 1. Location of the Owl Creek Reserve Project



The project is situated immediately south of State Road 78 and approximately 0.5 miles east of State Road 31 between the Caloosahatchee River to the south, Babcock Ranch Community to the north, and rural and agricultural areas to the east and west. The project lies within the Tidal North watershed and the Trout Creek sub-watershed of the Caloosahatchee Estuary (Figure 2). Tributaries of the Caloosahatchee Estuary watershed including Trout Creek and Owl Creek, flow through the project area from the north and northeast. The Owl Creek Reserve project will include a number of stormwater management lakes to provide improved flood management and water quality treatment of stormwater runoff. A number of onsite design and control features are planned to protect and enhance the water quality in the onsite lakes prior to leaving the development into the adjacent watersheds. The stormwater management system will be designed to meet or exceed state and local water quality standards.

#### Past Land Use and Water Use

The Owl Creek Reserve project falls within three parcels that have been used in the past for agricultural production. The project site was largely undisturbed land until the early 1950's when it was converted to agricultural use. Review of aerial photography indicates that active agricultural activity continued through the mid to late 2000's. The project site, known as Blackburn Groves, maintained a water use permit (WUP No. 36-00594-W) for irrigation through the South Florida Water Management District (SFWMD) since the mid 1980's. Information on file with the SFWMD indicates that the farm irrigated up to 115 acres of citrus groves until October 1996 when the permit was allowed to expire. The permit was renewed in 2008 for the continued agricultural operations and most recently modified in 2013 for the conversion of citrus grove irrigation to a livestock water supply. The current water use permit allocatates about 0.076 million gallons on a maximum monthly basis and 0.92 million gallons on an annual average basis. Permitted allocations are from the Sandstone Aquifer via two existing groundwater wells. Prior to the conversion to livestock water supply, the facility was permitted for a peak allocation of 22.6 million gallons per month (0.73 mgd) on a maximum monthly basis and 105 million gallons per year (0.29 mgd) on an annual average basis.



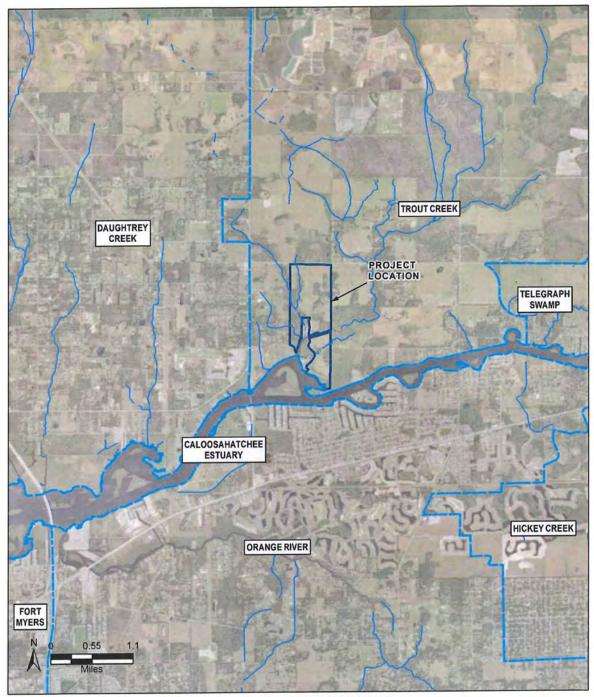


Figure 2. Owl Creek Reserve Project Site, Regional Watershed Setting



#### **GROUNDWATER RESOURCES**

#### Introduction

The hydrostratigraphy underlying the Owl Creek Reserve project is typical for northern Lee County with a series of aquifers and confining beds occupying the Surficial, Intermediate, and Floridan Aquifer Systems. **Figure 3** provides a schematic showing the groundwater sources in north Lee County. In general, freshwater sources are the Water Table and the Sandstone Aquifers. The underlying Mid-Hawthorn Aquifer of the Intermediate Aquifer System is slightly to moderately brackish and generally low yielding and inconsistent in occurrence and continuity in the project area. Highly brackish and saline water sources include the Lower Hawthorn Aquifer and underlying zones of the Upper Floridan Aquifer.

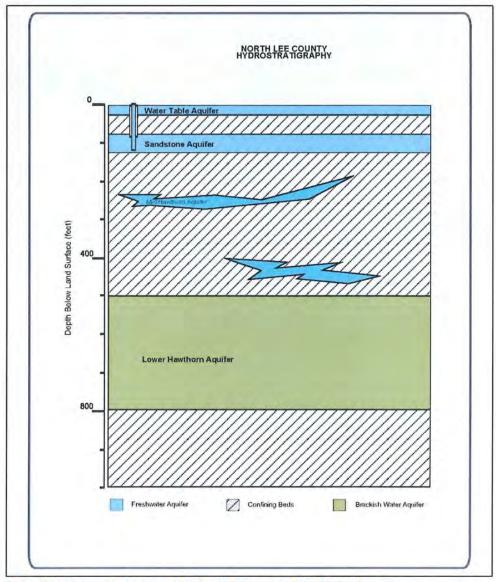


Figure 3. Aquifer System Underlying Owl Creek Reserve in North Lee County



Four primary aquifers are of significance beneath the Owl Creek Reserve project site and are described below in order of increasing depth. These are the Water Table, the Sandstone, the Mid-Hawthorn, and the Lower Hawthorn Aquifers. Deeper underlying aquifers are too saline for direct use at the site. The primary sources of information used to characterize the groundwater resources include information from Lee County, South Florida Water Management District, and U. S. Geological Society.

#### Water Table Aquifer

The Water Table aguifer is an unconfined aguifer that covers all of Lee County. The aguifer is defined as occurring at or near land surface downward to the top of the first regional confining bed. Beneath the Owl Creek Reserve project, the thickness of the aquifer is approximately 10 to 20 feet. The aquifer generally consists of sand and shell overlying porous limestone beneath the project site. The limestone portions of the aquifer typically have a moderate to low permeability and relatively thin in the project area making the aquifer unsuitable for medium to large capacity water production wells. Further the Water Table Aguifer in the vicinity of the project site is over drained by the influences of its topography and vicinity to the Caloosahatchee River. Use of the aguifer is typically limited by the potential for impacts to natural wetland areas from drawdown in the aquifer water level. The aquifer is recharged directly by rainfall with discharges occurring by way of natural or man-made surface drainage features, evaporation and transpiration, and by pumpage from wells. Groundwater flow and levels in the aguifer fluctuate seasonally in response to climatic conditions but are also impacted by local and regional drainage features. Water quality in the aquifer is generally very good and useful for both drinking water and irrigation water needs although high concentrations of naturally occurring iron and organic material are common. Lake extraction is the most efficient use of this aquifer for irrigation purposes, which also typically results in less iron and organic staining, as well as reduced impact to area water levels. Approximately 60-80 feet of confining beds consisting of low permeable clays and silts of the Upper Hawthorn Confining unit are encountered at the base of the Water Table Aquifer.

