



**LOCAL PLANNING AGENCY
ADMINISTRATION EAST BUILDING
2201 SECOND STREET, FORT MYERS, FL 33901
ROOM 118 (FIRST FLOOR)
MONDAY, JUNE 27, 2022
9:00 AM**

AGENDA

1. Call to Order/Review of Affidavit of Publication/Pledge of Allegiance
2. Public Forum
3. Approval of Minutes – April 25, 2022
4. Lee Plan Amendments

A. CPA2022-00005 Pine Island Preserve at Matlacha Pass

Amend Lee Plan Policy 24.4.4 to clarify its limited applicability to commercial development. The request does not change the uses or intensities allowed in the Coastal Rural future land use category, nor does it change design standards or the review process required for approval of commercial uses within the Coastal Rural future land use category.

B. CPA2021-00005 Bayshore Ranch

Amend the Lee Plan to provide criteria and allow incentives for the creation, preservation and restoration of Rare and Unique upland habitats on land within the Rural future land use category and rezoned to a planned development.

5. Other Business
6. Adjournment

This meeting is open to the public. Interested parties may appear at the meeting and be heard. A verbatim record of the proceeding will be necessary to appeal a decision made at this hearing.

Lee County will not discriminate against individuals with disabilities. To request an accommodation, contact Joan LaGuardia, (239) 533-2314, Florida Relay Service 711, or ADArequests@leegov.com at least five business days in advance. To receive agendas by e-mail, contact jmiller@leegov.com.

CPA2021-00005

BAYSHORE RANCH

STAFF REPORT FOR CPA2021-00005: BAYSHORE RANCH



Privately Initiated Lee Plan Text Amendments

Recommendation:

Transmit

Applicant:

Lennar Homes, LLC

Representatives:

Kenrick Gallander, AICP
RWA Engineering

Hearing Dates:

LPA: 06/27/2022

BoCC #1: TBD

BoCC #2: TBD

Attachments:

1: Proposed Amendments

2: Applicant Materials

REQUEST

Amend the Lee Plan to provide criteria and allow incentives for the creation, preservation and restoration of Rare and Unique upland habitats on land within the Rural future land use category and rezoned to a planned development.

SUMMARY

The request expands the applicability of amendments under consideration by CPA2020-00005: Owl Creek (transmitted to the State Reviewing Agencies on April 20, 2022) which, in part, propose incentives to create, preserve or restore Rare and Unique upland habitats in the North Olga Community Plan area. The amendments proposed with this request will make the incentive available to lands in the Rural future land use category within unincorporated Lee County that are 10 acres or more, have access to public potable water and sanitary sewer service, and are suitable to the survival of Rare and Unique upland habitats.



RECOMMENDATION

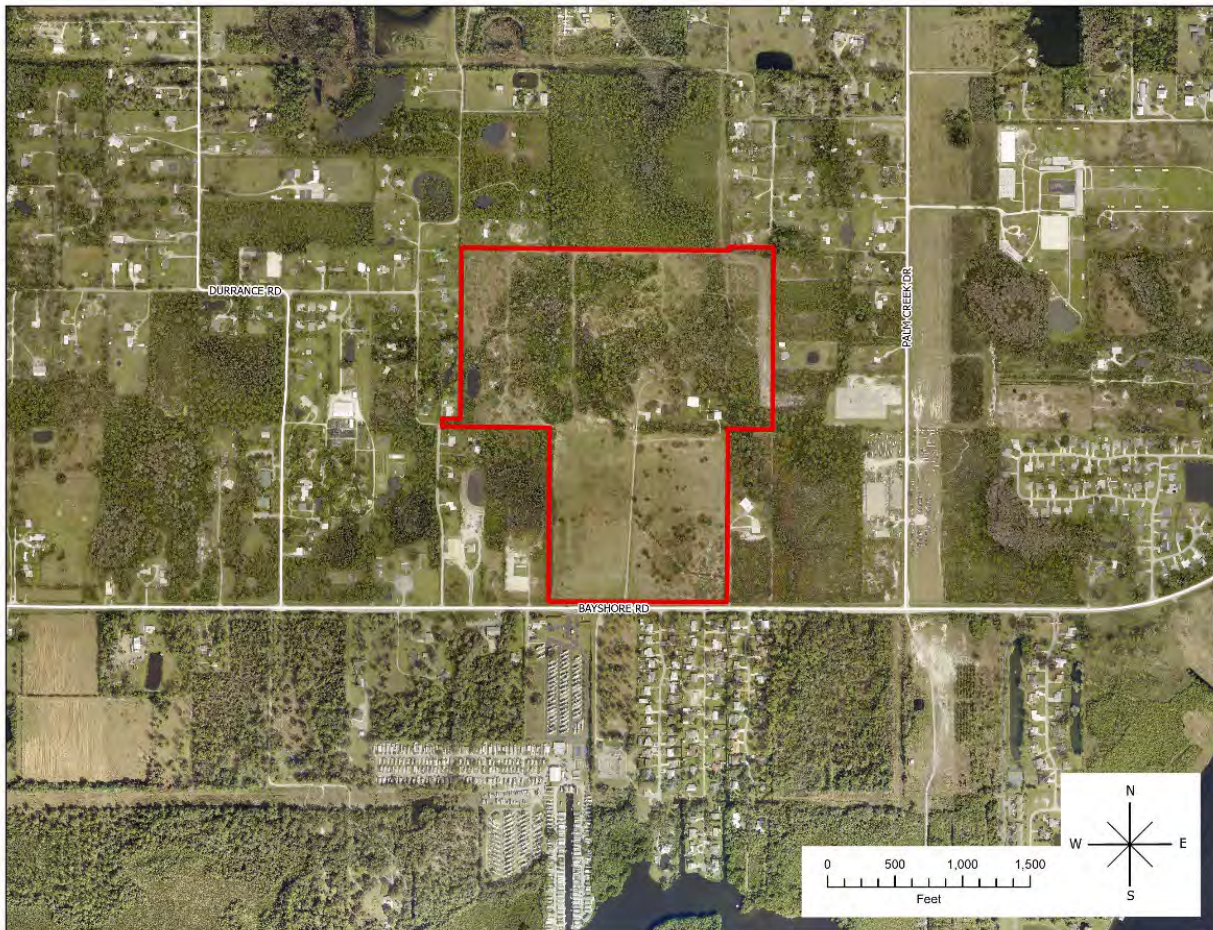
Staff recommends that the Board of County Commissioners **transmit** the amendments to the Lee Plan as provided in Attachment 1, based on the analysis and findings provided in this staff report.

PART 1 - STAFF DISCUSSION AND ANALYSIS

CONCURRENT APPLICATION REVIEW

The applicant has filed a companion rezoning application (DCI2021-00025) that is being reviewed concurrently with this plan amendment application. Chapter 163.3184(12), F.S. provides: "At the request of an applicant, a local government shall consider an application for zoning changes that would be required to properly enact any proposed plan amendment transmitted pursuant to this subsection."

The concurrent rezoning request is to rezone approximately 109.7 acres from Agricultural (AG-2) to Residential Planned Development (RPD) to allow development of a clustered residential community containing up to 130 dwelling units and residential amenities.



If the Board of County Commissioners amends the Lee Plan to incorporate the proposed changes discussed in this report, the applicant MUST demonstrate consistency with the Lee Plan, as amended, prior to rezoning approval.

DISCUSSION AND ANALYSIS – Lee Plan Consistency

The intent of the text amendments is to provide an incentive to preserve, enhance, and restore Rare and Unique upland habitats in the Rural future land use category within unincorporated Lee County.

Rare and Unique Upland Habitats

The proposed text amendments for preserving, enhancing and restoring Rare and Unique upland habitats are specific to property designated Rural on the Future Land Use Map.

The Rural future land use category, is described in **Policy 1.4.1:**

POLICY 1.4.1: The Rural areas are to remain predominantly rural – that is, low density residential, agricultural uses, and minimal non-residential land uses that are needed to serve the rural community. Natural resource extraction may be permitted in accordance with Policy 10.1.4. These areas are not to be programmed to receive urban-type capital improvements, and they can anticipate a continued level of public services below that of the urban areas. Maximum density in the Rural area is one dwelling unit per acre (1 du/acre).

The Rural future land use category is a designation found primarily within the Alva, Bayshore, Caloosahatchee Shores, and North Olga Community Planning areas. The Rural future land use category designation can also be found in south Fort Myers along Briarcliff Road and along Penzance Boulevard, between the Six-Mile Cypress Slough and Interstate 75; and properties near Cape Coral, which include Burnt Store and the Royal Tee residential development.

Rare and Unique upland habitats such as sand scrub, tropical hardwood hammock, live oak hammock, and cabbage palm hammocks are indigenous to Lee County with the most prevalent areas being in Northeast Lee County. These upland habitats are often easier to develop (than wetlands) as mitigation for impacting the upland communities is not required. The definition of Rare and Unique upland habitats is provided in the Lee Plan Glossary which is being amended by CPA2020-00005 as shown below.¹

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) ~~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).

Goal 123 of the Lee Plan addresses resource protection, and provides that Lee County will “manage coastal, wetland and upland ecosystems and natural resources in order to maintain and enhance native habitats, floral and faunal species diversity, water quality, and natural surface water characteristics.”

¹ Amendments to the definition of Rare and Unique upland habitats are being proposed to clarify what qualifies as “high-quality” as part of CPA2020-00005 (Owl Creek). The definition shown here includes the amendments to the definition shown in strike-thru and underline formatting.

Goal 123 contains objectives and policies to describe how Lee County is to achieve the Goal. **Objective 123.1** provides that Lee County will “implement resource management policies and regulations that ensure the long-term protection and enhancement of the natural upland and wetland habitats;” and **Policy 123.1.1** provides that Lee County will “maintain standards for development...that will protect and integrate wetlands and Rare and Unique uplands habitats as defined in this plan.” **Policy 123.1.5** is to “encourage private restoration of natural habitats to support connectivity between public and private conservation and preservation efforts.”

Objective 123.2 specifically addresses plant communities and provides that Lee County will “maintain and enhance natural plant communities within Lee County to create a more resilient and sustainable ecosystem.” Within Objective 123.2, **Policy 123.2.2** and **Policy 123.2.9** provide that Lee County will maintain regulations and incentives for preservation, protection and planting native plant species and environmentally sensitive lands.

Additional policies within Objective 123.2, including **Policies 123.2.4, 123.2.6, and 123.2.15**, either require or encourage protection of sensitive or high-quality plant communities, including Rare and Unique upland habitats, within developments, through site design.

While the Policies set by the Lee Plan require or encourage protection of Rare and Unique upland habitats, the Lee County Land Development Code only specifically addresses Rare and Unique upland habitats through Section 10-415(b)(3)(b). LDC 10-415(b)(3)(b) incentivizes the preservation of rare and unique habitat by granting a ten percent open space credit (reduction) if the proposed preservation area includes Rare and Unique upland habitat. These incentives are often not enough to result in the preservation of Rare and Unique Habitat because, unlike development that impacts wetlands, state agencies that review impacts to land do not require mitigation for impacts to Rare and Unique Habitats. Therefore, upland habitats are often easier to develop. The proposed text amendment will provide another incentive for the protection of Rare and Unique upland habitat consistent with Policy 123.2.15.

Future developments that are required to have open space and within the Rural future land use category may choose to preserve Rare and Unique upland habitat to take advantage of either the LDC open space incentive or the density incentive provided in the proposed text amendment. The 60 percent open space requirement of the proposed density incentive would negate the need for reduced open space needed to be consistent with the LDC. Therefore, applicants could utilize only one of the incentives on a proposed project. The proposed text amendment will encourage the creation and restoration of Rare and Unique upland habitat in addition to preservation, which is incentivized currently in the LDC.

The text amendments below, as provided by the applicant, are intended to provide a density incentive for the preservation, creation, and/or restoration of Rare and Unique upland habitats:

POLICY 123.2.17: As an incentive to preserve, enhance, and restore indigenous Rare and Unique upland habitat, 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 habitat if approved and developed as a unified planned development that meets all the following criteria:

1. Development shall meet the Land Development Code definition of “Large Development.”
2. Development shall have direct access to an arterial road.
3. Development shall provide connection to public water and sewer services.
4. 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 created or restored wetlands, flowways/creeks, 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.
5. 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.

While staff is generally in support of the proposed amendments there are some minor changes needed for internal consistency with the Lee Plan. Portions of the proposed amendments to be modified are identified below:

1. Development shall must meet the Land Development Code definition of “Large Development.” be a minimum of 10 acres.
2. Development shall must have direct access to an arterial road.
3. Development shall must provide connection to public water and sewer services.

These modifications aim to avoid different interpretations of the proposed Policy staff by replacing “shall” with “must”; this is consistent with policy wording throughout the Lee Plan. In addition, Section 10-1 of the Land Development Code defines Large Development as “*a project of ten acres or more in land area or two acres or more in impervious area.*” Staff supports the limitation of properties that may utilize the incentive to a minimum of 10 acres, however prefers to not include a cross reference to a definition in the Land Development Code that could be modified without regard to how the change impacts application of the Policy.

The proposed amendments as modified by staff will ensure the success and protection of the Rare and Unique upland habitats being preserved, created and/or restored by requiring evidence of appropriate soils to support the plant community where habitat restoration or creation is proposed and by requiring an ecological restoration plan containing long-term monitoring requirements. In addition, the amendments ensure that projects implementing this policy provide a minimum of 60% open space of which 50% must be indigenous preserve.

Standards intended to protect water quality and quantity are also proposed as part of the proposed language. These include requirements that developments utilizing the proposed incentives will connect to public water and sewer.

Additionally, developments must be a minimum of 10 acres. Parcels of 10 acres or more have the potential to produce greater benefits from the incentives. Parcels that are 10 acres or greater will also have sufficient number of dwelling units to share the costs associated with the environmental enhancements and ongoing maintenance requirements to assure long term success of the project. Without the proposed policy and with current development pressures for residential uses, many of these parcels may develop without central water and sewer and without dedicated 60 percent open space of which 50 percent will be indigenous preserves.

The proposed amendments, as modified by staff and included in Attachment 1, are consistent with Goal 123; Objectives 123.1 and 123.2; and, Policies 123.1.1, 123.1.5, 123.2.2, 123.2.4, 123.2.6, 123.2.9, and 123.2.15 by providing standards for implementing the protection, preservation and creation of Rare and Unique upland habitats through creative site design.

DISCUSSION AND ANALYSIS – Density and Growth Management

The proposed text amendments incentivize the creation, preservation and/or restoration of Rare and Unique upland habitats by allowing one additional dwelling unit for each acre that is preserved or restored based on the criteria provided in the Policy. The County’s analysis finds that the proposed incentive could

benefit the development of at least 92 parcels, consisting of approximately 4,059 acres.² If it is assumed that all of the acreage within the indigenous preserve areas (50% of the minimum required open space) will qualify for the incentive, a maximum of 1,218 dwelling units could be created by using the incentive on the estimated 4,059 qualifying acres. While this analysis provides that it may be possible to generate 1,218 dwelling units using the proposed incentive, it is highly unlikely based on the developer-built public utility system improvements needed for property to qualify for the incentive.

Proposed Policy 123.2.17 supports an effort to balance future residential development needs in rural lands of Lee County, consistent with Lee Plan **Goal 5**, while incentivizing the preservation and creation of Rare and Unique upland habitats. Based on the density allowed in the Rural future land use category and the minimum lot size allowed in the AG-2 zoning district, residential development within rural areas typically results in large lot (1 acre or greater) development that require no common open space, no native indigenous preserve and no requirement mandating connection to adjacent public water and sanitary sewer utilities.