#### Sandstone Aquifer

The Sandstone Aguifer underlies the Hawthorn Confining unit and Water Table Aguifer in the northern portion of Lee County. Review of lithologic logs of nearby wells indicates that in the area of the project site, the top of the Sandstone is expected to occur approximately 100 feet below land surface. The Sandstone Aquifer is the uppermost aquifer in the Intermediate Aguifer System and consists of unconsolidated sands and poorly consolidated sandstone. The unit varies in thickness in the area of the project site, ranging from about 30 and 45 feet. The Sandstone aquifer is predominately fresh and can become slightly to moderately brackish closer to the Caloosahatchee River. Salinities however, are generally low enough for either general irrigation supply or blending with fresher water sources for irrigation supply. Productivity of the aguifer is moderate and is the typical water source used in the area of the Owl Creek Reserve project. The aquifer is recharged where overlying confining beds are thin or absent in Hendry and Glades County. Discharge from the aquifer generally occurs as pumpage from wells. Fluctuations in seasonal water levels are common near the Owl Creek Reserve project project site with wet season levels near their historic highs (near land surface) and dry season water levels often at depths of 10 feet. Howerver, dry season water levels can be found at depths of excess of 30 feet in the Lehigh Acres area due to excessive usage. Use of the Sandstone Aquifer to supplement stormwater from the onsite lake system is proposed to meet irrigation demands at the Owl Creek Reserve project.



#### Mid Hawthorn Aquifer

The Mid-Hawthorn Aquiferis the lowermost aquifer in the Intermediate Aquifer System in Lee County. It consists of moderately permeable limestones of the Arcadia Formation and is separated from the overlying Sandstone Aquifer and underlying Lower Hawthorn Aquifer by thick clay confining beds of the Peace River and Arcadia Formations. It has moderate yield characteristics in western Lee County and exists as a sequence of interbedded limestones and marls that occur at depths between 200 and 300 feet below land surface. The interbedded limestone units generally thin moving eastward in north Lee County, making the aquifer unsuitable for medium to large capacity water production wells. This aquifer is recharged north of Charlotte County where the aquifer is much nearer to land surface and overlying confinement is thin or nonexistent.

#### Lower Hawthorn Aquifer

The Lower Hawthorn Aquifer is the uppermost water bearing unit in the Upper Floridan Aquifer System. The aquifer has good yield potential but contains brackish water that is only useful for irrigation if blended with other freshwater resources and is only useful for public water supply using reverse osmosis or other desalination technologies. The top of this aquifer is anticipated to be encountered at depths between about 500 and 600 feet below grade at the Owl Creek Reserve project site. The aquifer is separated from the overlying Mid-Hawthorn Aquifer by the Lower Hawthorn Confining Zone which consists of marine silts and clays of very low permeability. The Lower Hawthorn Confining Zone has a thickness of about 200 feet. The aquifer is recharged in the central Florida highlands area between Tampa and Orlando where the aquifer beds are near land surface and confining beds are thin or absent. In general, the South Florida Water Management District supports increased use of the Lower Hawthorn/Upper Floridan aquifer especially for public water supply use. Lee County Utilities uses the Lower Hawthorn Aquifer to feed a reverse osmosis water treatment plant for development of public water supply. The Owl Creek Reserve project proposes no use of the Lower Hawthorn Aquifer.



#### SURFACE WATER RESOURCES

#### **Onsite Lakes**

The development will include stormwater management lakes to provide flood control and water quality treatment. A number of design and control features are planned for the Owl Creek Reserve project to protect and enhance the quality of water in the lakes and adjacent watersheds and provide for hydrological improvements on the project site (refer to **Figure 5** for a conceptual site plan). These elements include collection, treatment, and conveyance of stormwater within the project's water management system, the use of filter marshes, and other water treatment BMP's, and centralized control over the application of irrigation water.



Figure 4. Typical Stormwater Management Lake

The stormwater management system will include the collection and detention of all stormwater generated on the site and will provide stormwater treatment through various dry and wet detention elements within the development footprint that meet or exceed water quality requirements of the South Florida Water Management District, the Florida Department of Environmental Protection, and Lee County. The Owl Creek Reserve project will include a Lake Management Plan following BMP's for erosion control and bank stabilization; deep lake management; and fertilizer and pesticide use to reduce nitrogen and phosphorous loading to the stormwater management system. Additionally, the project will incorporate multiple required best management practices to ensure a maximum potential treatment stormwater including a water quality treatment train consisting of a combination of sediment traps, dry / wet detention, and planted filter marshes that provides a high level of treatment of both onsite generated stormwater and regional flow-through of surrounding area watersheds.

Centralized control of the operation of the irrigation system results in improved adherence to Best Management Practices and water use compliance than if individual homeowners have control of these functions or the ability to override irrigation programming. Application of fertilizers and pesticides within the common areas in the yards of lots/parcels will be controlled and managed by the Homeowners Association. Similarly, the irrigation of residential lots and common areas will be centrally controlled to meet conditions of applicable water use permits, local ordinances, and periodic water use restrictions. Individual homeowners will not have the ability to override irrigation times or quantities.

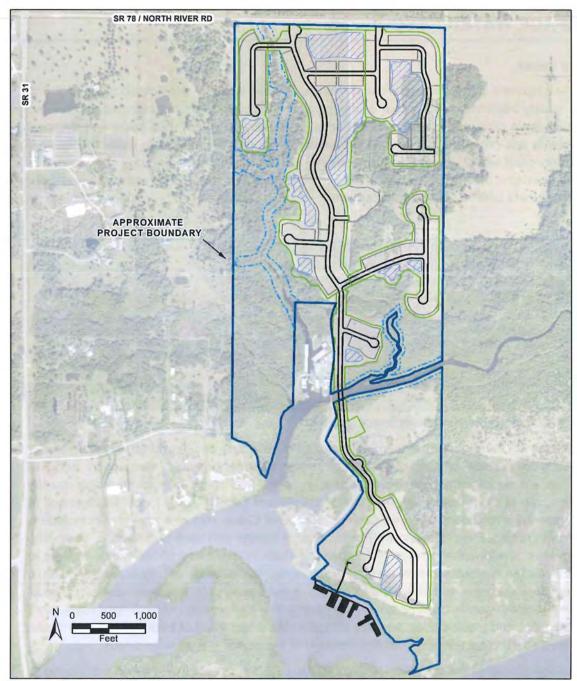


Figure 5. Conceptual Site Plan

# SECTION E WATER DEMANDS

Water demands at the proposed project will consist of in-house potable water and outside irrigation uses. An amendment to Lee County's Future Water Service Areas, Lee County Utilities (Lee Plan Map 6) is proposed to include the Owl Creek Reserve project to allow for privately funded expansion of water service to the development. Potable water service will be provided by Lee County Utilities and Wastewater service will be provided by Florida Governmental Utility Authority (FGUA) with privately funded expansion of the utility services. Irrigation demands will be met with onsite sources including harvesting stormwater from the onsite stormwater lake system with re-supply by groundwater withdrawals. withdrawals will provide an efficient and low impact method for tapping the Water Table Aquifer underlying the project site and effectively harvest available stormwater supplies. Lake volume storage will minimize potential impacts to surface and groundwater levels. Recharge of the lakes from the Sandstone Aquifer will minimize the potential for wetland impacts and provide an effective blending system for slightly brackish water known to occur in the aquifer near the River. The project has a long history of permitted agricultural withdrawals from the Sandstone Aguifer that are larger than the proposed irrigation demands for the Owl Creek Reserve project.