Objective 2.1 of the Lee Plan states that “Contiguous and compact growth patterns will be promoted to... contain urban sprawl... [and] conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities.” The proposed amendments allow for increases in density for properties in the Rural future land use category as an incentive to preserve, create, or restore Rare and Unique upland habitats. In addition, by allowing more dwelling units to accommodate more population on the same amount of land where public facilities are available, minimizes the cost of public services and will delay or forgo the need to develop lands more distant from existing public services. Implementation of the proposed amendments will not detract from the distinction between future non-urban areas and future suburban or future urban areas as envisioned by the Lee Plan. Policies that encourage both the continued use of the Rural future land use categories in appropriate areas and the protection of wetlands and other natural resources and systems are consistent with Objective 2.1 and 163.3177(6)(a)9 of the Florida Statutes.

Between 2010 and 2021 Lee County’s population has grown from 618,754 in 2010 and 782,579 in 2021, an increase of 26.4 percent, or an average yearly increase of 2.4 percent. Goals 5 and 135, and Policy 135.1.9 generally provide that Lee County will accommodate the projected populations in safe and attractive neighborhoods with a range of housing types and prices. These Lee Plan provisions are consistent with and based upon Florida Statute 163.3177(1)(f)3, which provides “The Plan must be based on at least the minimum amount of land required to accommodate the medium projections as published by the Office of Economic and Demographic Research...” As Lee County approaches buildout of land areas, accommodating population growth will require balancing increases in density with protecting the character of existing and planned residential areas and natural resources. Density incentives for lands in Lee County’s non-urban areas, such as the one included in proposed Policy 123.2.17, helps to balance the need to accommodate a growing population of future residents with the need to protect the existing character of residential areas and natural resources that are essential to attracting new residents. The proposed amendments are consistent with Goals 5 and 135, and Policy 135.1.9 of the Lee Plan and will help Lee County maintain consistency with Florida Statute 163.3177(1)(f)3.

²Analysis is based on the following criteria: 1) located in the Rural future land use category; 2) having at least 10 acres in size; and, having direct access to an arterial roadway. The analysis does not provide for the number of parcels/acreage that do not have access to public water/sewer sources or lands unsuitable to survival of Rare and Unique upland habitat.

Requiring developments that utilize the proposed incentive be located on an arterial roadway and connect to public water and sanitary sewer utilities will assure there are adequate public facilities to serve those developments, and will help to balance the need for additional residential dwelling units. Additionally, Policy 2.2.1 requires that rezoning proposals will be evaluated as to the availability and proximity of the road network; central sewer and water lines; community facilities and services such as schools, EMS, fire and police protection, and other public facilities.

CONCLUSIONS

The amendments are consistent with the Lee Plan:

- The proposed amendment provides standards for development that incentivizes long term protection and creation of Rare and Unique upland habitats, consistent with Objective 123.1 and 123.2 of the Lee Plan.
- The proposed amendments are consistent with Goals 5 and 135, and Policy 135.1.9 of the Lee Plan and will help Lee County maintain consistency with Florida Statute 163.3177(1)(f)3 by accommodating anticipated residential needs.
- Requiring developments that utilize the proposed incentive be located on an arterial roadway and connect to public water and sanitary sewer utilities will assure there are adequate public facilities to serve those developments

Staff recommends that the Board of County Commissioners ***transmit*** the proposed amendment as shown in Amendment 1.

PROPOSED TEXT AMENDMENTS

CONSERVATION & COASTAL MANAGEMENT ELEMENT

POLICY 123.2.17: As an incentive to preserve, enhance, and restore indigenous Rare and Unique upland habitat, 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 habitat if approved and developed as a unified planned development that meets all the following criteria:

1. Development must be a minimum of 10 acres.
2. Development must have direct access to an arterial road.
3. Development must provide connection to public water and sewer services.
4. 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 created or restored wetlands, flowways/creeks, 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.
5. 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.



APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - TEXT

Project Name: Rural – Rare and Unique Habitat Preservation

Project Description: Text amendments to allow incentives for the creation, preservation and restoration of Rare and Unique upland habitats, and the preservation of flowways and creeks as applied to clustered planned developments within the Rural Future Land Use category.

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

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

APPLICANT – PLEASE NOTE:

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

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

Once staff has determined that the application is sufficient for review, 15 complete copies will be required to be submitted to staff. These copies will be used for Local Planning Agency, Board of County Commissioners hearings, and State Reviewing Agencies. Staff will notify the applicant prior to each hearing or mail out to obtain the required copies.

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

1. Name of Applicant: Lennar Home, LLC

Address: 10481 Six Mile Cypress Pkwy

City, State, Zip: Fort Myers, FL 33966

Phone Number: 239-931-4782

E-mail: Barry.Ernst@lennar.com

2. Name of Contact: Kenrick Gallander, AICP

Address: 12800 University Dr., Suite 175

City, State, Zip: Fort Myers, FL, 33907

Phone Number: 850-803-5621

E-mail: kgallander@consult-rwa.com

3. Property Information: Provide an analysis of any property within Unincorporated Lee County that may be impacted by the proposed text amendment. Properties within the Rural Future Land Use category could apply for planned development zoning and utilize the incentive criteria for preservation, creation, and/or restoration of environmentally sensitive lands. Refer to Exhibit T5 – Impact Analysis Supplemental providing the supporting information related to this section.

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

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

☐ Public Acquisition
[Map 1-D]

☐ Agricultural Overlay
[Map 1-G]

☐ Airport Mitigation Lands
[Map 1-D]

☐ Airport Noise Zones
[Map 1-E]

☐ Southeast Lee County Residential
Overlay [Map 2-D]

☐ Mixed Use Overlay
[Map 1-C]

☐ Community Planning Areas
[Map 2-A]

☐ Urban Reserve [Map 1-D]

☐ Water-Dependent Overlay
[Map 1-H]

☐ Private Recreational Facilities
Overlay [Map 1-F]

4b. Planning Communities/Community Plan Area Requirements

If located in one of the following planning communities/community plan areas, provide a meeting summary document of the required public informational session [Lee Plan Goal 17].

- ☒ 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 30] ☐ Page Park [Goal 31] ☐ San Carlos Island [Goal 32]
☐ Southeast Lee County [Goal 33] ☐ Tice [Goal 34]

Public Facilities Impacts

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

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

2. **Provide an existing and future conditions analysis for the following (see Policy 95.1.3):**

- Sanitary Sewer
- Potable Water
- Surface Water/Drainage Basins
- Parks, Recreation, and Open Space
- Public Schools

Environmental Impacts

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

Historic Resources Impacts

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

Internal Consistency with the Lee Plan

- 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.
- List all goals and objectives of the Lee Plan that are affected by the proposed amendment. This analysis should include an evaluation of all relevant policies under each goal and objective.
- Describe how the proposal affects adjacent local governments and their comprehensive plans.
- List State Policy Plan goals and policies, and Strategic Regional Policy Plan goals, strategies, actions and policies which are relevant to this plan amendment.

Justify the proposed amendment based upon sound planning principles

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

SUBMITTAL REQUIREMENTS

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

MINIMUM SUBMITTAL ITEMS

<input checked="" type="checkbox"/>	Completed application (Exhibit – T1)
<input checked="" type="checkbox"/>	Filing Fee (Exhibit – T2)
<input checked="" type="checkbox"/>	Pre-Application Meeting (Exhibit – T3)
<input checked="" type="checkbox"/>	Proposed text changes (in strike through and underline format) (Exhibit – T4)
<input checked="" type="checkbox"/>	Analysis of impacts from proposed changes (Exhibit – T5)
<input checked="" type="checkbox"/>	Lee Plan Analysis (Exhibit – T6)
<input checked="" type="checkbox"/>	Environmental Impacts Analysis (Exhibit – T7)
<input checked="" type="checkbox"/>	Historic Resources Impacts Analysis (Exhibit – T8) WAIVED per 1/25/22 email from Ms. Mikki Rozdolski.
<input checked="" type="checkbox"/>	State Policy Plan Analysis (Exhibit – T9)
<input checked="" type="checkbox"/>	Strategic Regional Policy Plan Analysis (Exhibit – T10)



Comprehensive Plan Text Amendment

EXHIBIT T2

Filing Fee

Text Amendment: **\$2,500.00**

Prior Map Amendment >20 acres	= \$2,000.00
Plus \$20 x (109.67/10)	= <u>\$219.34</u>
Subtotal	= \$2,219.34 paid and credited toward text amendment.

TOTAL FEE: \$2,500.00 - \$2,219.34 = \$280.66 per email from Ms. Mikki Rozdolski dated 1/25/22.



Comprehensive Plan Text Amendment

EXHIBIT T3

Pre-application Meeting

Date: December 9, 2021

County Staff: David Loveland, Mikki Rozdolski, Brandon Dunn, Tyler Griffin, Hunter Searson and Michael Jacob

Applicant and Representatives: Barry Ernst, Neale Montgomery, Patrick Vanasse, and Ken Gallander

Summary: The meeting was requested to discuss the status of an existing comprehensive plan map amendment. During the meeting it was determined that an alternative approach to addressing future residential development opportunities in the Rural areas would be more appropriate. The proposed approach would be to seek a Comprehensive Plan Text Amendment applicable to the Rural Future Land Use category. Further discussion centered on the text amendment application and the need to focus on specific increased protections to the environment while allowing for some increase in additional residential density.



Comprehensive Plan Text Amendment (CPA)

EXHIBIT T4

Proposed Text Changes

FUTURE LAND USE ELEMENT

* * * * *

POLICY 1.4.1: The Rural areas are to remain predominantly rural – that is, low density residential, agricultural uses, and minimal non-residential land uses that are needed to serve the rural community. Natural resource extraction may be permitted in accordance with Policy 10.1.4. These areas are not to be programmed to receive urban-type capital improvements, and they can anticipate a continued level of public services below that of the urban areas. Maximum density in the Rural area is one dwelling unit per acre (1 du/acre), except when a property owner meets the incentive requirements as set forth in Policy 123.2.17. (Ord. No. [97-17, 98-09, 00-22, 07-12, 10-20](#))

* * * * *

CONSERVATION & COASTAL MANAGEMENT ELEMENT

POLICY 123.2.17: As an incentive to preserve, enhance, and restore indigenous Rare and Unique upland habitat, 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 habitat if approved and developed as a unified planned development that meets all the following criteria:

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* * * * *



**Comprehensive Plan Text Amendment
EXHIBIT T5 - Supplemental
Impact Analysis**

This document is the data and analysis that evaluates the potential impact the proposed text amendment could have within the Rural Future Land Use Map (FLUM) category. This document further evaluates the number of parcels and acreage within the Rural category that could potentially be affected by the proposed text change. The GIS mapping conducted used the following criteria as outlined in Policy 123.2.17:

- Undeveloped/vacant parcels (per Lee County Property Appraiser's database) within the Rural FLUM category;
- Individual parcels or aggregated contiguous parcels under common ownership (per Lee County Property Appraiser's database) that meet the Land Development Code definition for "Large Development" (10 acres or more). It should be noted that the term "Large Development" is defined within the Lee County LDC and that the review and regulatory requirements are augmented for these types of projects. This classification recognizes that parcels of 10 acres or more have the potential to produce greater impacts but also have sufficient scale to mitigate for those potential impacts and to absorb added regulatory costs due to the greater number of units within a larger project. Applying this standard is logical and justifiable as it provides sufficient size, and thus rooftops to support the added expense of central water and sewer and also makes the clustered development approach feasible;
- Adjacent to arterial roads maintained by either Lee County or FDOT; and
- Located within or adjacent to the boundaries of the Lee Plan's Future Water Service Areas (Map 4-A), Future Sanitary Sewer Service Areas (Map 4-B) and the Lee County Utilities Water and Sewer Franchise Maps.

Based on the latest parcel data set obtained from the Lee County Property Appraiser's office, there are 1,355 parcels within the Rural Future Land Use Map (FLUM) category. Of the 1,355 parcels, there are 18 undeveloped/vacant properties (Average size: 22+/- acres) that meet the LDC definition of "large development." See Attachment A: Applicable Rural Lands Dataset and Attachment B: Lee County Vacant Land Maps. This represents approximately 1.3% percent of the Rural lands in Lee County.

Theoretically, when applying a maximum potential density of 2 dwelling units/acre (base density of 1 du/acre plus an additional density of up to 1 du/acre for preserved rare and unique habit lands) pursuant to the proposed text amendment (Policy 123.2.17), approximately 792 additional home sites could be developed in the Rural lands. Based on two recent examples, achieving this maximum potential density

is very unlikely. The application of the proposed text amendment to the Bayshore Ranch project results in a density of 1.11 du/acre. Similarly, the Owl Creek Text Amendment (CPA2020-00005), of which proposed Policy 123.2.17 is derived, also results in a density of 1.11 du/acre. When applying a density of 1.11 du/acre to eligible Rural lands, the potential number of housing units decreases by approximately 44% to 440 additional units. Considering that Rural Lands account for 7,764 acres per *Lee Plan Table 1(b) Year 2045 Allocations* and could generate a total density of 7,764 units at 1du/acre, this proposed amendment when applying a probable density of 1.11 du/acre (440 units) represents a minor expansion of overall housing units needed to support the projected population growth within Lee County.

Based on this analysis, it can be reasonably projected that the implementation of the proposed text amendment (Policy 123.2.17) will not significantly or negatively impact public services/facilities. However, when applied, it will result in additional housing opportunities to address the anticipated population growth and provide public environmental benefits within the Rural lands of Lee County by eliminating individual well and septic systems, as well as providing assurances that significant areas of common open space and rare and unique habitat preserve will be provided.

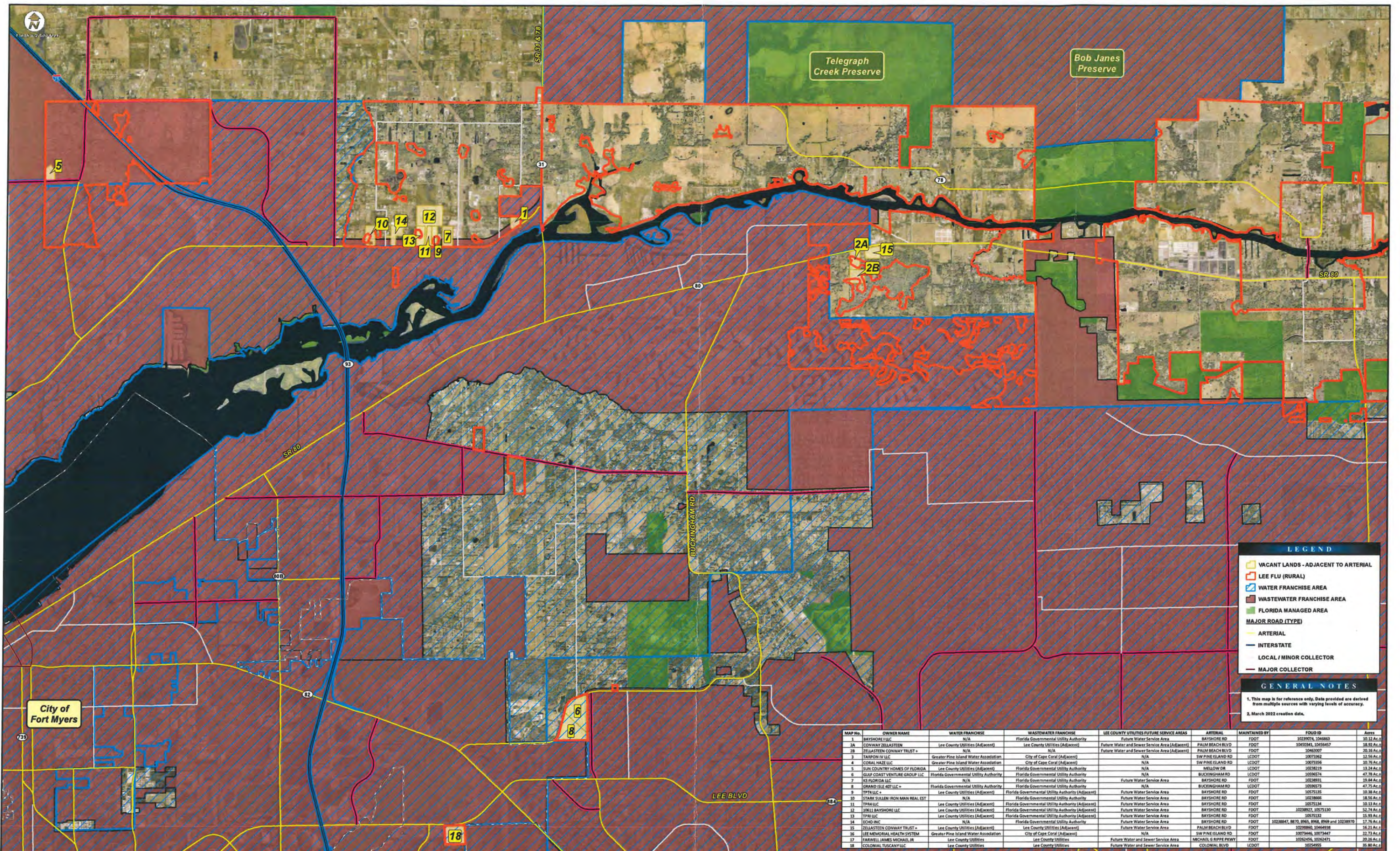
Attachments:

- Attachment A: Applicable Rural Lands Dataset
- Attachment B: Lee County Vacant Land Maps.

EXHIBIT T5 SUPPLEMENTAL - ATTACHMENT A: APPLICABLE RURAL LANDS DATASET

MAP No.	OWNER NAME	WATER FRANCHISE	WASTEWATER FRANCHISE	LEE COUNTY UTILITIES FUTURE SERVICE AREAS	ARTERIAL	MAINTAINED BY	FOLIO ID	ACRES
1	BAYSHORE I LLC	N/A	Florida Governmental Utility Authority	Future Water Service Area	BAYSHORE RD	FDOT	10239074, 1046863	10.12 Ac.±
2A	CONWAY ZELLASTEEN	Lee County Utilities (Adjacent)	Lee County Utilities (Adjacent)	Future Water and Sewer Service Area (Adjacent)	PALM BEACH BLVD	FDOT	10450341, 10456457	18.92 Ac.±
2B	ZELLASTEEN CONWAY TRUST +	N/A	N/A	Future Water and Sewer Service Area (Adjacent)	PALM BEACH BLVD	FDOT	10463007	20.16 Ac.±
3	TARPON IV LLC	Greater Pine Island Water Association	City of Cape Coral (Adjacent)	N/A	SW PINE ISLAND RD	LCDOT	10073362	12.56 Ac.±
4	CORAL HAZE LLC	Greater Pine Island Water Association	City of Cape Coral (Adjacent)	N/A	SW PINE ISLAND RD	LCDOT	10073356	10.76 Ac.±
5	SUN COUNTRY HOMES OF FLORIDA	Lee County Utilities (Adjacent)	Florida Governmental Utility Authority	N/A	MELLOW DR	LCDOT	10238219	13.24 Ac.±
6	GULF COAST VENTURE GROUP LLC	Florida Governmental Utility Authority	Florida Governmental Utility Authority	N/A	BUCKINGHAM RD	LCDOT	10596574	47.78 Ac.±
7	KS FLORIDA LLC	N/A	Florida Governmental Utility Authority	Future Water Service Area	BAYSHORE RD	FDOT	10238931	19.84 Ac.±
8	GRAND ISLE 407 LLC +	Florida Governmental Utility Authority	Florida Governmental Utility Authority	N/A	BUCKINGHAM RD	LCDOT	10596573	47.75 Ac.±
9	TPT4 LLC +	Lee County Utilities (Adjacent)	Florida Governmental Utility Authority (Adjacent)	Future Water Service Area	BAYSHORE RD	FDOT	10575135	10.38 Ac.±
10	STARK SULLEN IRON MAN REAL EST	N/A	Florida Governmental Utility Authority	Future Water Service Area	BAYSHORE RD	FDOT	10238666	18.56 Ac.±
11	TPR4 LLC	Lee County Utilities (Adjacent)	Florida Governmental Utility Authority (Adjacent)	Future Water Service Area	BAYSHORE RD	FDOT	10575134	10.13 Ac.±
12	10611 BAYSHORE LLC	Lee County Utilities (Adjacent)	Florida Governmental Utility Authority (Adjacent)	Future Water Service Area	BAYSHORE RD	FDOT	10238927, 10575130	52.74 Ac.±
13	TPRI LLC	Lee County Utilities (Adjacent)	Florida Governmental Utility Authority (Adjacent)	Future Water Service Area	BAYSHORE RD	FDOT	10575132	15.93 Ac.±
14	ECHO INC	N/A	Florida Governmental Utility Authority	Future Water Service Area	BAYSHORE RD	FDOT	10238847, 8870, 8965, 8968, 8969 and 10238970	17.76 Ac.±
15	ZELLASTEEN CONWAY TRUST +	Lee County Utilities (Adjacent)	Lee County Utilities (Adjacent)	Future Water Service Area	PALM BEACH BLVD	FDOT	10298860, 10464938	16.21 Ac.±
16	LEE MEMORIAL HEALTH SYSTEM	Greater Pine Island Water Association	City of Cape Coral (Adjacent)	N/A	SW PINE ISLAND RD	FDOT	10073446, 10073447	22.73 Ac.±
17	FARWELL JAMES MICHAEL JR	Lee County Utilities	Lee County Utilities	Future Water and Sewer Service Area	MICHAEL G RIPPE PKWY	FDOT	10262456, 10262471	20.26 Ac.±
18	COLONIAL TUSCANY LLC	Lee County Utilities	Lee County Utilities	Future Water and Sewer Service Area	COLONIAL BLVD	LCDOT	10254955	35.80 Ac.±

Average Size: 22.19 Ac.±



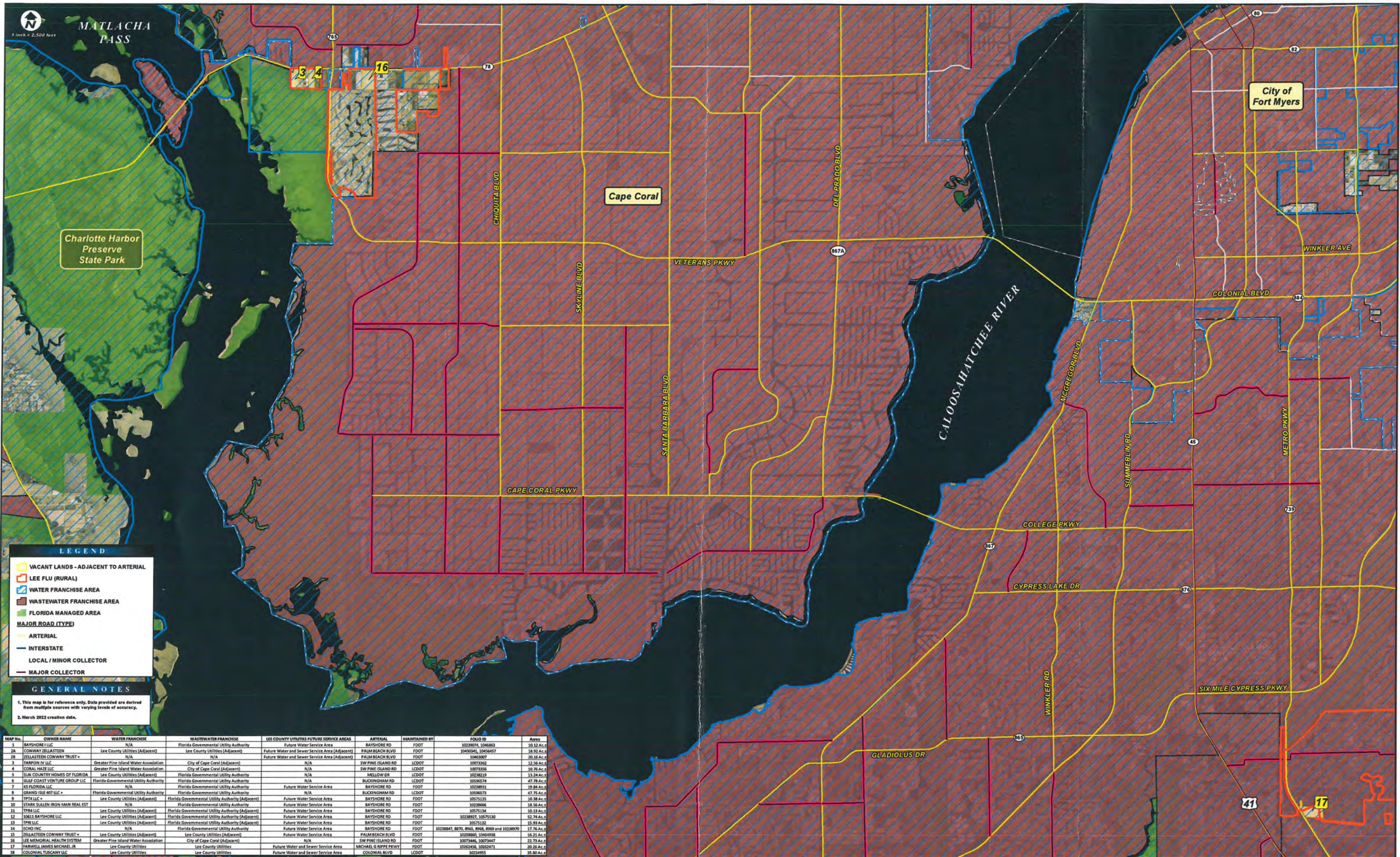
LEGEND

- VACANT LANDS - ADJACENT TO ARTERIAL
- LEE FLU (RURAL)
- WATER FRANCHISE AREA
- WASTEWATER FRANCHISE AREA
- FLORIDA MANAGED AREA
- MAJOR ROAD (TYPE)
- ARTERIAL
- INTERSTATE
- LOCAL / MINOR COLLECTOR
- MAJOR COLLECTOR

GENERAL NOTES

- This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy.
- March 2022 creation date.

MAP No.	OWNER NAME	WATER FRANCHISE	WASTEWATER FRANCHISE	LEE COUNTY UTILITIES FUTURE SERVICE AREAS	ARTERIAL	MAINTAINED BY	FOUO ID	Area
1	BAYSHORE LLC	N/A	Florida Governmental Utility Authority	Future Water Service Area	BAYSHORE RD	FDOT	10239074, 1046863	30.12 Ac.
2A	CONWAY ZELLASTEEN	Lee County Utilities (Adjacent)	Lee County Utilities (Adjacent)	Future Water and Sewer Service Area (Adjacent)	PALM BEACH BLVD	FDOT	10450241, 10456457	18.92 Ac.
2B	TELLASTEEN CONWAY TRUST	N/A	N/A	Future Water and Sewer Service Area (Adjacent)	PALM BEACH BLVD	FDOT	10463007	20.16 Ac.
3	TARPON IV LLC	Greater Pine Island Water Association	City of Cape Coral (Adjacent)	N/A	SW PINE ISLAND RD	LCDOF	10073362	12.56 Ac.
4	CORAL HAZE LLC	Greater Pine Island Water Association	City of Cape Coral (Adjacent)	N/A	SW PINE ISLAND RD	LCDOF	10073366	30.76 Ac.
5	SUN COUNTRY HOMES OF FLORIDA	Lee County Utilities (Adjacent)	Florida Governmental Utility Authority	N/A	MELLOW DR	LCDOF	10278119	13.24 Ac.
6	GLSF COAST VENTURE GROUP LLC	Florida Governmental Utility Authority	Florida Governmental Utility Authority	N/A	BUCKINGHAM RD	LCDOF	10096524	47.78 Ac.
7	KS FLORIDA LLC	N/A	Florida Governmental Utility Authority	Future Water Service Area	BUCKINGHAM RD	FDOT	10238931	19.84 Ac.
8	GRAND ISLE 407 LLC	Florida Governmental Utility Authority	Florida Governmental Utility Authority	N/A	BUCKINGHAM RD	LCDOF	10296573	47.75 Ac.
9	TPPA LLC	Lee County Utilities (Adjacent)	Florida Governmental Utility Authority (Adjacent)	Future Water Service Area	BAYSHORE RD	FDOT	10275335	10.38 Ac.
10	STARK SULLEN IRON MAN REAL EST	N/A	Florida Governmental Utility Authority	Future Water Service Area	BAYSHORE RD	FDOT	10238666	18.56 Ac.
11	TPPA LLC	Lee County Utilities (Adjacent)	Florida Governmental Utility Authority (Adjacent)	Future Water Service Area	BAYSHORE RD	FDOT	10275334	10.13 Ac.
12	JOE11 BAYSHORE LLC	Lee County Utilities (Adjacent)	Florida Governmental Utility Authority (Adjacent)	Future Water Service Area	BAYSHORE RD	FDOT	10238927, 10275330	52.74 Ac.
13	TPPA LLC	Lee County Utilities (Adjacent)	Florida Governmental Utility Authority (Adjacent)	Future Water Service Area	BAYSHORE RD	FDOT	10275332	15.79 Ac.
14	ECHO INC	N/A	Florida Governmental Utility Authority	Future Water Service Area	BAYSHORE RD	FDOT	10238847, 8870, 8965, 8966, 8969 and 10238970	17.76 Ac.
15	ZELLASTEEN CONWAY TRUST	Lee County Utilities (Adjacent)	Lee County Utilities (Adjacent)	Future Water Service Area	PALM BEACH BLVD	FDOT	10239060, 10464938	16.21 Ac.
16	LEE MEMORIAL HEALTH SYSTEM	Greater Pine Island Water Association	City of Cape Coral (Adjacent)	N/A	SW PINE ISLAND RD	FDOT	10073446, 10073447	22.73 Ac.
17	FAIRWELL JAMES MICHAEL JR	Lee County Utilities	Lee County Utilities	Future Water and Sewer Service Area	MICHAEL G RIPPE PKWY	FDOT	10252456, 10252471	20.38 Ac.
18	COLONIAL TUSCAN LLC	Lee County Utilities	Lee County Utilities	Future Water and Sewer Service Area	COLONIAL BLVD	LCDOF	10254055	35.80 Ac.





Comprehensive Plan Text Amendment (CPA)

EXHIBIT T6

Request Justification and Lee Plan Analysis Narrative

OVERVIEW OF REQUEST AND JUSTIFICATION

The proposed comprehensive plan text amendments seeks to add Policy 123.2.17 to the Conservation and Coastal Management Element to incentivize the creation, preservation and restoration of Rare and Unique upland habitats, and the preservation of flowways and creeks on lands within the Rural Future Land Use category. Through the creation, preservation and/or restoration of Rare and Unique uplands, flowways/creeks, and native plant communities, Policy 123.2.17 enables proposed developments, through the planned development process, to achieve one (1) additional dwelling unit for each acre of environmentally sensitive area that is retained or improved. Additionally, Future Land Use Element Policy 1.4.1 is amended to ensure consistency with Policy 123.2.17 and to provide language cross-referencing the potential for additional density being applied within the Rural areas.