#### Potable Water and Wastewater

Lee County Utilities and FGUA will provide potable water and wastewater services respectively to the project. This will eliminate the need for individual domestic self-supply wells and individual onsite sewage treatment and disposal systems (septic tanks) which are common for many rural areas of Lee County. Provision of central public utilities to the Owl Creek Reserve project will provide a number of desirable environmental and hydrological advantages. Supplying potable water to the project from the nearby water treatment facility will remove a potentially competing water use from the freshwater aquifers and allow for improved planning and control of area water resources. Similarly, provision of a central sewer system will eliminate septic tank discharges in the area providing a higher level of protection to the existing water resources.

#### Irrigation Water

The project was historically permitted for Sandstone Aquifer withdrawals for agricultural production. Water use permit WUP No. 36-00594-W was established in the mid 1980's and later modified in 2013 for the conversion of citrus grove irrigation to a livestock water supply. The current water use permit allocatates about 0.076 million gallons on a maximum monthly basis and 0.92 million gallons on an annual average basis. Permitted allocations are from the Sandstone Aquifer via two existing groundwater wells. Prior to the conversion to livestock water supply, the facility was permitted for 0.73 million gallons per day on a maximum monthly basis and 0.29 million gallons per day on an annual average basis.

The Owl Creek Reserve project will include stormwater management lakes that are hydraulically connected to the Water Table Aquifer. The proposed irrigation system will consist of stormwater harvesting from the stormwater lake management system with these withdrawals re-supplied by groundwater. The proposed source of groundwater to supplement lake withdrawals will be fresh to mildly brackish groundwater from the Sandstone Aquifer. Actual percentages of lake and groundwater withdrawals will be determined during the water use permitting process with the SFWMD. However, the combination of any use of mildly



brackish groundwater and fresh stormwater will maintain a chloride level of less than 200 mg/l in compliance with SFWMD policy. Use of stormwater as a primary irrigation resource reduces use of potable water supplies, provides additional stormwater treatment, reduces offsite discharges of stormwater, reduces nutrient levels of the stormwater outfalls, and reduces reliance on groundwater systems being used to supply potable water to Lee County Utilities and home sites on individual wells.

Irrigated area for the Owl Creek Reserve project is estimated to be 70 acres of turf grass and landscaping. Using standard Blaney-Criddle calculations used by the SFWMD for irrigation supply permitting, this acreage will result in irrigation water demands of 11.27 million gallons per month (MGM) on a maximum monthly basis (or about 0.36 million gallons per day) and 80.15 million gallons per year on an average annual basis (0.22 million gallons per day). Table 1 provides a summary of historic water use on the property and proposed allocations for the Owl Creek Reserve project. Projected irrigation demands for the Owl Creek Reserve project indicate a reduction in the historic maximum monthly use by approximately 50%.

Table 1. Summary of Historic and Proposed Allocations.

| Allocation               | Historically<br>Permitted<br>36-00594-W | Currently<br>Permitted<br>36-00594-W | Proposed Total<br>Allocations | Change from<br>Historic<br>Allocations | Change from<br>Current<br>Allocations |
|--------------------------|-----------------------------------------|--------------------------------------|-------------------------------|----------------------------------------|---------------------------------------|
| Maximum<br>Monthly (MGM) | 22.6 MG                                 | 0.08 MG                              | 11.27 MG                      | -11.33 MG                              | +11.19 MG                             |
| Annual<br>Average (MGY)  | 105 MG                                  | 0.92 MG                              | 80.15 MG                      | -24.85 MG                              | +79.23 MG                             |

The proposed project will also explore the use of computerized irrigation systems that incorporate onsite data and conditions to provide irrigation on an as-needed bases rather than simply on a scheduled basis. Such systems have been shown to result in reductions in irrigation water use by over 30% in Southwest Florida. In general, these systems operate based on computer software that takes into account soil moisture, rainfall, and elements that influence evaporation and transpiration to determine which locations require irrigation, how much irrigation is needed, and when to apply irrigation water.



#### IRRIGATION IMPACT ASSESSMENT

#### Water Levels

Water Science Associates reviewed hydrographs of nearby monitoring wells maintained by Lee County Division of Natural Resources (LCDNR) and surface water data maintained by

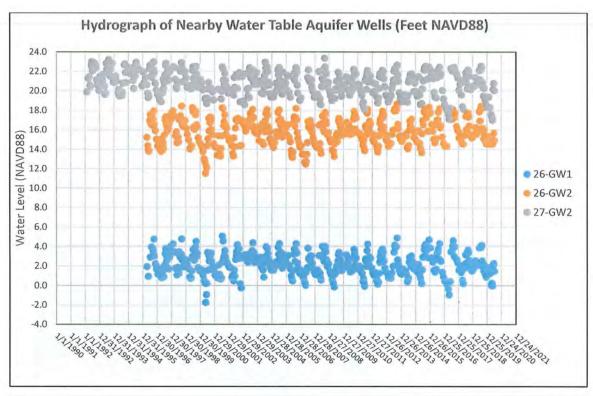
the SFWMD for the Caloosahatchee River Station (S79\_T), located approximately 3.5 miles east of the project and west of the Franklin Lock site shown on Figure 6. The nearest wells to the project site with long term water level data (1992 to present) are 27-GW2, located about 1.25 miles northwest of the project site in the Trout Creek subwatershed and wells 26-GW2 and 26-GW1 located about 1.6 miles west and 1.1 miles southwest of the project site respectively in the Daughtrey Creek sub-watershed, was also reviewed.



Figure 6. Location of Nearby Water Level Monitoring Stations

The topography in the area of the project site, which influences water elevations, drops significantly from north to south approaching the tidally influenced Caloosahatchee River. In the vicinity of the project site, water level elevations generally range between 0 and 5 feet below land surface depending upon season. The Caloosahatchee Estuary sub-watershed acts as a natural drainage feature for the surrounding areas including surface water from the Trout Creek and Owl Creek within the project area. Groundwater elevations in the upstream monitoring well (27-GW2) show water levels ranging seasonally between +18 and +23 feet NAVD88 with a slight decline trending over the period of record from 1992 to present. Groundwater elevations in well 26-GW2, located laterally to the west of the project site show season water levels ranging between +13 and +18 feet NAVD88 with a steady range over the period of record from 1996 to present. The downstream monitor well 26-GW1 shows seasonal water levels ranging from 0 and +5 feet NAVD88 reflecting close proximity to regional drainage feature of the Caloosahatchee River. This data shows a steady range over the period of record from 1996 to present. Surface water elevations from the Caloosahatchee River Station S79 T show elevations ranging from -2 feet NAVD to +3 feet NAVD88 and a rising trend for the period of record from late 1990 to present.

One hundred percent of the irrigation withdrawals from the stormwater lake management system will be re-supplied with groundwater from the Sandstone Aquifer. Therefore, there is no impact on the water levels in the Water Table Aquifer from the proposed use. Additionally, the project's water management system will provide enhanced water quality treatment and storage thereby providing a positive impact to groundwater recharge and regional water quality.