The addition of Policy 123.2.17 supports an effort to balance future residential development needs in rural lands of Lee County while ensuring that native plant communities are enhanced and maintained in a planned and sustainable manner. Residential development within rural areas typically results in large lot (ranchette style) development pursuant to current regulations that require no common open space, no native indigenous preserve and no requirement mandating connection to adjacent public water and sanitary sewer utilities.

Allowing a slight increase in density in exchange for greater open space and preserve as well as reducing impacts from individual well and septic systems in Rural lands will provide environmental and public benefit without eliminating the option for large lot homesites desired in certain areas. Proposed Policy 123.2.17 encourages developments to utilize clustered site design and environmental resource protection measures, which are as follows:

- The project shall be developed as a unified planned development through a rezoning process.
- The project shall be a minimum of 10 acres consistent with the standards of a "Large development" as defined within the Land Development Code.
- The project shall have direct access to an arterial road.
- The project shall connect to public water and sewer services.

- The development shall be clustered to provide for contiguous tracts of open space, which can consist of created or restored wetlands, flowways, or created and/or restored Rare and Unique upland habitats.
- The land where creation and/or restoration of Rare and Unique upland habitats must comply with the minimum dimensions required for indigenous open space areas set forth in the LDC.
- The land where Rare and Unique upland habitat is going to be created or restored must contain the soil(s) needed to support the establishment and success of Rare and Unique upland habitats.
- A minimum of 60% open space is required, of which 50% must be indigenous preserve. The indigenous preserve may consist of existing, created or restored wetlands, flowways/creeks, or Rare and Unique upland habitats.

An impact analysis (Exhibit T5 - Supplemental) of current Rural areas based on the criteria outlined in proposed Policy 123.2.17, indicates there are approximately 18 vacant "large development" (10 acres or more as defined per LDC Sec. 10.1) properties out of over 1,300 parcels within the Rural area. These properties are also located along an arterial roadway and able to connect to public water and sanitary sewer utilities due to the proximity to franchise utility areas or future utility service areas. These identified corridors and accessibility to water and sewer utilities represent growth areas for Lee County and are a natural extension of existing development patterns. These corridors also have the needed infrastructure to accommodate future growth, and larger properties along those corridors should be incentivized to develop in a more environmentally sustainable way, while maintaining the low-density rural character interface with existing development as described in their subject community plans.

The proposed policy would apply to a very limited number of "large development" properties located along major arterial growth corridors, which makes them attractive for immediate development as either large lot subdivisions or planned developments. The term "Large Development" is defined within the Lee County LDC. Utilizing this classification recognizes that parcels of 10 acres or more have the potential to produce greater impacts but also have sufficient scale to mitigate for those potential impacts and to absorb added regulatory costs due to the greater number of units within a larger project. Applying this standard is logical and justifiable as it provides sufficient size, and thus rooftops to support the added expense of central water and sewer and also makes the clustered development approach feasible. If not for the proposed policy, many of these parcels may develop without central water and sewer and without dedicated open space and preserves. The proposed density increase, while very limited, may provide a sufficient incentive for developers to include central water and sewer systems, invest in providing common open space and protect environmentally sensitive areas.

Proposed Policy 123.2.17 results in appreciable environmental and public benefits while also maintaining the desired lower-density rural character. Having a significant portion of a property devoted to open space and perpetually set aside as preserve, along with the reduction in well and septic systems, is a win-win for environmental protection efforts in Lee County as well as the landowner seeking a slight density increase that can make a well-designed planned development feasible.

LEE PLAN ANALYSIS

FUTURE LAND USE ELEMENT:

Under Policy 1.4.1, the maximum density allowed in the Rural category is 1 dwelling unit (du) per acre. The proposed text amendment to add Policy 123.2.17 will allow for an additional one (1) dwelling unit for each one (1) acre of created, preserved and/or restored indigenous Rare and Unique upland habitats, flowways and creeks if approved and developed as a unified planned development meeting specific criteria as outlined previously. The proposed text amendment also provides language under Policy 1.4.1 clarifying an applicant's ability to exceed the base density of 1 du/acre in Rural areas by cross-referencing proposed Policy 123.2.17.

Proposed Policy 123.2.17 is consistent with Objective 1.5 (Wetlands) and supporting applicable policies outlining the necessary protections and delineation of such environmentally sensitive areas. Policy 1.5.1 and Policy 124.1.1, as amended under CPA2020-00005, indicate the maximum density allowed is 1 dwelling unit per 20 acres, unless otherwise provided in Table 1(a) and Chapter XIII of the Lee Plan for wetland preservation. Proposed Policy 123.2.17 further encourages wetland preservation and thus, enables utilization of the density transfer of 1 du/acre in accordance with Policy 1.5.1 and amended Policy 124.1.1 when adjacent to the Rural Future Land Use Map category.

Growth Management

The request is consistent with Objective 2.1 (DEVELOPMENT LOCATION), and the applicable Policies 2.1.1 and 2.1.2, which outline the intent to promote contiguous and compact growth patterns and contain urban sprawl. As previously stated, although within a Rural FLU category, adequate urban services exist for development to occur without negatively affecting natural resources or requiring additional infrastructure. The proposed criteria provided in the text amendment will not result in urban sprawl, which is defined in the Lee Plan as *"The uncontrolled, premature, or untimely expansion and spreading out of urban levels of density or intensity into out-lying, non-urban areas."* The availability of urban services provides supporting evidence for properly managed and controlled development to take place in the area. Future developments adhering to Policy 123.2.17 and the planned development process will deliver quality and more sustainable development throughout Rural areas of Lee County.

The request is consistent with Objective 2.2 (DEVELOPMENT TIMING), which outlines the intent to direct new growth to future urban areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. The criteria provided within proposed Policy 123.2.17 maintain low-density development, ensures that projects connect to urban services, and help fulfill housing needs in Lee County.

General Development Standards

The request is consistent with Standard 4.1.1 (WATER), AND 4.1.2 (SEWER), and 4.1.4 (ENIRONMENTAL FACTORS). Future development in Rural areas meeting the criteria under proposed Policy 123.2.17 are limited to a potential maximum density of 2 du/acre. Developments under this density level would not be required to connect to a public water system as required by Standard 4.1.1. Proposed Policy 123.2.17, however, requires future development seeking any additional density to connect to water services, and thus is consistent with the intent of Standard 4.1.1.

Additionally, future development in Rural areas meeting the criteria under proposed Policy 123.2.17 will be required to connect to a sanitary sewer system consistent with the intent of Standard 4.1.2.

Consistent with Standard 4.1.4, an Environmental Impact Analysis Report will have to be provided to ensure consistency with the criteria outline in proposed Policy 123.2.17. Future development will be consistent with the proposed text amendment (Policy 123.2.17) by utilizing a clustered development pattern ensuring the planned development is well-integrated, properly designed, functionally interconnected, and not impacting, but preserving the natural and most environmentally sensitive areas of the site.

Residential Land Uses

Goal 5 (RESIDENTIAL LAND USES) outlines the need to “provide sufficient land in appropriate locations on the Future Land Use Map to accommodate the projected population of Lee County in the year 2030 in attractive and safe neighborhoods with a variety of price ranges and housing types.” According to the Bureau of Economic and Business Research (BEBR), the medium range population projection for Lee County anticipates a population increase from 735,148 in 2020 to 904,700 by 2030. This influx of an additional 169,552 residents further emphasizes the need to provide housing to accommodate the projected population growth for the area. The utilization of lands that are able to adhere to proposed Policy 123.2.17 for some additional housing will assist in achieving this goal.

The proposed text amendment request requires a rezoning to a planned development consistent with Policy 5.1.1. Furthermore, in alliance with Policy 5.1.3, which emphasizes directing residential developments to locations near employment and shopping centers, parks, and schools, the proposed developments will be proximate to arterial corridors that are or will likely be experiencing growth and relatively accessible to commercial goods and services, public parks and public schools to serve its residents.

The request is consistent with Policy 5.1.2, which outlines the intent to prohibit residential development where physical constraints or hazards exist. When adhering to the criteria in the proposed text amendment and the Planned Development process, the resulting clustered developments will provide the necessary environmental, historical, water quality, and infrastructure enhancement measures needed to ensure proper functionality and design.

Policy 5.1.5 of the Lee Plan, was adopted to “protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment.” Proposed Policy 123.2.17 incentivizes sustainable development patterns by requiring a minimum of 60% open space; a minimum of 30% preserve (50% of open space requirement); and clustered development design. When implemented, these qualities will help to ensure the residential uses within these planned developments are not “destructive to the character and integrity of the residential environment” that is existing or proposed around them.

TRANSPORTATION ELEMENT

Consistent with Policies 39.2.3, 39.6.1, 39.6.2, and 39.6.3, future development adhering to the criteria provided under proposed Policy 123.2.17, will at the time of a rezoning to Planned Development and development order, ensure all necessary motor vehicle transportation support, traffic management infrastructure, and pedestrian/bicycle connections are in place.

COMMUNITY FACILITIES & SERVICES ELEMENT

Potable Water

The proposed text amendment requires future development within the Rural lands to connect to water services. This requirement ensures consistency with Policies 53.1.5 and 53.1.9.

Sanitary Sewer

The proposed text amendment requires future development within the Rural lands to connect to sewer services. This requirement ensures consistency with Policies 56.1.4, 56.1.7, Objective 56.2, and Policy 56.2.1.

Surface Water Management

Through the utilization of clustered development and criteria laid out per the proposed text amendment, the proposed future developments will ensure preservation of existing waterways and wetland habitats consistent with Policy 60.1.2.

Objective 60.4 outlines the intent to incorporate natural systems into surface water management systems to improve water quality, air quality, water recharge/infiltration, water storage, wildlife habitat, recreational opportunities, and visual relief. Future development throughout the Rural lands utilizing Policy 123.2.17 will provide preserved wetlands, flowways/creeks, and Rare and Unique upland habitat. Preserving these areas provides opportunities to design surface water management system that will incorporate the existing wetland systems and natural flow ways; thus, complying with policies 60.4.1, 60.4.2, and 60.4.3.

PARKS, RECREATION & OPEN SPACE ELEMENT

Through the criteria under the proposed text amendment projects will provide a significant amount of land area for open space. Additionally, proposed Policy 123.2.17 requires a minimum 60% open space. These open spaces will likely encompass preserve areas, passive recreational areas, lakes, and areas of separation from adjacent properties along the development perimeter, ensuring consistency with Goal 77 – requiring new development to provide open space for “improved aesthetic appearance, visual relief, environmental quality, preservation of existing native trees and plant communities, and the planting of required vegetation.” The clustered design required of Policy 123.2.17 also provides consistency with Policy 77.3.4 by incorporating “large, contiguous open spaces areas.”

CONSERVATION & COASTAL MANAGEMENT ELEMENT

The proposed text amendment is consistent with Policy 123.1.1 by ensuring that standards are in place for development that will “protect and integrate wetlands and Rare and Unique upland habitats.” Consistent with Policy 123.1.5, proposed Policy 123.2.17 and the criteria to ensure lands are restored with Rare and Unique habitat are supportive of the effort to “encourage private restoration of natural habitats” in Lee County. Additionally, the text amendment is consistent with Policy 123.1.7 as future clustered planned developments will provide designated preserve easement areas for potential future area-wide conservation efforts. These preserves will protect high quality wetlands, plant communities, and indigenous uplands, while addressing restoration and management of non-indigenous/invasive areas of the property that have been typically impacted by cattle grazing and agricultural use.

Future planned developments adhering to Policy 123.2.17 will be subject to a long-term plan, as approved by Lee County, to ensure no plantings of exotic species occur and any existing exotics are removed through appropriate management and maintenance of the preservation areas that are placed under conservation easements to SFWMD in accordance the Environmental Resource Permit (ERP) requirements. Thus, the proposed text amendment is consistent with the intent of Policies 123.2.8 and 123.2.11.

Under proposed Policy 123.2.17, additional land area may be created or restored and then preserved as Rare and Unique upland habitat further ensuring these environmentally critical areas are protected from surrounding development as required under Policy 123.2.15.

Overall, the proposed text amendment creating policy 123.2.17 establishes further incentives to ensure the preservation, enhancement, and restoration of Rare and Unique upland habitats, and preservation of flowways/creeks on land within the Rural Land Use category. This policy, when approved, will be consistent with and will further implement Objective 123.2 and the overarching Goal 123 of resource protection of wetlands, critical upland ecosystems, habitat diversity, and natural resources in Lee County.

Policy 123.8.1 provides for methods to address the protection of Gopher Tortoises. Proposed Policy 123.2.17, ensures consistency with Policy 123.8.1 by providing an incentive to preserve, enhance, and restore indigenous Rare and Unique upland habitat beneficial to Gopher Tortoises.

Lee Plan Goal 124 provides overarching language to ensure adequate maintenance and enforcement for any development in wetlands that is cost-effective, complements federal and state permitting processes, and protects the fragile ecological characteristics of wetland systems. Future developments will abide by the criteria outlined in the proposed text amendment to reduce any negative impacts to high quality wetlands and no development impacts will occur until the ERP permit has been issued by the state or SFWMD. Developments, as they move through the permitting process, will be reviewed by the South Florida Water Management District and as a result will be consistent with overall Goal 124, and Policies 124.1.1 and 124.1.2.

HOUSING ELEMENT

Goal 135 outlines the need to provide adequate housing for existing and future residents of Lee County. Objective 135.1 requires the county to work with private and public housing providers to ensure that the additional dwellings needed by 2025 are provided in a variety of types, costs, and locations. According to this objective, the county will need an additional 114,927 units by 2025, of which 39,637 will be needed in unincorporated Lee County. The proposed comprehensive plan amendment could reasonably provide 440 new housing units to help reach Objective 135.1. Consistent with Policy 135.1.9.

EFFECT ON POPULATION

The proposed text amendment will not negatively affect the population projections for Lee County. Based on the United States Census Bureau's Quick Facts database, there are 2.64 persons per household and an overall population of 618,754 (2010 Census) in Lee County. Pursuant to analysis provided in Exhibit T5, the proposed policy could reasonably result in the potential for an additional 440 units within Rural lands. When applying a factor of 2.64 persons per household, these 440 units would house approximately 1,162 people.

According to the University of Florida's College of Liberal Arts & Sciences - Bureau of Economic and Business Research, the projected 2030 population in Lee County will be 904,700 and 1,010,900 in the year 2040. Considering these projections and the previously stated housing needs from Objective 135.1, over 100,000 dwelling units will be needed within the next 5 to 10 years. The proposed text amendment and potential future development utilizing the density allotment could reasonably provide up to 440 additional residential dwelling units to support the future population growth in Lee County.



Comprehensive Plan Text Amendment

EXHIBIT T7

Environmental Impacts Analysis

The proposed comprehensive plan text amendment application seeks to add Policy 123.2.17 to the Conservation & Coastal Management Element to incentivize the creation, preservation and restoration of Rare and Unique upland habitats, and the preservation of flowways and creeks on lands within the Rural Future Land Use category. Through the creation, preservation and/or restoration of Rare and Unique uplands, flowways/creeks, and native plant communities, Policy 123.2.17 enables proposed developments through the planned development process to achieve limited additional residential density.

The addition of Policy 123.2.17 supports an effort to balance future residential development needs in rural lands of Lee County with environmental protection measures ensuring that native plant communities are enhanced and maintained in a planned and sustainable manner. Residential development within rural areas typically results in large lot (ranchette style) development pursuant to current regulations that require no open space, no native indigenous preserve and no connection to adjacent public water and sanitary sewer utilities.