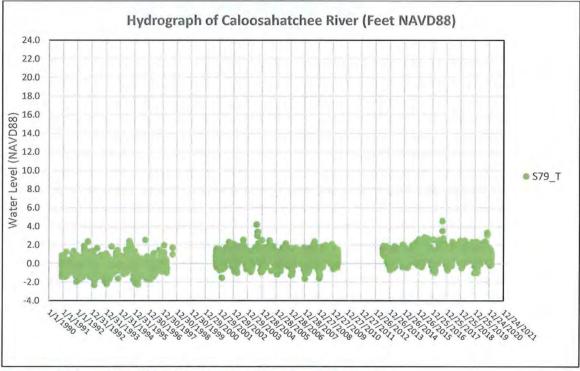


Figure 7. Hydrographs of Nearby Water Level Monitoring Stations



#### SURFACE WATER AND GROUNDWATER MONITORING PLAN

#### Purpose

This Surface Water and Groundwater Monitoring Plan will be initiated to establish baseline conditions for the project site and to quantify potential adverse impacts as a result of the proposed residential development. The Surface Water and Groundwater Monitoring Plan includes sampling locations, sampling frequency, reporting requirements, and evaluations of the water level and water quality within the Owl Creek Reserve project site. The proposed monitoring plan may be further refined during the Development Order process that may include additional or removal of groundwater and/or surface water sampling locations.

#### Monitoring

The Surface Water and Groundwater Monitoring Plan includes the installation of two shallow monitor wells tapping the upper portion of the Water Table Aquifer (WT-1 & WT-2), a deeper monitor well tapping the upper portion of the Sandstone Aquifer (SS-1), up to seven surface

water sample locations (typical outfall locations), and one staff gauge installed within the irrigation withdrawal lake (SG-1) upon operational completion. Refer to Figure 8 for a map showing the proposed monitoring locations of the Surface Water And Groundwater Monitoring Plan including proposed irrigation withdrawal facilities. monitor wells and the staff gauge will be equipped with electronic water transducers set to record water levels every 6 hours. Surface water and groundwater monitoring parameters are provided in Table 2 and include contaminant target levels where applicable for surface water and groundwater.

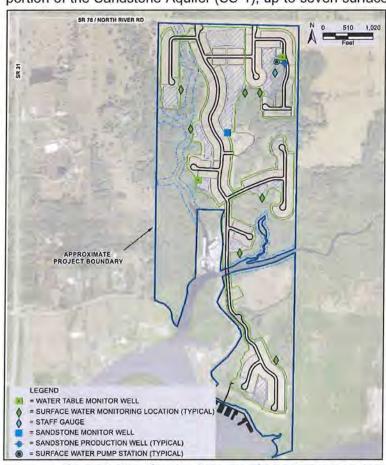


Figure 8. Map Showing Conceptual Monitoring Locations

The proposed Surface Water and Groundwater Monitor Plan includes a baseline sampling event followed by subsequent quarterly sampling events. Two quarterly sampling events will be performed during the wet season (June through September) and two sampling events will be performed during the dry season (October through May).

#### **Quality Assurance**

Water samples will be collected and handled following protocols contained in Florida Department of Environmental Protection (FDEP) Quality Assurance Rule F.A.C. 62-160 and adopted as the 2014 FDEP Standard Operating Procedures for Field Activities (DEP-SOP-001/01), effective 7/30/2014. Water Quality samples will be collected from both monitor wells and the staff gauge monitoring station. One field blank and a field duplicate will be collected during each sampling event for quality assurance purposes. Chain of custody forms and laboratory analysis reports will be provided in corresponding quarterly reports.

Water samples will be tested by a certified laboratory under the National Environmental Laboratory Accreditation Program (NELAP) using approved test methods and QA testing requirements (i.e. blanks, sample duplicates, surrogates, matrix spikes etc.) as contained in F.A.C 62-160 QA Rules.

Table 2. Summary of Surface Water and Groundwater Sampling Parameters

| PARAMETER                         | UNITS     | BASELINE | Quarterly | Groundwater<br>Target Level | Surface Water Target<br>Levels | ANALYSIS<br>TYPE |
|-----------------------------------|-----------|----------|-----------|-----------------------------|--------------------------------|------------------|
| Total Kjeldahl Nitrogen (TKN)     | mg/L as N | ×        | х         | NA                          | NON-NUMERIC                    | Laboratory       |
| Ammonia (un-ionized)              | mg/L as N | ×        | ×         | NA                          | 0.02                           | Laboratory       |
| Nitrite+Nitrate as Nitrogen (NOX) | mg/L as N | ×        | ×         | 10                          | NON-NUMERIC                    | Laboratory       |
| Nitrite                           | mg/L as N | ×        |           | 1                           | NON-NUMERIC                    | Laboratory       |
| Nitrate                           | mg/L as N | ×        | -         | 10                          | 10                             | Laboratory       |
| Total Phosphorus                  | mg/L as P | ×        | x         | NA                          | NON-NUMERIC                    | Laboratory       |
| Chloride                          | mg/L      | x        | х         | 250                         | 250                            | Laboratory       |
| Total Dissolved Solids (TDS)      | mg/L      | ×        | ×         | 500                         | 500 Average                    | Laboratory       |
| Florida PRO (TRPH)                | μg/L      | ×        |           | 5000                        | 5000                           | Laboratory       |
| Arsenic                           | μg/L      | ×        |           | 10                          | 10                             | Laboratory       |
| Copper                            | μg/L      | ×        | ×         | 1000                        | NON-NUMERIC                    | Laboratory       |
| Mercury                           | μg/L      | ×        | х         | 2                           | 12                             | Laboratory       |
| Lead                              | mg/L      | ×        | х         | 0.015                       | NON-NUMERIC                    | Laboratory       |
| E. coli                           | MPN/100mL | ×        | х         | NA                          | 200 Average                    | Laboratory       |
| Total Hardness                    | mg/l      | ×        | ×         | NA                          | NA                             | Laboratory       |
| Temperature                       | С         | ×        | ×         | NA                          | NA                             | Field            |
| Specific Conductance              | mhos/cm   | ×        | x         | NA                          | 1275 or <50% Increase          | Field            |
| рН                                | pH units  | ×        | ×         | 6.5-8.5                     | 1 unit from background         | Field            |
| Dissolved Oxygen (DO)             | mg/L      | ×        | ×         | NA                          | >5.0                           | Field            |
| Lake Stage                        | ft NAVD   | х        | х         | NA                          | NA                             | Field/Recorde    |
| Water Table Aquifer Elevation     | ft NAVD   | ×        | ×         | NA                          | NA.                            | Field/Recorde    |
| Sandstone Aquifer Elevation       | ft NAVD   | ×        | x         | NA                          | NA                             | Field/Recorde    |

#### NA=Not Applicable

Note - Groundwater Target Levels per Chapter 62-550 and Rule 62-520.420, FAC with exception of FL-PRO. FL-PRO is a petroleum screening parameter with a target level of 5 mg/l listed in Chapter 62-777, FAC. Surface Water Target Levels per Chapter 62-302.



#### Water Monitoring Reporting and Analysis

The Quarterly Surface Water and Groundwater Monitoring Reports will provide evaluation of the analytical results and include conclusions and recommendations. The Quarterly Reports will include a continuous hydrograph of the recorded water levels and updated tables of quarterly water quality sampling results. The data will be reported to the Lee County Department of Natural Resources (LCDNR) in their approved comma delimited electronic format within 30 days of receipt of results from the laboratory. Conclusions and recommendations will be based on applicable target levels and statistical analyses and trends of measured constituents.

Results of water sampling will be compared to applicable target levels, if listed. Parameters that do not have numeric target levels will be evaluated for trends. The surface water and groundwater laboratory results will undergo statistical analyses for the development of conclusions and recommendations within the Surface Water and Groundwater Monitoring Reports. Statistical methods to be used include determination of standard deviations, linear regressions, and calculation of confidence intervals. Once a sufficient data population of laboratory results of sample analyses has been compiled, these statistical tools will be employed to assist in analyzing the data to identify trends and aid in identifying potential concerns.