Allowing a slight increase in density in exchange for greater open space and preserve as well as reducing impacts from individual well and septic systems in Rural lands will provide environmental and public benefit without eliminating the option for large lot homesites desire in certain areas. The proposed policy does, however, encourage developments to utilize desired alternative site design to enable positive impacts on the surrounding environment and resource protection measures that are outlined in Policy 123.2.17:

- Be developed as a unified planned development through a rezoning process;
- The project shall be a minimum of 100 acres;
- Development is clustered to provide for contiguous tracts of open space, which can consist of created or restored wetlands, flowways, or created and/or restored Rare and Unique upland habitats

- The land where creation and/or restoration of Rare and Unique upland habitats must comply with the minimum dimensions required for indigenous open space areas set forth in the LDC;
- The land where flowways and creeks are preserved must include a 25-foot buffer to protect the flowway or creek, and the buffer will be included in the density incentive acreage.
- Any preserved, enhanced, restored or created flowway must be designed to maintain conveyance for a 25 year, 3 day storm event;
- Have direct access to an arterial road;
- Provide a connection to public water and sewer services;
- The land where Rare and Unique upland habitat is going to be created or restored must contain the soil(s) needed to support the establishment and success of Rare and Unique upland habitats;
- A conservation or restoration easement must be dedicated to a maintenance entity, consistent with the LDC requirements, with third party enforcement rights. The conservation or restoration easement must be recorded for areas used towards the density incentive. The conservation or restoration easement will permit cleaning and snagging in any flowways or creeks. All Conservation or restoration Easements required as part of the planned development for the density incentive must be recorded within 5 years from the date of issuance of the first development order.
- A minimum of 40% open space is required, of which 30% must be indigenous preserve, wetlands, and creeks or flowways and buffers associated therewith. The indigenous preserve may consist of existing, created or restored wetlands, flowways, native plant communities, and/or Rare and Unique upland habitats.

An analysis of current Rural areas based on the criteria outlined in proposed Policy 123.2.17, indicates that there are limited undeveloped 100 acre parcels within the Rural area that are located along an arterial roadway and able to connect to existing public water and sanitary sewer utilities. Pursuant to a preliminary mapping analysis, only those properties within the Rural category and located along the Bayshore Road, SR 31, and SR 80 would be subject to Policy 123.2.17. These identified corridors represent growth areas for Lee County and are a natural extension of existing development patterns. These corridors have the needed infrastructure to accommodate future growth, and these larger properties along those corridors should be incentivized to develop in a more environmentally sustainable way, while maintaining the low-density rural character described in various community plans.

While the proposed policy would apply to a limited number of parcels, these parcels are larger in size and located along growth corridors, which makes them attractive for immediate development as either large lot subdivisions or planned developments. If not for the proposed Policy, many of these parcels may develop without central water and sewer and without dedicated open space and preserves. The proposed density increase, while limited, may provide a sufficient incentive for developers to build modern utilities, invest in providing common open space and protect environmentally sensitive areas. The minimum project size of 100 acres provides sufficient size and rooftop potential to justify the added expense of central water and sewer, and make the clustered development approach feasible.

Proposed Policy 123.2.17 results in appreciable environmental and public benefits while also maintaining the desired low-density rural character. Having a significant portion of a property devoted to open space and perpetually set aside as preserve along with the reduction in well and septic systems, is a win-win for environmental protection efforts in Lee County as well as the landowner seeking a slight density increase that can make a well-designed planned development feasible.

The following Bayshore Ranch Environmental Assessment, dated June 2021, is again provided to document the land use and environmental aspects of the property, while also specifically identifying those areas of that are rare and unique habitat, jurisdictional wetlands and flowways. These rare and unique habitats, wetlands, and flowways are those components of the property, which under the proposed text amendment are incentivized to be enhanced, restored, and preserved to ensure a continued effort of furthering environmental resource protection in Lee County.

**BAYSHORE RANCH
ENVIRONMENTAL ASSESSMENT**

June 2021

Prepared For:

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Project No. 20LLL3353

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INTRODUCTION

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

The Project totals 109.63± acres and is located in Section 23, Township 43 South, Range 25 East, Lee County (Figure 1). More specifically, the site is bordered to the north, east, and west by undeveloped land and single-family residences; and to the south by Bayshore Road (Exhibit 1).

The property consists of indigenous and non-indigenous upland and wetland habitats and ditches.

LAND USES AND VEGETATION ASSOCIATIONS

Vegetation and land cover mapping for the Project was conducted using Lee County 2020 rectified aerials. Groundtruthing of the vegetative communities was conducted on November 3, 2020 utilizing the Florida Land Use, Cover and Forms Classification System (FLUCFCS) Level III (Florida Department of Transportation 1999). Level IV FLUCFCS was utilized to denote disturbance and hydrologic conditions. “E” codes were used to identify levels of exotic and invasive vegetation (e.g., Brazilian pepper (*Schinus terebinthifolia*), melaleuca (*Melaleuca quinquenervia*), and bamboo (*Bambusa vulgaris*)). AutoCAD 3D 2021 software was used to determine the acreage of each mapping area, produce summaries, and generate the FLUCFCS and Wetlands Map for the Project (Exhibit 2). An aerial photograph of the property with an overlay of the FLUCFCS and Wetlands Map is provided as Exhibit 3.

A total of 23 vegetative and land cover types (i.e., FLUCFCS codes) were identified within the Project site. The site contains disturbed native wetland systems including mixed wetland hardwoods, wetland shrub, and freshwater marsh. The on-site wetland habitats have been disturbed by ditching and exotic infestation. Additionally, one rare and unique upland habitat exists in the northeast portion of the Project site and is mapped as Upland Scrub/Pine and Hardwoods, Disturbed (FLUCFCS Code 4369 E1). This area contains scrub plant species including Chapman oak (*Quercus chapmanii*) and sand live oak (*Quercus geminata*). A summary of the FLUCFCS codes with acreage breakdown and description of each FLUCFCS is presented in Exhibit 4.

SOILS

The soils for the property, per the Natural Resources Conservation Service (formerly the Soil Conservation Service), are shown on Exhibit 5. A brief description for each soil type per the Soil Survey of Lee County, Florida (U.S. Department of Agriculture 1984 & 2020) is presented in Exhibit 6.

JURISDICTIONAL WETLANDS

The jurisdictional wetlands and “other surface waters” (OSWs) by FLUCFCS code are summarized in Table 1. South Florida Water Management District (SFWMD) jurisdictional wetlands constitute a total of 8.89± acres or approximately 8.1 percent of the Project site. SFWMD jurisdictional OSWs constitute a total of 3.34± acre or approximately 3.0 percent of the Project site.

Table 1. SFWMD Wetland and OSW Acreages by FLUCFCS Code

FLUCFCS Code	Description	Acreage
Wetlands		
262	Low Pasture, Hydric	1.31
514H	Ditch, Hydric	0.27
6179 E3	Mixed Wetland Hardwoods, Disturbed (50-75% Exotics)	3.96
6319 E4	Wetland Shrub, Disturbed (76-100% Exotics)	2.06
6149 E1	Freshwater Marsh, Disturbed (0-24% Exotics)	1.29
Wetlands Total		8.89
OSWs		
510	Stream	0.26
514	Ditch	2.64
520	Pond	0.44
OSWs Total		3.34

The prominent wetland feature consists of mixed wetland hardwood area in the northwestern portion of the Project site in addition the OSWs mapped on the property include a natural stream in the northeastern portion of the site which is a tributary of the Caloosahatchee River. A U.S. Geological Survey quadrangle map is provided as Exhibit 7. This map shows the location of some of the wetland systems within the Project.

LISTED SPECIES

Listed wildlife species as listed by the FWCC and the USFWS that have the potential to occur on the Project site are listed in Table 2 (FWCC 2016 and USFWS 1999). Listed plant species as listed by the FDACS and the USFWS (FDACS Chapter 5B-40) that have the potential to occur on the Project site are listed in Table 3. Information used in assessing the potential occurrence of these

species included the Lee County Land Development Code, Field Guide to the Rare Plants of Florida (Chafin 2000), Atlas of Florida Vascular Plants (Wunderlin 2004), and professional experience and knowledge of the geographic region. In addition, FWCC and USFWS records for documented listed species were reviewed for listed species records on or adjacent to the property (Exhibit 8).

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

Common Name	Scientific Name	Designated Status		Potential Habitats (FLUCFCS Code)
		FWCC	USFWS	
Reptiles				
American alligator	<i>Alligator mississippiensis</i>	FT(S/A)	FT(S/A)	262, 510, 514, 520, 6419
Eastern indigo snake	<i>Drymarchon corais couperi</i>	FT	FT	3219, 4119, 4159
Gopher tortoise	<i>Gopherus polyphemus</i>	ST	*	211, 213, 3219, 4119, 4159, 4349, 4369, 743
Birds				
Crested caracara	<i>Caracara cheriway</i>	FT	FT	211, 213, 3219
Everglade snail kite	<i>Rostrhamus sociabilis plumbeus</i>	FE	FE	262, 514, 520, 6419
Florida burrowing owl	<i>Athene cunicularia floridana</i>	ST	-	211, 213
Florida sandhill crane	<i>Grus canadensis pratensis</i>	ST	-	211, 213, 262, 3219, 6419
Little blue heron	<i>Egretta caerulea</i>	ST	-	262, 510, 514, 520, 6179, 6319, 6419
Red-cockaded woodpecker	<i>Picoides borealis</i>	FE	FE	4119, 4159
Roseate spoonbill	<i>Ajaia ajaja</i>	ST	-	262, 510, 514, 520, 6419
Southeastern American kestrel	<i>Falco sparverius paulus</i>	ST	-	3219, 4119, 4159, 4369
Tri-colored heron	<i>Egretta tricolor</i>	ST	-	262, 510, 514, 520, 6179, 6319, 6419
Wood stork	<i>Mycteria americana</i>	FT	FT	
Mammals				
Big cypress fox squirrel	<i>Sciurus niger avicennia</i>	ST	-	4119, 4159, 4349, 6179
Florida black bear	<i>Ursus americanus floridanus</i>	**	-	3219, 4119, 4159, 4349, 438, 6179
Florida bonneted bat	<i>Eumops floridanus</i>	FE	FE	4119, 4159

FWCC – Florida Fish and Wildlife Conservation Commission

USFWS – U.S. Fish and Wildlife Service

FE – Federally Endangered

FT – Federally Threatened

FT(S/A) – Federally Threatened due to similarity of appearance

ST – State Threatened

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

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

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

Common Name	Scientific Name	Designated Status		Potential Location (FLUCFCS Code)
		FDACS	USFWS	
Cardinal airplant	<i>Tillandsia fasciculata</i>	E	-	4119, 4159, 4349, 4369, 6179
Giant wild pine	<i>Tillandsia utriculata</i>	E	-	4119, 4159, 4349, 4369, 6179
Twisted airplant	<i>Tillandsia flexuosa</i>	T	-	4119, 4159, 4349, 4369, 6179
Butterfly orchid	<i>Encyclia tampensis</i>	CE	-	4119, 4159, 4349, 4369, 6179
Curtiss' milkweed	<i>Asclepias curtissii</i>	E	-	4369
Beautiful pawpaw	<i>Deeringothamnus pulchellus</i>	E	E	4119, 4159

FDACS – Florida Department of Agriculture and Consumer Services

USFWS – U.S. Fish and Wildlife Service

CE – Commercially Exploited

E – Endangered

T – Threatened

American Alligator (*Alligator mississippiensis*)

The American alligator could potentially occur within the ditches, stream, pond, and native herbaceous wetlands within the site.

Eastern Indigo Snake (*Drymarchon corais couperi*)

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

Gopher Tortoise (*Gopherus polyphemus*)

Potential habitat for gopher tortoise on the Project site includes pasture areas, upland pine (*Pinus* sp.) forest, palmetto prairies, scrub, and spoil piles.

Crested Caracara (*Caracara cheriway*)

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

Everglade Snail Kite (*Rostrhamus sociabilis plumbeus*)

Potential foraging habitat for the Everglade snail kite includes ditches, ponds, low pasture, and freshwater marsh.

Florida Burrowing Owl (*Athene cunicularia floridana*)

Potential Florida burrowing owl habitat exists within the upland pastures on the Project site.

Florida Sandhill Crane (*Grus canadensis pratensis*)

Potential foraging habitat for the Florida sandhill crane may exist within the Project's upland pastures, palmetto prairies, freshwater marsh, and low pasture. Preferred sandhill crane habitat

includes prairies and shallow marshes dominated by pickerelweed (*Pontederia cordata*) and maidencane (*Panicum hemitomon*).

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

Potential foraging habitat for state-listed wading birds within the Project site includes the forested and herbaceous wetlands, as well as the ditches, stream, and pond.

Red-Cockaded Woodpecker (*Picoides borealis*)

Potential habitat for the red-cockaded woodpecker on the Project site includes the pine and pine/cypress/cabbage palm habitats.

Roseate Spoonbill (*Ajaia ajaja*)

Potential habitat for the roseate spoonbill on the Project site includes freshwater marsh habitat, as well as the ditches, stream, and pond.

Southeastern American Kestrel (*Falco sparverius paulus*)

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

Wood Stork (*Mycteria americana*)

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

Big Cypress Fox Squirrel (*Sciurus niger avicennia*)

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

Florida Black Bear (*Ursus americanus floridanus*)

Potential habitat for the Florida black bear includes the native upland and wetland forested habitats on the Project site.

Florida Bonneted Bat (*Eumops floridanus*)

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

A Lee County protected species survey (PSS) was conducted on the Project site on March 18, 2021. A total of 51 gopher tortoise burrows, one Florida sandhill crane, and one American alligator were observed on the Project site during the PSS. The gopher tortoise and sandhill crane are listed

as threatened by the FWCC (2018). The American alligator is listed as threatened by the FWCC due to similarity of appearance to the American crocodile (*Crocodylus acutus*). No listed species nests or nesting activity were observed on the property during the PSS.

No Lee County protected plant species were observed on the property during the PSS. However, one giant wild pine (*Tillandsia utriculata*) was documented on the site. The giant wild pine is listed as endangered by the FDACS.

A summary of the listed wildlife species, their sign (i.e., burrow), and listed plant species observed and documented within the Project are provided in Tables 4, 5. The locations of the observed listed species are depicted in Exhibit 9.

Table 4. Listed Wildlife Species Observed

Common Name	Scientific Name	Designated Status		Observed Location (FLUCFCS Code)
		FWCC	USFWS	
American alligator	<i>Alligator mississippiensis</i>	ST (SA)	FT (SA)	520
Florida sandhill crane	<i>Grus canadensis pratensis</i>	ST	-	211

FWCC – Florida Fish and Wildlife Conservation Commission

USFWS – U.S. Fish and Wildlife Service

FT – Federally Threatened

ST – State Threatened

SA – Similar Appearance

Table 5. Listed Plant Species Observed

Common Name	Scientific Name	Designated Status		Observed Location (FLUCFCS Code)
		FDACS	USFWS	
Giant wild pine	<i>Tillandsia utriculata</i>	E	-	110

FDACS – Florida Department of Agriculture and Consumer Services

USFWS – U.S. Fish and Wildlife Service

E – Endangered

SUMMARY

A total of 23 vegetative and land cover types (i.e., FLUCFCS codes) were identified within the Project site. One rare and unique upland habitat exists in the northeast portion of the Project site and is mapped as Upland Scrub/Pine and Hardwoods. This area contains scrub plant species including Chapman oak and sand live oak. SFWMD jurisdictional wetlands constitute a total of 8.89± acres or approximately 8.1 percent of the Project site. SFWMD jurisdictional OSWs constitute a total of 3.34± acre or approximately 3.0 percent of the Project site. The OSW acreage includes a natural stream in the northeastern portion of the site which is a tributary of the Caloosahatchee River.