Once sufficient data is obtained, a 95% confidence interval and a standard deviation value will be calculated and updated with each sampling event. If an analytical result falls outside either the 95% confidence interval, or two standard deviations from the mean, the data will be further evaluated to aid in determining potential anomalous data. Additionally, a linear regression analysis will be performed on each data set to signify trends in the data. If the r² value of the regression analysis falls below 0.8, further investigation will be performed to determine the cause of the variability in the results. If the variability is due to seasonal variations, the data will be segregated into seasonal sets, and linear regression analysis will be performed separately on each set, with the above parameters followed.

Should indications of water level or water quality concerns be identified by exceeding target levels or through statistical trend analyses, site conditions will be reviewed and assessed and if indicated, additional samples will be collected. Following any re-sampling event, the LCDNR will be notified of necessary corrective actions. Should potential areas of concern be identified, the Applicant will coordinate with the LCDNR to aid in identifying potential causes and potential needs to modify monitoring parameters, frequency, and/or reporting.

Water Quality Monitoring will continue for a minimum of 5 years from the date of completion of the stormwater management system. After 5 years of meeting or exceeding state water quality monitoring standards, the developer may amend or discontinue water quality monitoring and reporting after written request, review, and approval by Lee County Division of Natural Resources.



## Stormwater Planning Report

Revised October 2021

#### STORMWATER PLANNING REPORT

#### PREPARED FOR:

### **Owl Creek Reserve Minor RPD**

DCI2021-00011 Revised October 2021

> DR Horton 10541 Six Mile Cypress Pkwy Fort Myers, FL 33966

> > PREPARED BY:



Professional Engineers, Planners & Land Surveyors

10511 Six Mile Cypress Parkway, Suite 101 Fort Myers, Florida 33966

#### **Existing Conditions**

The *Owl Creek* development is located in Lee County, Florida, between North River Road and the Caloosahatchee River, approximately one mile east of SR 31. The project is located in Sections 18 and 19, Township 43 South, Range 26 East. The project area is located within the Owl Creek and Trout Creek Drainage Basins. These natural creeks traverse the project and connect to the Caloosahatchee River and are tidally influenced within the project. The site has historically been used for agriculture (cattle grazing) and has been partially cleared. The property slopes from North to South and the existing grade varies from elevation 8 in the north, to elevation 2 in the south. Owl Creek and Trout Creek flow across North River Road and through the project.

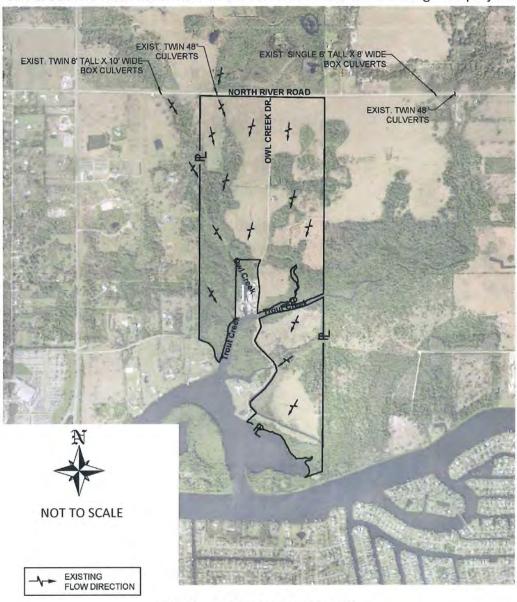


Figure 1: Existing Drainage Map



These creeks and the other onsite wetlands are shown as flow-ways in the County system (see Figure 2) and are prioritized for preservation and restoration. The elevation of the uplands south of Trout Creek range from 2'-3'. The onsite wetlands are primarily along the Trout Creek and Owl Creek. The hydroperiod of the wetlands is controlled by the water table in these creeks that drain upstream areas north of North River Road.

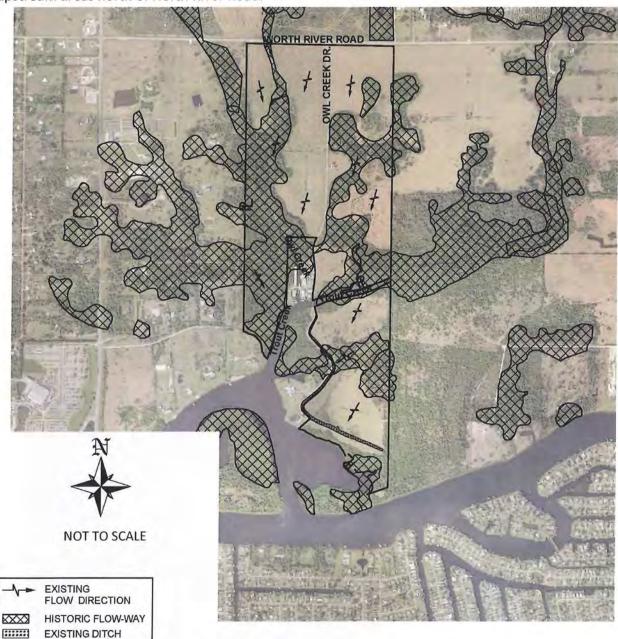


Figure 2: Existing and Historic Flow-ways Map



#### **Proposed Water Management System**

The proposed *Owl Creek* project will provide significant wetland and upland preservation and restoration areas with clustered residential development. The development areas will include lakes with residential tracts surrounding these lakes. An amenity area is also planned within the development. The development will primarily occur in the previously cleared areas with a majority of the existing vegetation being preserved. Owl Creek and Trout Creek and their adjacent wetland systems will be maintained as regional flow-ways (See Figure 3).



Figure 3: Post Development Historic Flow-ways Map



The natural wetlands and the offsite flows are being preserved with only minimal impacts where unavoidable. The wetland preserves will not be part of the controlled surface water management system. This will allow the offsite flows to pass through the site without being affected by the project. The storm water management system has been designed to mimic the natural sheet flow pattern. The discharge from the storm water management system basins from the developed site will be controlled and will be limited to predevelopment discharge rates and directed to mimic natural flows. The discharge from the storm water system will help to hydrate the wetland systems and improve water levels. These wetland systems can provide additional polishing of runoff prior to entering the natural waterways functioning as a filter marsh. No negative impacts to water levels or wetland hydroperiods are expected.

The water management system will include both wet and dry detention areas planted with wetland plant species. Runoff from the developed site will be routed to these detention areas for treatment and storage (See Figure 4). Since the site elevation and therefore the wet season water table varies across the site from north to south, the water management system will be divided into several separated basins. These separate basins will be used to help maintain onsite water elevations within the wetland systems.

Runoff will first be routed to planted dry detention areas for initial treatment. These dry detention areas will overflow to the wet detention areas (lakes). This will maximize water treatment and nutrient removal, which will exceed SFWMD, FDEP and Lee County requirements. The Owl Creek Project will include a lake management plan following BMP's for erosion control and bank stabilization, deep lake management the includes native plantings and aeration of the lakes, and limitations on fertilizer and pesticide application. These features help to improve water quality in the lakes, and therefore improving the discharges to the wetlands.

After treatment, runoff will be discharged at pre development rates to the onsite wetlands in order to help maintain wetland hydration and provided additional polishing and nutrient uptake. These wetland systems connect to Trout Creek and Owl Creek which discharge to the Caloosahatchee River and are tidally influenced in the project area.



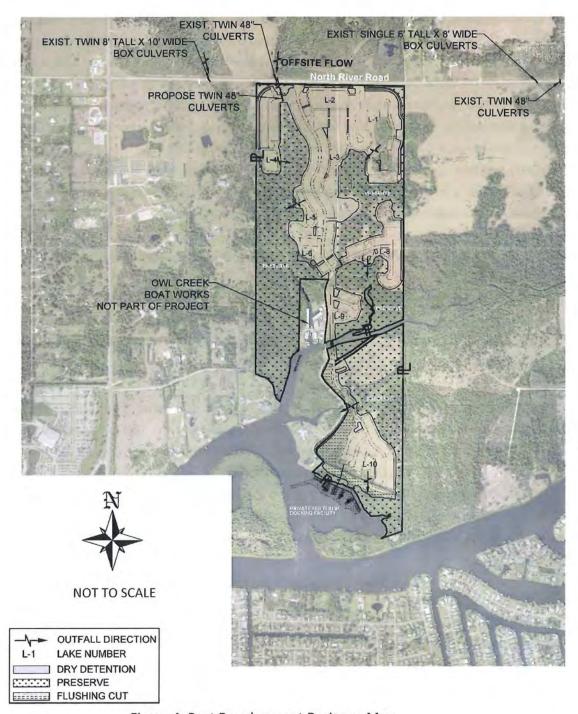


Figure 4: Post Development Drainage Map

FEMA Floodplain - Pre-Development

The project is located within the FEMA (Federal Emergency Management Agency) 100-year floodplain. The project includes the Owl Creek on the west side and the Trout Creek on the southeastern side of the proposed site. These natural creeks flow through the project. The creeks are tidally influenced by the Caloosahatchee in the project area and the FEMA elevations with



the Floodway range from 0.90' to 9.00'. These flood elevations for the rainfall driven flood event were obtained from the 2018 FEMA FIS (Flood Insurance Study) for Lee County. These creeks and the adjacent lands are also part of the regulatory FEMA flow-way adopted by FEMA and Lee County in 2008 (See Figure 5). These flow-way areas represent the historic floodplain and can not be filled unless the floodplain impacts are reviewed and approved by FEMA or the floodplain manager. Fema assumes that the flow-way area is the conveyance for the creek, and that all the property surrounding the flow-way has been filled and is not available for drainage.

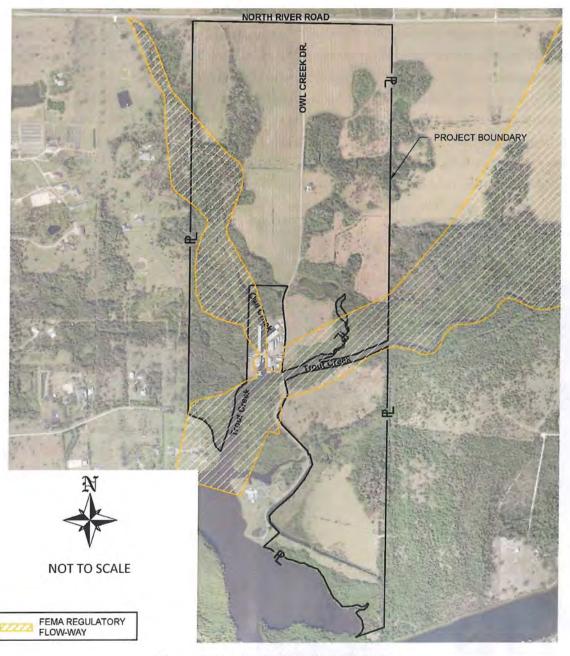


Figure 5: Existing FEMA Flow-way Map



The elevations from the FEMA models do not top North River Road in the project area. Therefore, the offsite flows must pass through the culverts under the road. There are twin 8'x10' box culverts across North River Road at Owl Creek and a 6'x8' box culvert across North River Road at Trout Creek. The flow-way is hundreds of feet wide and has significantly more flow capacity than the culverts.

Recently FEMA has completed (not implemented) the Unincorporated Lee County Coastal Risk MAP, which according to the Lee County website "builds on the previous Map Modernization program with a closer consideration of coastal wave action.". FEMA and the local jurisdictions have coordinated proactively on flood map updates in 2008, 2012 and 2018. The new Risk Map also "used storm surge and wave analysis models to update flood zones and base flood elevations for coastal areas and the banks of the Caloosahatchee River." The new Risk Map categorizes the proposed project area as Coastal A, rather than AE (See Figure 6) and eliminates the FEMA floodway within the Coastal A zone. These Coastal A areas are within the Limit of Moderate Wave Action (LiMWA) inside of which the wave action can be as high as 1.5 ft. The proposed project falls inside this limit and this wave action during flooding is indicative of a tidally influenced flood area. Filling in these tidal areas does not affect upstream flood elevations.

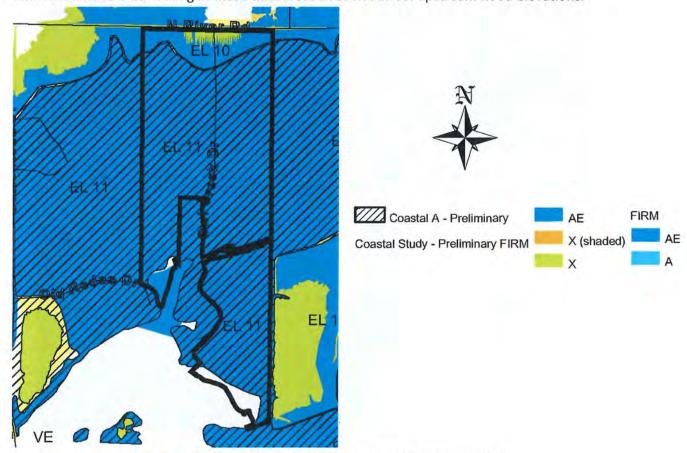


Figure 6: Preliminary Proposed FEMA Map (not implemented)



#### FEMA Flood Plain - Post Development

In the proposed project of 342.68-acres a total of almost 200 acres of wetlands, easements, and open space will not be developed. The areas currently serve as a collection and distribution system for runoff, and these drainage corridors (Trout Creek and Owl Creek) will be preserved. We believe that by the time the project is fully permitted and developed, the new FEMA study will be in affect. If not, the site plan can be adjusted to eliminate any encroachments into the regulatory flow-way on the current FEMA maps (See Figure 7). The Owl Creek project will comply with the requirements of the FEMA map in affect at the time of Development Order permitting.