A Lee County PSS was conducted on the Project site on March 18, 2021. A total of 51 gopher tortoise burrows, one Florida sandhill crane, and one American alligator were observed on the Project site during the PSS. The gopher tortoise and sandhill crane are listed as threatened by the FWCC (2018). The American alligator is listed as threatened by FWCC due to similarity of appearance to the American crocodile. No listed species nests or nesting activity were observed on the property during the PSS.

No Lee County protected plant species were observed on the property during the PSS. However, one giant wild pine was documented on the site. The giant wild pine is listed as endangered by the FDACS.

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EXHIBIT 1

AERIAL WITH BOUNDARY



NOTES:

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

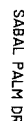
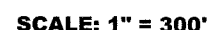
PROPERTY BOUNDARY PERRWA ENGINEERING DRAWING No. 01 TS.DWG DATED APRIL 29, 2021.

REVISIONS	DATE	DRAWN BY	DATE	13620 Metropolis Avenue Suite 200 Ft. Myers, FL 33912 Phone (239) 274-0067 Fax (239) 274-0069	 PASSARELLA & ASSOCIATES <small>INC.</small>	BAYSHORE RANCH AERIAL WITH BOUNDARY	DRAWING No.	
		R.F.	06/14/21				20LLL3353	
		DESIGNED BY	DATE				SHEET No.	
		B.T.	06/14/21				EXHIBIT 1	
		REVIEWED BY	DATE					
		S.J.	06/14/21					

J:\2020\20LL3353\2021\ENVIRONMENTAL ASSESSMENT\EXHIBIT 1 AERIAL WITH BOUNDARY.DWG TAB: 17X11-C JUN 17, 2021 - 12:59PM PLOTTED BY: REID

EXHIBIT 2

FLUCFCS AND WETLANDS MAP



BAYSHORE RD (SR 78)

LEGEND:



SURVEYED WETLAND LINE

FLUCFCS CODES	DESCRIPTIONS	ACREAGE	% OF TOTAL
110	RESIDENTIAL, LOW DENSITY	5.48 Ac.±	5.0%
211	IMPROVED PASTURE	40.37 Ac.±	36.8%
213	WOODLAND PASTURES	16.30 Ac.±	14.9%
262	LOW PASTURE, HYDRIC	1.31 Ac.±	1.2%
3219 E1	PALMETTO PRAIRIE, DISTURBED (0-24% EXOTICS)	2.42 Ac.±	2.2%
4119 E1	PINE FLATWOODS, DISTURBED (0-24% EXOTICS)	1.89 Ac.±	1.7%
4159 E1	PINE, DISTURBED (0-24% EXOTICS)	2.03 Ac.±	1.9%
4349 E1	HARDWOOD/CONIFER MIXED, DISTURBED (0-24% EXOTICS)	2.67 Ac.±	2.4%
4349 E2	HARDWOOD/CONIFER MIXED, DISTURBED (25-49% EXOTICS)	14.24 Ac.±	13.0%
4349 E3	HARDWOOD/CONIFER MIXED, DISTURBED (50-75% EXOTICS)	1.90 Ac.±	1.7%
4349 E4	HARDWOOD/CONIFER MIXED, DISTURBED (76-100% EXOTICS)	4.38 Ac.±	4.0%
4369 E1	UPLAND SCRUB/PINE AND HARDWOODS, DISTURBED (0-24% EXOTIC	1.31 Ac.±	1.2%
438	MIXED EXOTICS	0.59 Ac.±	0.5%
510	STREAM	0.26 Ac.±	0.2%
514	DITCH	2.64 Ac.±	2.4%
514 H	DITCH, HYDRIC	0.27 Ac.±	0.2%
520	POND	0.44 Ac.±	0.4%
6179 E3	MIXED WETLAND HARDWOODS, DISTURBED (50-75% EXOTICS)	3.96 Ac.±	3.6%
6319 E4	WETLAND SHRUB, DISTURBED (76-100% EXOTICS)	2.06 Ac.±	1.9%
6419 E1	FRESHWATER MARSH, DISTURBED (0-24% EXOTICS)	1.29 Ac.±	1.2%
743	SPOIL AREA	0.22 Ac.±	0.2%
814	ROAD	0.48 Ac.±	0.4%
832	ELECTRICAL POWER TRANSMISSION LINES	3.12 Ac.±	2.8%
TOTAL		109.63 Ac.±	100.0%


NOTES:

PROPERTY BOUNDARY AND WETLAND LINES PER
RWA ENGINEERING DRAWING No. 01 TS.DWG DATED
APRIL 29, 2021.

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

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

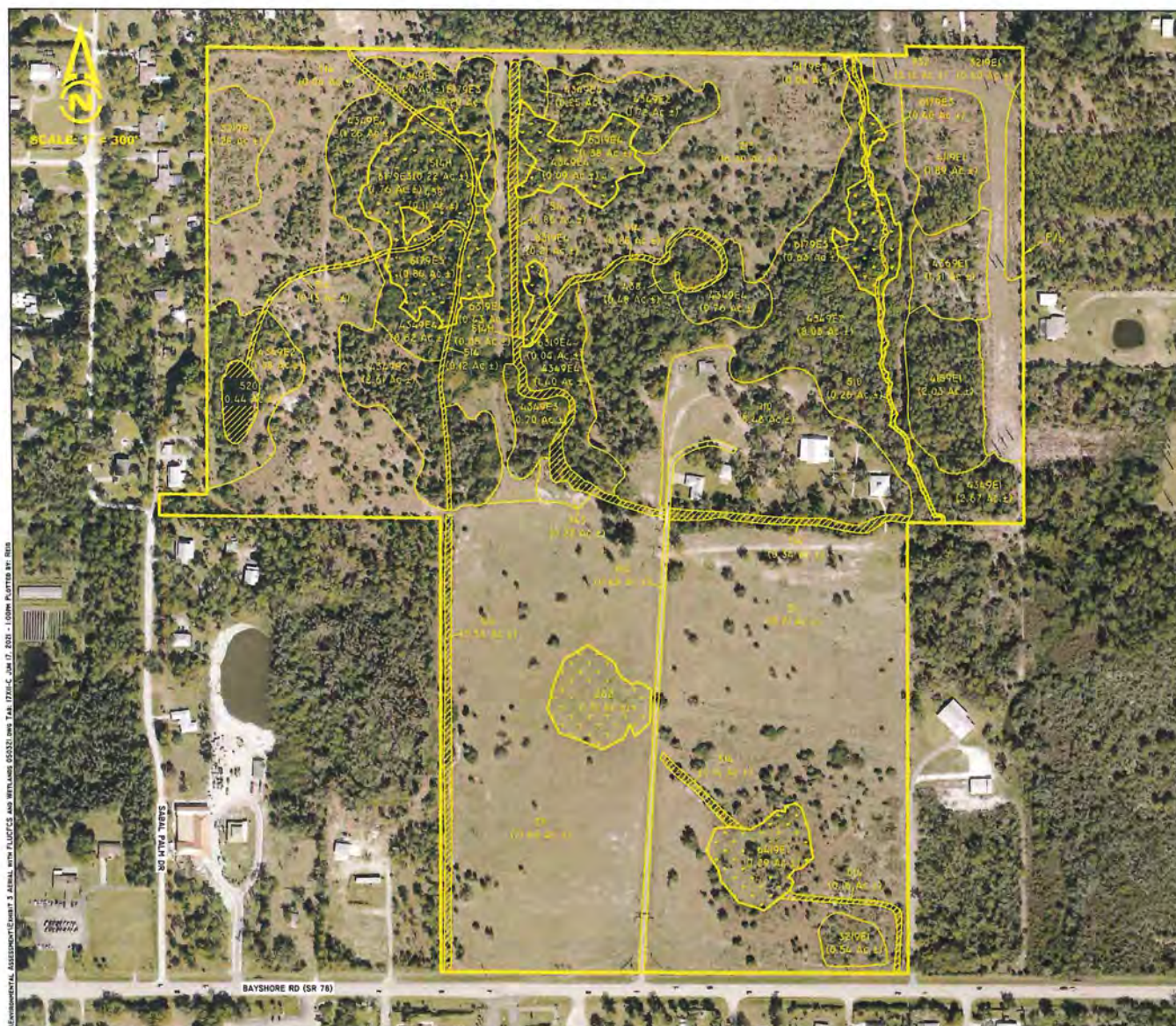
UPLAND/WETLAND LIMITS HAVE NOT BEEN
REVIEWED BY ANY REGULATORY AGENCY AND
ARE SUBJECT TO CHANGE.

REVISIONS	DATE	DRAWN BY P.F., R.F.	DATE 06/14/21	13620 Metropolis Avenue Suite 200 Ft. Myers, FL 33912 Phone (239) 274-0067 Fax (239) 274-0069	 PASSARELLA & ASSOCIATES INC.	BAYSHORE RANCH FLUCFCS AND WETLANDS MAP	DRAWING No. 20LLL3353
		DESIGNED BY B.T.	DATE 06/14/21				SHEET No.
		REVIEWED BY S.I.	DATE 06/14/21				EXHIBIT 2

\\2020\20LL3353\2021\ENVIRONMENTAL ASSESSMENT\EXHIBIT 2 FLUCFCS AND WETLANDS 050321.DWG TAB: 17XII-M JUN 17, 2021 - 1:00PM PLOTTED BY: REID

EXHIBIT 3

AERIAL WITH FLUCFCS AND WETLANDS MAP



LEGEND:

- SFWM WETLANDS
(8.89 Ac.±)
- SFWM "OTHER SURFACE WATERS"
(3.34 Ac.±)
- SURVEYED WETLAND LINE

FLUCFCS CODES	DESCRIPTIONS	ACREAGE	% OF TOTAL
110	RESIDENTIAL, LOW DENSITY	5.48 Ac.±	5.0%
211	IMPROVED PASTURE	40.37 Ac.±	36.8%
213	WOODLAND PASTURES	16.30 Ac.±	14.9%
282	LOW PASTURE, HYDRIC	1.31 Ac.±	1.2%
3219 E1	PALMETTO PRAIRIE, DISTURBED (0-24% EXOTICS)	2.42 Ac.±	2.2%
4119 E1	PINE FLATWOODS, DISTURBED (0-24% EXOTICS)	1.88 Ac.±	1.7%
4159 E1	PINE, DISTURBED (0-24% EXOTICS)	2.03 Ac.±	1.9%
4349 E1	HARDWOOD/CONIFER MIXED, DISTURBED (0-24% EXOTICS)	2.87 Ac.±	2.4%
4349 E2	HARDWOOD/CONIFER MIXED, DISTURBED (25-49% EXOTICS)	14.24 Ac.±	13.0%
4349 E3	HARDWOOD/CONIFER MIXED, DISTURBED (50-75% EXOTICS)	1.90 Ac.±	1.7%
4349 E4	HARDWOOD/CONIFER MIXED, DISTURBED (76-100% EXOTICS)	4.38 Ac.±	4.0%
4369 E1	UPLAND SCRUB/PINE AND HARDWOODS, DISTURBED (0-24% EXOTIC	1.31 Ac.±	1.2%
438	MIXED EXOTICS	0.59 Ac.±	0.5%
510	STREAM	0.26 Ac.±	0.2%
514	DITCH	2.64 Ac.±	2.4%
514 H	DITCH, HYDRIC	0.27 Ac.±	0.2%
520	POND	0.44 Ac.±	0.4%
6179 E3	MIXED WETLAND HARDWOODS, DISTURBED (50-75% EXOTICS)	3.96 Ac.±	3.6%
6319 E4	WETLAND SHRUB, DISTURBED (76-100% EXOTICS)	2.08 Ac.±	1.9%
6419 E1	FRESHWATER MARSH, DISTURBED (0-24% EXOTICS)	1.29 Ac.±	1.2%
743	SPOIL AREA	0.22 Ac.±	0.2%
814	ROAD	0.48 Ac.±	0.4%
832	ELECTRICAL POWER TRANSMISSION LINES	3.12 Ac.±	2.8%
TOTAL		109.63 Ac.±	100.0%

NOTES:

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

PROPERTY BOUNDARY AND WETLAND LINES PER RWA ENGINEERING DRAWING No. 01 TS.DWG DATED APRIL 29, 2021.

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

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

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

2/18/2021 10:13:53 AM Environmental Assessment Unit 2 Aerial with FLUCFCS and Wetlands 033531.DWG TAD 1771-C JUN 17 2021 - LIDAR PROVIDED BY RWA

REVISIONS	DATE	DRAWN BY	DATE	13620 Metropolis Avenue
		P.F. R.F.	06/14/21	Suite 200
		DESIGNED BY	DATE	Ft. Myers, FL 33912
		B.T.	06/14/21	Phone (239) 274-0067
		REVIEWED BY	DATE	Fax (239) 274-0069
		S.J.	06/14/21	



BAYSHORE RANCH AERIAL WITH FLUCFCS AND WETLANDS MAP

DRAWING No.	20LL3353
SHEET No.	EXHIBIT 3

EXHIBIT 4

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

**BAYSHORE RANCH
EXISTING LAND USE AND COVER SUMMARY TABLE
AND FLUCFCS DESCRIPTIONS**

June 2021

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

Table 1. Existing Land Use and Cover Summary

FLUCFCS Code	Description	Acreage	Percent of Total
110	Residential, Low Density	5.48	5.0
211	Improved Pasture	40.37	36.8
213	Woodland Pasture	16.30	14.9
262	Low Pasture, Hydric	1.31	1.2
3219 E1	Palmetto Prairie, Disturbed (0-24% Exotics)	2.42	2.2
4119 E1	Pine Flatwoods, Disturbed (0-24% Exotics)	1.89	1.7
4159 E1	Pine, Disturbed (0-24% Exotics)	2.03	1.9
4349 E1	Hardwood/Conifer Mixed, Disturbed (0-24% Exotics)	2.67	2.4
4349 E2	Hardwood/Conifer Mixed, Disturbed (25-49% Exotics)	14.24	13.0
4349 E3	Hardwood/Conifer Mixed, Disturbed (50-75% Exotics)	1.90	1.7
4349 E4	Hardwood/Conifer Mixed, Disturbed (76-100% Exotics)	4.38	4.0
4369 E1	Upland Scrub/Pine and Hardwoods, Disturbed (0-24% Exotics)	1.31	1.2
438	Mixed Exotics	0.59	0.5
510	Stream	0.26	0.2
514	Ditch	2.64	2.4
514H	Ditch, Hydric	0.27	0.2
520	Pond	0.44	0.4
6179 E3	Mixed Wetland Hardwoods, Disturbed (50-75% Exotics)	3.96	3.6
6319 E4	Wetland Shrub, Disturbed (76-100% Exotics)	2.06	1.9
6419 E1	Freshwater Marsh, Disturbed (0-24% Exotics)	1.29	1.2
743	Spoil Area	0.22	0.2
814	Road	0.48	0.4
832	Electrical Power Transmissions Lines	3.12	2.8
Total		109.63	100.0

Residential, Low Density (FLUCFCS Code 110)

This land use includes existing single-family residences located in the center of the Project area.

Improved Pasture (FLUCFCS Code 211)

This upland land use is used primarily to support cattle grazing activities. The canopy and sub-canopy strata are mostly open with scattered cabbage palm (*Sabal palmetto*), Brazilian pepper, and live oak (*Quercus virginiana*). The ground cover consists of bahiagrass (*Paspalum notatum*), Bermuda grass (*Cynodon dactylon*), carpetgrass (*Axonopus* sp.), broomsedge (*Andropogon virginicus*), dog fennel (*Eupatorium capillifolium*), spermacoce (*Spermacoce verticillata*), frog-fruit (*Phyla nodiflora*), sweetbroom (*Scoparia dulcis*), black root (*Pterocaulon pycnostachyum*), Mexican clover (*Richardia brasiliensis*), and caesarweed (*Urena lobata*).