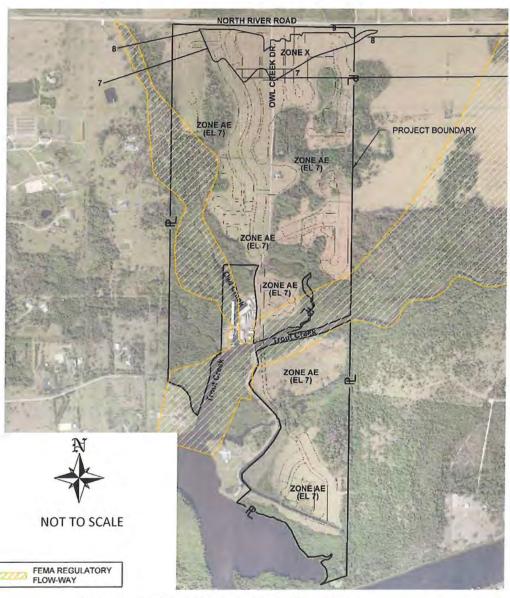


Figure 7: Post Development FEMA Flow-way



## Application (Exhibit T1)

Revised February 2022

#### CPA2020-00004 & CPA2020-00005 Revised February 2022



### APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - TEXT

| Project Name: Ov                                                            | vl Cree                       | k Reserve                                  |                                                        |                                                    |                                        |                                                                                                                     |  |  |  |
|-----------------------------------------------------------------------------|-------------------------------|--------------------------------------------|--------------------------------------------------------|----------------------------------------------------|----------------------------------------|---------------------------------------------------------------------------------------------------------------------|--|--|--|
| Project Description:                                                        | Text Ar                       | nendments to                               | allow incentives f                                     | or protection of environme                         | entally sen                            | sitive lands within the Rural future                                                                                |  |  |  |
| land use category for cl                                                    | ustered                       | planned devel                              | opments within t                                       | he North Olga Planning Co                          | mmunity                                | area. Concurrent amendment to                                                                                       |  |  |  |
| Map 6 and planned dev                                                       | elopmer                       | nt application                             | for ±342.68 acres                                      | to accommodate up to 380                           | residentia                             | al dwelling units (increase of 157                                                                                  |  |  |  |
|                                                                             |                               | and the second second                      | 19 3.17 2.17                                           | ole 1(a) Note 8, and propose                       | 77/10/20                               |                                                                                                                     |  |  |  |
|                                                                             |                               |                                            |                                                        |                                                    |                                        |                                                                                                                     |  |  |  |
| State Review Process                                                        | : LI                          | State Coordin                              | nated Review                                           | Expedited State I                                  | Review                                 | ☐ Small-Scale Text*                                                                                                 |  |  |  |
| *Must be directly rela                                                      | ited to                       | the impleme                                | ntation of smal                                        | l-scale map amendment                              | as requi                               | red by Florida Statutes.                                                                                            |  |  |  |
|                                                                             |                               | *******                                    | ********                                               |                                                    | *****                                  |                                                                                                                     |  |  |  |
| APPLICANT - PLEA                                                            | SE NO                         | OTE:                                       |                                                        |                                                    |                                        |                                                                                                                     |  |  |  |
|                                                                             |                               |                                            | EQUIRED PR                                             | IOR TO THE SUBMIT                                  | TAL OF                                 | THIS APPLICATION.                                                                                                   |  |  |  |
| Department of Commu<br>Once staff has determine<br>staff, These copies will | nity De<br>ned that<br>be use | t the application                          | on is sufficient f                                     | or review, 15 complete of<br>Board of County Comm  | opies will<br>issioners                | g maps, to the Lee County be required to be submitted to hearings, and State Reviewing                              |  |  |  |
| Agencies. Staff will no                                                     | tify the                      | applicant pri                              | or to each hearing                                     | ng or mail out to obtain th                        | e required                             | d copies.                                                                                                           |  |  |  |
| If you have any question                                                    | ns rega                       | ording this app                            | olication, please                                      | contact the Planning Sec                           | tion at (23                            | 39)533-8585.                                                                                                        |  |  |  |
| 1. Name of Applie                                                           | ant:                          | ant: D.R. Horton, Inc.                     |                                                        |                                                    |                                        |                                                                                                                     |  |  |  |
| Address:                                                                    |                               |                                            | Cypress Parkw                                          | ay                                                 |                                        |                                                                                                                     |  |  |  |
| City, State, Zip:                                                           |                               | rt Myers, FL                               | 33966                                                  |                                                    |                                        |                                                                                                                     |  |  |  |
| Phone Number:                                                               | 239                           | 239-225-2600                               |                                                        | E-mail: JWEverett@drhorton.com                     |                                        |                                                                                                                     |  |  |  |
| 2. Name of Conta                                                            | at. S                         | toov Ellie Ho                              | witt AICD D                                            | anks Engineering                                   |                                        |                                                                                                                     |  |  |  |
| Address:                                                                    |                               |                                            | Cypress Parkwa                                         |                                                    |                                        |                                                                                                                     |  |  |  |
| City, State, Zip:                                                           | _                             | rt Myers, FI                               |                                                        | 1112000 201                                        |                                        |                                                                                                                     |  |  |  |
|                                                                             | Phone Number: (239) 939-      |                                            |                                                        | E-mail: SHewitt@bankseng.com                       |                                        | ankseng.com                                                                                                         |  |  |  |
| the proposed te<br>located betwee<br>Other Rural la                         | xtamen<br>n Nortl<br>nds wit  | dment. The<br>h River Road<br>thin North O | request is to sup<br>and the Caloos<br>lga Planning Co | pport a concurrent resides sahatchee River and pro | ential pla<br>vides spe<br>or a plan   | County that may be impacted by anned development application edific development conditions.  ned development zoning |  |  |  |
| 4a. Does the proj                                                           | osed o                        | change affec                               | t any of the fo                                        | llowing areas?                                     |                                        |                                                                                                                     |  |  |  |
| If located in or                                                            | e of the                      | e following an                             | eas, provide an                                        | analysis of the change to                          | the affect                             | ed area.                                                                                                            |  |  |  |
| Acquisition Area [Map I Page 4]                                             |                               |                                            | Burnt Store Ma<br>[Map 1 Page 2]                       | _                                                  | □ Ur<br>[M                             | ban Infill and Redevelopment<br>[ap 15]                                                                             |  |  |  |
| Agricultural Overlay [Map 30]                                               |                               |                                            |                                                        | Enhancement and mmunities [Map 17]                 | Ur                                     | ban Reserve Area [Map 1 Page 4]                                                                                     |  |  |  |
| Airport Mitigation                                                          | Lands                         |                                            |                                                        |                                                    | Water Dependent Overlay [Map 1 Page 2] |                                                                                                                     |  |  |  |
| [Map 3]                                                                     | 22,000                        |                                            | Mixed Use Ove<br>[Map 1 Page 6]                        |                                                    |                                        |                                                                                                                     |  |  |  |
| Airport Noise Zone [Map 1 Page 5]                                           |                               |                                            |                                                        | anning Communities Map                             |                                        | Private Recreational Facilities [Goal 16]                                                                           |  |  |  |