Woodland Pastures (FLUCFCS Code 213)

This upland land use type consists of moderately forested lands that are used to support cattle grazing operations. The canopy and sub-canopy include scattered slash pine (*Pinus elliottii*), live oak, cabbage palm, earleaf acacia (*Acacia auriculiformis*), and Java plum (*Syzygium cumini*). The ground cover includes bahiagrass, Mexican clover, ringworm senna (*Senna alata*), and caesarweed.

Low Pasture, Hydric (FLUCFCS Code 262)

This wetland land use includes a low area within the existing cattle pasture. The canopy is primarily open with widely scattered laurel oak (*Quercus laurifolia*). The sub-canopy is open. The ground cover includes water lily (*Nymphaea* sp.), torpedograss (*Panicum repens*), primrose willow (*Ludwigia repens*), scattered dog fennel, many-flower marsh pennywort (*Hydrocotyle umbellata*), Asiatic pennywort (*Centella asiatica*), and scattered dotted smartweed (*Persicaria punctata*).

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

The canopy of this upland community is open. The sub-canopy includes scattered live oak, gallberry (*Ilex glabra*), Brazilian pepper, and slash pine. The ground cover is composed primarily of saw palmetto (*Serenoa repens*), muscadine grapevine (*Vitis rotundifolia*), and gallberry.

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

The canopy and sub-canopy of this upland community are comprised of slash pine and cabbage palm. The ground cover includes saw palmetto, muscadine grapevine, caesarweed, spermacoce, and greenbrier (*Smilax* sp.).

Pine, Disturbed, (0-24% Exotics) (FLUCFCS Code 4159 E1)

The canopy of this upland community is composed of slash pine and cabbage palm. The sub-canopy includes cabbage palm, hog plum (*Ximenia americana*), and beautyberry (*Callicarpa americana*). The ground cover consists of caesarweed, scattered saw palmetto, greenbrier, and muscadine grapevine.

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

The canopy of this upland community is comprised of slash pine, cabbage palm, live oak, laurel oak, and Java plum. The sub-canopy consists of cabbage palm, beautyberry, Brazilian pepper, and Surinam cherry (*Eugenia uniflora*). The ground cover includes dog fennel, muscadine grapevine, spermacoce, caesarweed, greenbrier, wild coffee (*Psychotria nervosa*), air potato (*Dioscorea bulbifera*), sword fern (*Nephrolepis* spp.), and Guinea grass (*Panicum maximum*).

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

This land use type is similar to FLUCFCS Code 4349 E1, but with higher concentrations of Brazilian pepper in canopy and sub-canopy.

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

This land use is similar to FLUCFCS Code 4349 E2, but with higher concentrations of exotics in the sub-canopy and ground cover.

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

This land use type is similar to FLUCFCS Code 4349 E3, but with higher concentrations of exotics in the canopy, sub-canopy, and ground cover.

Upland Scrub/Pine and Hardwoods, Disturbed, (0-24% Exotics) (FLUCFCS Code 4369 E1)

The canopy of this upland community consists of slash pine, live oak, Chapman oak (*Quercus chapmanii*), and sand live oak (*Quercus geminata*). The sub-canopy includes Chapman oak, sand live oak, saw palmetto, hog plum, and rusty lyonia (*Lyonia fruticosa*). The ground cover is comprised of saw palmetto, blazing star (*Liatris* sp.), greenbrier, muscadine grapevine, gopher apple (*Licania michauxii*), running oak (*Quercus pumila*), and spermacoce.

Mixed Exotics (FLUCFCS Code 438)

The canopy and sub-canopy of this land use type are comprised of Brazilian pepper and bamboo. The ground cover consists of Boston fern (*Nephrolepis exaltata*).

Stream (FLUCFCS Code 510)

The canopy of this surface water feature contains live oak, laurel oak, cabbage palm, and Java plum along the edges. The sub-canopy is comprised of cabbage palm and wild coffee along the edges. The ground cover includes swamp fern (*Telmatoblechnum serrulatum*) and chain fern (*Woodwardia virginica*).

Ditch and Ditch, Hydric (FLUCFCS Code 514 and 514H)

The canopy of this surface water feature includes melaleuca, laurel oak, cabbage palm, and Java plum along the edges. The sub-canopy consists of wax myrtle (*Morella cerifera*), Carolina willow (*Salix caroliniana*), and wild coffee. The ground cover is primarily open with scattered West Indian marsh grass (*Hymenachne amplexicaulis*), spikerush (*Eleocharis interstincta*), and swamp fern.

Pond (FLUCFCS Code 520)

The canopy of this surface water feature is comprised of melaleuca and Brazilian pepper on the edge. The sub-canopy consists of wax myrtle, Brazilian pepper, and melaleuca on the edge. The ground cover is primarily open with widely scattered pickerelweed (*Pontederia cordata*), maidencane (*Panicum hemitomon*), and cattails (*Typha* sp.).

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

The canopy of this wetland habitat cover type includes red maple (*Acer rubrum*) and melaleuca. The sub-canopy includes wax myrtle, Brazilian pepper, scattered Carolina willow, and red maple.

The ground cover consists of swamp fern, chain fern, many-flower marsh pennywort, Asiatic pennywort, and swamp flatsedge (*Cyperus ligularis*).

Wetland Shrub, Disturbed, (76-100% Exotics) (FLUCFCS Code 6319 E4)

The canopy of this wetland habitat is open. The sub-canopy includes Peruvian primrose willow (*Ludwigia peruviana*), Carolina willow, wax myrtle, and Brazilian pepper. The ground cover consists of red ludwigia (*Ludwigia repens*), air potato, muscadine grapevine, many-flower marsh pennywort, Asiatic pennywort, and dog fennel.

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

The canopy of this wetland habitat is composed of widely scattered laurel oak and cabbage palm. The sub-canopy includes widely scattered red maple, wax myrtle, and melaleuca. The ground cover contains swamp fern, pickerelweed, swamp flatsedge, torpedograss, and many-flower marsh pennywort.

Spoil Area (FLUCFCS Code 743)

The canopy of this disturbed land use contains widely scattered Australian pine (*Casuarina equisetifolia*). The sub-canopy is open. The ground cover includes widely scattered caesarweed.

Road (FLUCFCS Code 814)

This land use includes a paved road running through the center of the property.

Electrical Power Transmission Lines (FLUCFCS Code 832)

This land use includes an electrical power line on the northeast side of the property.

EXHIBIT 5
SOILS MAP



LEGEND
 BAYSHORE RANCH

0 200 400
 Feet

Soil Unit	Description
14	Valkaria fine sand, 0 to 2 percent slopes
17	Daytona sand, 0 to 5 percent slopes
27	Pompano fine sand, frequently ponded, 0 to 1 percent slopes
28	Immokalee sand, 0 to 2 percent slopes
33	Oldsmar sand, 0 to 2 percent slopes
34	Malabar fine sand, 0 to 2 percent slopes
36	Immokalee sand-Urban land complex, 0 to 2 percent slopes
40	Anclote sand, frequently ponded, 0 to 1 percent slopes

NOTES:

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

PROPERTY BOUNDARY PER RWA ENGINEERING DRAWING No. 01 TS.DWG DATED APRIL 29, 2021.

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

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

**EXHIBIT 5. SOILS MAP
 BAYSHORE RANCH**

DRAWN BY	DATE
R.F.	06/14/21
REVIEWED BY	DATE
B.T.	06/14/21
REVISED	DATE



**PASSARELLA
 & ASSOCIATES**

EXHIBIT 6

SOILS SUMMARY TABLE AND DESCRIPTIONS

**BAYSHORE RANCH
SOILS SUMMARY TABLE AND DESCRIPTIONS**

June 2021

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

Mapping Unit	Description
14	Valkaria Fine Sand, 0 to 2 percent slopes
17	Daytona Sand, 0 to 5 percent slopes
27	Pompano Fine Sand, frequently ponded, 0 to 1 percent slopes
28	Immokalee Sand, 0 to 2 percent slopes
33	Oldsmar Sand, 0 to 2 percent slopes
34	Malabar Fine Sand, 0 to 2 percent slopes
36	Immokalee Sand-Urban Land Complex, 0 to 2 percent slopes
40	Anclote Sand, frequently ponded, 0 to 1 percent slopes

14 – Valkaria Fine Sand, 0 to 2 percent slopes

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

17 – Daytona Sand, 0 to 5 percent slopes

This is a nearly level to gently sloping, moderately well drained soil on low ridges on the flatwoods. Slopes are smooth to convex and are 0 to 5 percent. Typically, the surface layer is dark gray sand about 4 inches thick. The subsurface layers are light gray and white sand about 39 inches thick. The subsoil is sand to a depth of 80 inches or more. The upper 7 inches is mixed black and dark reddish brown, and the lower 30 inches is dark brown. In most years, under natural conditions, the water table is at a depth of 24 to 40 inches for about 1 to 4 months. It is at a depth of 40 to 60 inches for 8 months.

27 – Pompano Fine Sand, frequently ponded, 0 to 1 percent slope

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

28 – Immokalee Sand, 0 to 2 percent slope

This is a nearly level, poorly drained soil in flatwoods areas. Slopes are smooth to convex and range from 0 to 2 percent. Typically, the surface layer is black sand about 4 inches thick. The subsurface layer is dark gray sand in the upper 5 inches and light gray sand in the lower 27 inches. The subsoil is sand to a depth of 69 inches. The upper 14 inches is black and firm, the next 5 inches is dark reddish brown, and the lower 14 inches is dark yellowish brown. The substratum is very pale brown sand to a depth of 80 inches or more. In most years, under natural conditions, the water table is within 10 inches of the surface for 1 to 3 months and 10 to 40 inches below the surface for 2 to 6 months. It recedes to a depth of more than 40 inches during extended dry periods.

33 – Oldsmar Sand, 0 to 2 percent slope

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

34 – Malabar Fine Sand, 0 to 2 percent slopes

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

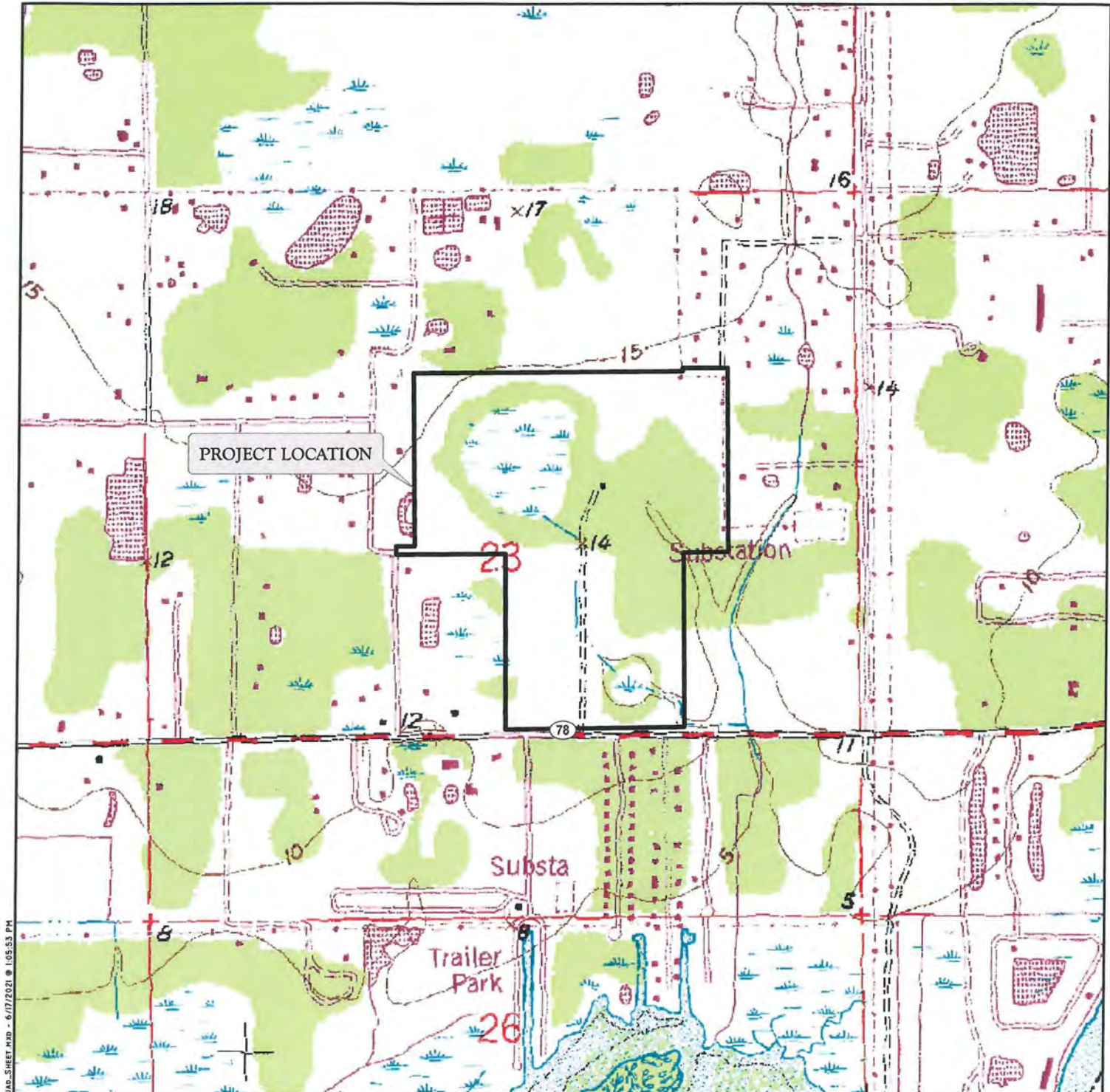
36 – Immokalee Sand – Urban Land Complex, 0 to 2 percent slopes


This is a nearly level, poorly drained soil on flatwoods. Slopes are smooth and range from 0 to 2 percent. Typically, the surface layer is very dark gray fine sand about 6 inches thick. The subsurface layer is light gray fine sand about 31 inches thick. The subsoil is fine sand about 33 inches thick. The upper 4 inches is black and friable, the next 6 inches is dark reddish brown, and the lower 23 inches is dark brown. The substratum is brown fine sand that extends to a depth of more than 80 inches. In undrained areas, the water table is within 10 inches of the surface for 1 to 4 months in most years. It recedes to more than 40 inches below the surface during the dry season.

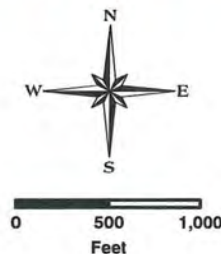
40 – Anclothe Sand, frequently ponded, 0 to 1 percent slopes

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 Floridana 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.

EXHIBIT 7
QUAD SHEET



LEGEND
 BAYSHORE RANCH



NOTES:
 COUNTY INFORMATION AND ROADWAY NETWORKS WERE ACQUIRED FROM THE FLORIDA GEOGRAPHIC DATA LIBRARY WEBSITE.
 DIGITAL RASTER GRAPHIC USGS TOPOGRAPHIC QUADRANGLES WERE ACQUIRED FROM THE LAND BOUNDARY INFORMATION SYSTEM (LABINS) WEBSITE JULY 2007.

**EXHIBIT 7. QUAD SHEET
 BAYSHORE RANCH**

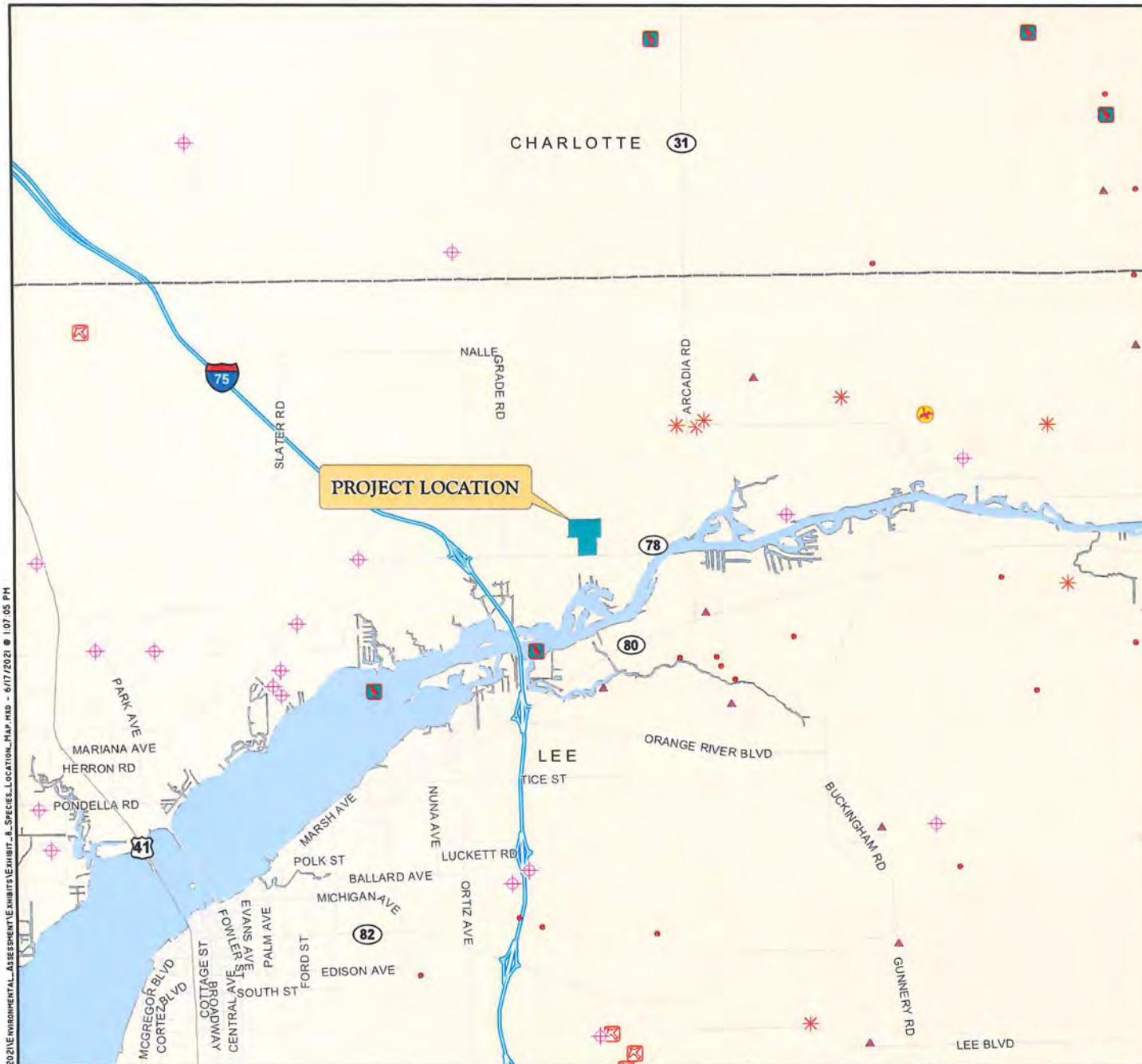
DRAWN BY	DATE
R.F.	06/14/21
REVIEWED BY	DATE
B.T.	06/14/21
REVISED	DATE



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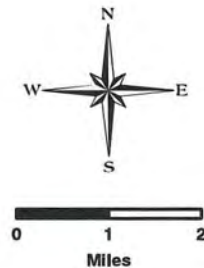
EXHIBIT 8

DOCUMENTED OCCURRENCES OF LISTED SPECIES



LEGEND

- BAYSHORE RANCH
- ✕ BALD EAGLE NEST LOCATION
- CRESTED CARACARA LOCATION
- FLORIDA PANTHER TELEMTRY
- ▲ BLACK BEAR LOCATION
- RED COCKADED WOODPECKER LOCATION
- WADING BIRD LOCATION
- ✱ SCRUB JAY LOCATION



NOTES:

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

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

CRESTED CARACARA LOCATIONS WERE ACQUIRED FROM THE USFWS ON AUGUST 2017 AND ARE CURRENT TO 2016.

PANTHER TELEMTRY WAS ACQUIRED FROM THE FWCC ON MAY 2021 AND IS CURRENT TO JUNE 2020.

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

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

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

**EXHIBIT 8. DOCUMENTED OCCURRENCES OF LISTED SPECIES
BAYSHORE RANCH**

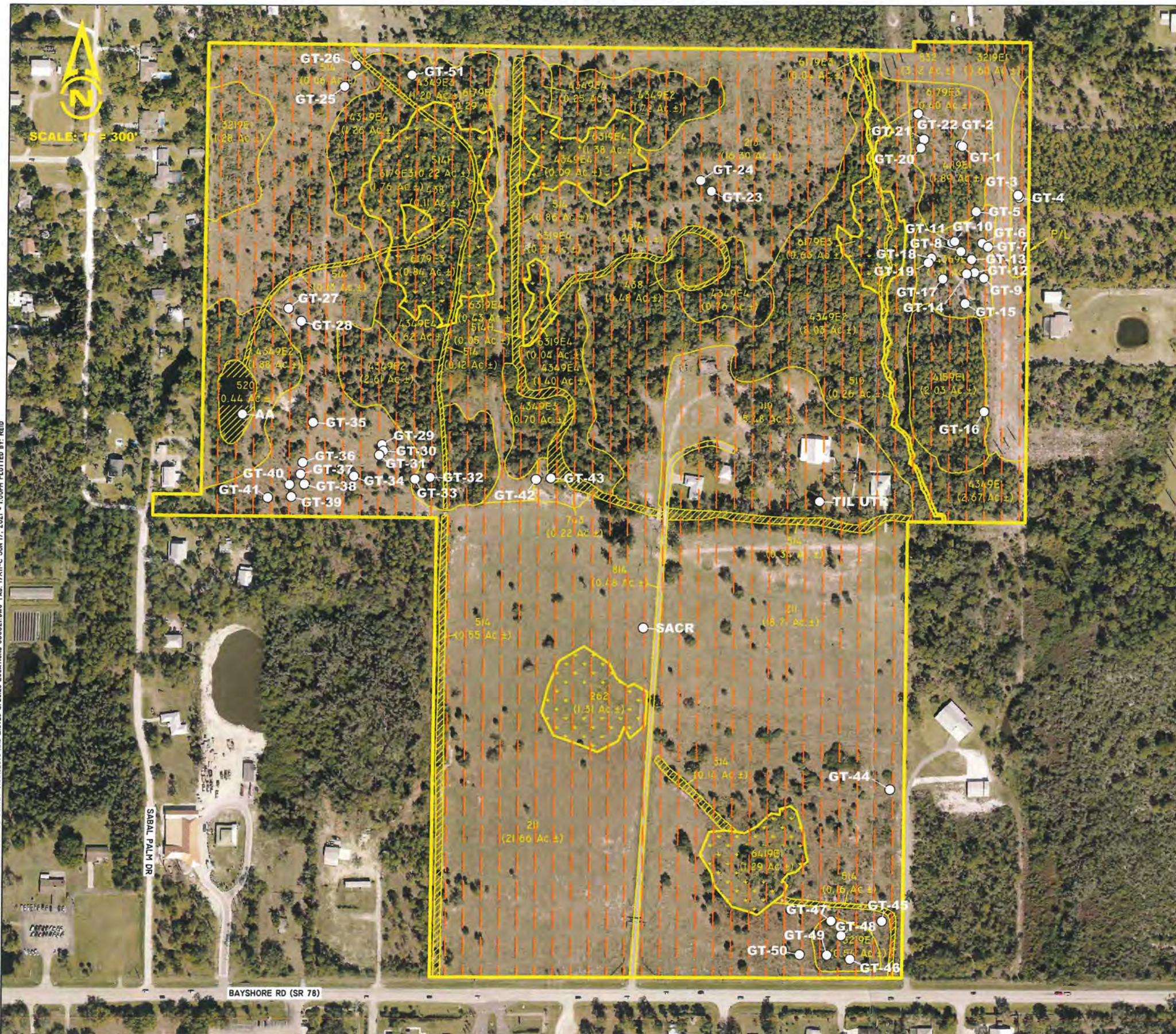
DRAWN BY	DATE
R.F.	06/14/21
REVIEWED BY	DATE
B.T.	06/14/21
REVISED	DATE








EXHIBIT 9

AERIAL WITH FLUCFCS, SURVEY TRANSECTS, AND LISTED SPECIES LOCATIONS MAP

J:\2020\20LL3353\2021\ENVIRONMENTAL ASSESSMENT\EXHIBIT 9 AERIAL WITH FLUCFCS SURVEY TRANSECTS AND LISTED SPECIES LOCATIONS 050321.DWG TAB: 17XII-C JUN 17, 2021 - 100PM PLOTTED BY: REID



LEGEND:

-  SFWMD WETLANDS
(8.89 Ac.±)
-  SFWMD "OTHER SURFACE WATERS"
(3.34 Ac.±)
-  SURVEYED WETLAND LINE
-  APPROXIMATE LOCATION OF WALKED
TRANSECTS
-  **AA** AMERICAN ALLIGATOR
-  **GT-1** GOPHER TORTOISE BURROW (TYP.)
-  **SACR** SANDHILL CRANE
-  **TIL UTR** GIANT WILD PINE

FLUCFCS CODES	DESCRIPTIONS	ACREAGE	% OF TOTAL
110	RESIDENTIAL, LOW DENSITY	5.48 Ac.±	5.0%
211	IMPROVED PASTURE	40.37 Ac.±	36.8%
213	WOODLAND PASTURES	18.30 Ac.±	14.9%
262	LOW PASTURE, HYDRIC	1.31 Ac.±	1.2%
3219 E1	PALMETTO PRAIRIE, DISTURBED (0-24% EXOTICS)	2.42 Ac.±	2.2%
4119 E1	PINE FLATWOODS, DISTURBED (0-24% EXOTICS)	1.89 Ac.±	1.7%
4159 E1	PINE, DISTURBED (0-24% EXOTICS)	2.03 Ac.±	1.9%
4349 E1	HARDWOOD/CONIFER MIXED, DISTURBED (0-24% EXOTICS)	2.67 Ac.±	2.4%
4349 E2	HARDWOOD/CONIFER MIXED, DISTURBED (25-49% EXOTICS)	14.24 Ac.±	13.0%
4349 E3	HARDWOOD/CONIFER MIXED, DISTURBED (50-75% EXOTICS)	1.90 Ac.±	1.7%
4349 E4	HARDWOOD/CONIFER MIXED, DISTURBED (76-100% EXOTICS)	4.38 Ac.±	4.0%
4369 E1	UPLAND SCRUB/PINE AND HARDWOODS, DISTURBED (0-24% EXOTIC	1.31 Ac.±	1.2%
438	MIXED EXOTICS	0.59 Ac.±	0.5%
510	STREAM	0.26 Ac.±	0.2%
514	DITCH	2.84 Ac.±	2.4%
514 H	DITCH, HYDRIC	0.27 Ac.±	0.2%
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6319 E4	WETLAND SHRUB, DISTURBED (76-100% EXOTICS)	2.06 Ac.±	1.9%
6419 E1	FRESHWATER MARSH, DISTURBED (0-24% EXOTICS)	1.29 Ac.±	1.2%
743	SPOIL AREA	0.22 Ac.±	0.2%
814	ROAD	0.48 Ac.±	0.4%
832	ELECTRICAL POWER TRANSMISSION LINES	3.12 Ac.±	2.8%
TOTAL		109.63 Ac.±	100.0%

NOTES:

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

PROPERTY BOUNDARY AND WETLAND LINES PER RWA ENGINEERING DRAWING No. 01 TS.DWG DATED APRIL 29, 2021.

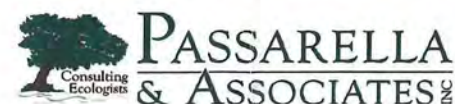
FLUCFCS LINES ESTIMATED FROM 1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

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

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

REVISIONS	DATE	DRAWN BY	DATE
		P.F., R.F.	06/14/21
		DESIGNED BY	DATE
		B.T.	06/14/21
		REVIEWED BY	DATE
		S.J.	06/14/21

13620 Metropolis Avenue
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BAYSHORE RANCH
AERIAL WITH FLUCFCS, WETLANDS, SURVEY TRANSECTS,
AND LISTED SPECIES LOCATIONS MAP

DRAWING No.	20LLL3353
SHEET No.	EXHIBIT 9



Comprehensive Plan Text Amendment

EXHIBIT T9 & T10

State Policy Plan and Regional Policy Plan

State Comprehensive Plan

With the sweeping changes to Florida's growth management laws resulting from the Community Planning Act of 2011 (HB 7207), the State's focus in terms of Growth Management and Land Use regulation was narrowed to matters of critical State concern. As a result, the consistency requirement between local comprehensive plans and the state comprehensive plan was eliminated. The following lists goals, strategies, action, and policies of the State's Comprehensive Plan relevant to the proposed plan amendment.

(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.—

1. Eliminate public policies which result in housing discrimination, and develop policies which encourage housing opportunities for all Florida's citizens.
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.
4. Reduce the cost of housing construction by eliminating unnecessary regulatory practices which add to the cost of housing.

(7) WATER RESOURCES.

(a) Goal. Florida shall assure the availability of an adequate supply of water for all competing uses deemed reasonable and beneficial and shall maintain the functions of natural systems and the overall present level of surface and ground water quality. Florida shall improve and restore the quality of waters not presently meeting water quality standards.

(b) Policies.—

5. Ensure that new development is compatible with existing local and regional water supplies.

8. Encourage the development of a strict floodplain management program by state and local governments designed to preserve hydrologically significant wetlands and other natural floodplain features.
9. Protect aquifers from depletion and contamination through appropriate regulatory programs and through incentives.
10. Protect surface and groundwater quality and quantity in the state.
11. Promote water conservation as an integral part of water management programs as well as the use and reuse of water of the lowest acceptable quality for the purposes intended.
12. Eliminate the discharge of inadequately treated wastewater and stormwater runoff into the waters of the state.

(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.

(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.

(14) PROPERTY RIGHTS.

(a) 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.

(15) LAND USE.

(a) 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.

(b) Policies.—

1. 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.
2. 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.

(17) PUBLIC FACILITIES

(a) 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.

(b) Policies. —

1. 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.

Southwest Florida Regional Planning Council Strategic Regional Policy Plan (SRPP)

The proposed amendment can contribute to or further the following Goals and related Strategies of the SRPP:

Economic Development Element

Strategy: Maintain the physical infrastructure to meet growth demands

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.

Natural Resources Element

Goal 3: The Florida Department of Environmental Protection, Water Management Districts, and local governments must have programs based on scientific modeling to protect surface water, potable wells, wellfields and contributing areas from contamination.

Livable Communities - Natural Resources

Goal 2: Livable communities designed to improve quality of life and to 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 ... support implementation where possible development concepts put forth by Cross Streets, Low Impact Design, Fit-Friendly Southwest Florida, Climate Prosperity, Food Systems Planning, and other initiatives consistent with the mission of the SWFRPC.

Livable Communities - Affordable Housing

Goal 4: Southwest Florida will develop (or redevelop) communities that are livable and offer residents a wide range of housing and employment opportunities.

Strategy: Development livable, integrated communities that offer residents a high quality of life.

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.