| 4b.                  | Planning Communities/Comm                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | nunity Plan Area Requireme       | ents                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                  |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
|                      | The state of the s | g planning communities/com       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | eeting summary document of the   |
|                      | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Bayshore [Goal 18]               | Boca Grande [Goal 19]                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Buckingham [Goal 20]             |
|                      | Caloosahatchee Shores [Goal 21]                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Olga [Goal 22]                   | Captiva [Goal 23]                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Greater Pine Island [Goal 24     |
|                      | Lehigh Acres [Goal 25]                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | North Captiva [Goal 26]          | ■NE Lee County [Goal 27]                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Alva [Goal 28]                   |
| ×                    | North Olga [Goal 29]                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | North Fort Myers [Goal 3         | 0] Page Park [Goal 31]                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | San Carlos Island [Goal 32]      |
|                      | Southeast Lee County [Goal 33]                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Tice [Goal 34]                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                  |
| Pub                  | lic Facilities Impacts                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                  |
| NO'                  | TE: The applicant must calculate po                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | iblic facilities impacts based o | n a maximum development sce                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | nario.                           |
|                      | raffic Circulation Analysis: Provi<br>lan/Map 3A (20-year horizon) and                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                  | A] THE POLICE OF SHIPPING TO THE PROPERTY OF SHIPPING SHI | easible Transportation           |
| a.<br>b.<br>c.<br>d. | Provide an existing and future con<br>Sanitary Sewer<br>Potable Water<br>Surface Water/Drainage Basins<br>Parks, Recreation, and Open Spac<br>Public Schools                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                  | wing (see Policy 95.1.3):                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                  |
|                      | vironmental Impacts                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | and the second second            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                  |
| Pro                  | vide an overall analysis of potential                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | environmental impacts (posit     | ive and negative).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                  |
|                      | toric Resources Impacts vide an overall analysis of potential                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | historic impacts (positive and   | negative).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                  |
| Inte                 | ernal Consistency with the Lee Pl                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <u>an</u>                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                  |
| 1.                   | Discuss how the proposal affects capacity of the Lee Plan Future L                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                  | ation projections, Lee Plan Tab                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | le 1(b) and the total population |
| 2,                   | List all goals and objectives of the evaluation of all relevant policies                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | analysis should include an       |
| 3.                   | Describe how the proposal affects                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                  |

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 <u>exhibit name</u> indicated below.

#### MINIMUM SUBMITTAL ITEMS

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

# Pre-Application Meeting (Exhibit T3)



Professional Engineers, Planners & Land Surveyors

#### **OWL CREEK**

#### Comprehensive Plan Amendment

Pre-Application Meeting/Teleconference Minutes EXHIBIT "T3"

Date:

June 22, 2020 at 1:30 p.m.

<u>County Staff:</u> Audra Ennis, Brian Roberts, Mikki Rozdolski, Brandon Dunn, Becky Sweigert, Tyler Griffin, Nic DeFilippo, John Fredyma

<u>Applicant Representatives:</u> Russell Schropp, Tom Lehnert, Dave Underhill, Stacy Ellis Hewitt, Wayne Everett

Meeting was requested to discuss a potential plan amendment and Residential Planned Development rezoning for ±345 acres, of which 200± are uplands. The proposal would be for a FLUM amendment from Rural to Sub-Outlying Suburban and an RPD for approximately 400 single family dwelling units. Specific properties were provided prior to the meeting.

Following items topics were discussed:

- Potential for amenities and potential single-family docks or multi-slip docks. Number of docks and manatee review is in the works
- There has been a recent amendment to Policy 6.1.2 to allow neighborhood commercial at intersection of N. River Road and S.R. 31.
- Northeast Lee County and North Olga have lots of design criteria
- Caloosahatchee riverfront manatee and potential sawfish
- · Water quality extending water and sewer to site from civic center
- Premature for any staff recommendation
- 2 community meetings required North Olga and Alva
- Owl Creek Boat Works is within Water Dependent Overlay and must be protected
- Concurrent planned development zoning after first comments on comp plan amendment
- · Clustering, large open space areas, water and sewer no septic
- Sub-Outlying Suburban allows 2 units per acre possible text amendment to further limit
- Evaluate Policy 101.1.4 hurricane evacuation times
- Address holistically such as recent Babcock with flood, storm water, septic issues
- · Policies direct to look at N. River Road alternate routes
- Review Goals 27 and 29

## Proposed Text Changes

(Exhibit T4)

CPA2020-00005
Revised February 2022
As amended with Lee County Staff

#### **FUTURE LAND USE ELEMENT**

POLICY 29.2.4: As an incentive to preserve, enhance, and restore indigenous Rare and Unique upland habitats on land within the Rural future land use category, one (1) additional dwelling unit may be created for each one (1) acre of created, preserved and/or restored indigenous Rare and Unique upland habitats if approved and developed as a unified planned development that meets all the following criteria:

1. Development is clustered so as to maintain large, contiguous tracts of open space and protect environmentally sensitive areas. To comply with this criteria, a minimum of 60% open space is required, of which 50% must be indigenous preserve. The indigenous preserve may consist of preserved existing indigenous wetlands and/or uplands and/or created or restored wetlands, flowways, or Rare and Unique upland habitats. Management and monitoring of the indigenous preserve must be in compliance with the indigenous management plan required by the LDC. Monitoring timelines will be extended as needed to assure success criteria established in the indigenous management plan is achieved for at least five consecutive years.

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- 2. Creation, preservation, and/or restoration of indigenous Rare and Unique upland habitats, as defined, must meet the following:
  - a. The area of the Rare and Unique upland habitats must comply with the minimum dimensions required for indigenous open space areas set forth in the LDC.
  - b. The land where creation and/or restoration of indigenous Rare and Unique upland habitats will occur must contain the soil(s) needed to support the establishment and success of the indigenous Rare and Unique upland habitats.
  - c. Habitats impacted by logging, drainage, and/or exotic infestation may not count towards the density incentive unless restored to standards established in an approved site specific ecological restoration plan. The ecological restoration plan must include, at a minimum, a replanting plan, habitat restoration plan, success criteria, and long-term monitoring and maintenance criteria.
  - d. A Conservation Easement, to be dedicated to the appropriate maintenance entity that provides Lee County or some other public agency, acceptable to Lee County, with third party enforcement rights must be recorded for areas used towards the density incentive. All Conservation Easements required as part of the planned development must be recorded within 5 years from first development order approval.

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#### CONSERVATION & COASTAL MANAGEMENT ELEMENT

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 Owners of wetlands adjacent to Intensive Development, General Interchange, Central Urban, Urban Community, Suburban, New Community, Outlying Suburban, and Sub-Outlying Suburban, areas and Rural future land use categories may transfer densities dwelling units from preserved freshwater wetlands to developable contiguous uplands under common ownership at the same underlying density as permitted for those uplands—(see Table 1(a)).

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#### GLOSSARY

RARE AND UNIQUE UPLAND HABITATS (RU) – High-quality native upland habitats categorized as "mature" due to the absence of severe impacts caused by logging, drainage, and exotic infestation. as identified by the Lee County Coastal Study (Godschalk and Associates, 1988). These habitat types include those classified as: sand scrub (320); coastal scrub (322); pine flatwoods (411); slash pine/midstory oak (412); tropical hardwood (426); live oak hammock (427); and, cabbage palm hammock (428). The numbered references are to the Florida Land Use Cover and Forms Classification System (FLUCFCS) Level III (Florida Department of Transportation, 1985).

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#### TABLE 1(A)

8 Higher densities may be allowed under the following circumstances where wetlands are preserved on the subject site:

(a) If the dwelling units are relocated off-site through the TDR program provided in LDC, Chapter 2; or

(b) Dwelling units may be relocated to developable contiguous uplands designated Intensive Development, General Interchange, Central Urban, Urban Community, Suburban, Outlying Suburban, Sub-Outlying Suburban, Rural, and New Community from preserved freshwater wetlands at the same underlying density as permitted for those uplands (see Policy 124.1.1). Impacted wetlands will be calculated at the standard Wetlands density of 1 du/20 acres. Planned Developments or Development Orders approved prior to October 20, 2010 are permitted the density approved prior to the adoption of CPA2008-18.