Lee County Community Development

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - MAP

Project Name: The Preserve Sporting Club and Residences at Pepper Place

Project Description: Extension of the PRFPD Overlay and the Future Water and Sewer Service

Map(s) to Be Amended: Maps 1-F, 4A, and 4B

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

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1. **Name of Applicant:** MTM Naples Investments, LLC
   Address: PO Box 1464
   City, State, Zip: Coventry, RI, 02816
   Phone Number: (401) 392-3000 E-mail: jd@mtmcorporation.com

2. **Name of Contact:** Daniel DeLisi, AICP
   Address: 520 27th Street
   City, State, Zip: West Palm Beach, FL, 33407
   Phone Number: 239-913-7159 E-mail: dan@delisi-inc.com

3. **Owner(s) of Record:** See Attached List.
   Address:
   City, State, Zip:
   Phone Number: E-mail:

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COMMUNITY DEVELOPMENT

4. **Property Location:**
   1. Site Address: 21750 Corkscrew Rd., Estero, FL, 33928
   2. STRAP(s): See Attached List.

5. **Property Information:**
   Total Acreage of Property: 1,052 +/- Total Acreage Included in Request: 1,052 +/-
   Total Uplands: 911 Total Wetlands: 141 Current Zoning: AG-2
   Current Future Land Use Category(ies): Density Reduction Groundwater Resource (DR/GR)/Wetlands
   Area in Each Future Land Use Category: DR/GR: 911 acres, Wetlands: 141 acres.
   Existing Land Use: Agriculture

6. **Calculation of maximum allowable development under current Lee Plan:**
   Residential Units/Density: 98 units Commercial Intensity: N/A Industrial Intensity: N/A

7. **Calculation of maximum allowable development with proposed amendments:**
   Residential Units/Density: 500 Commercial Intensity: 20,000 sq ft. Industrial Intensity:
   100 hotel units

Public Facilities Impacts

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

1. **Traffic Circulation Analysis**: The analysis is intended to determine the affect of the land use change on the Financially Feasible Highway Plan Map 3A (20-year plus horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit a Traffic Impact Statement (TIS) consistent with Lee County Administrative Code (AC)13-17.

    a. Proposals affecting less than 10 acres, where development parameters are contained within the Traffic Analysis Zone (TAZ) or zones planned population and employment, or where there is no change in allowable density/ intensity, may be eligible for a TIS requirement waiver as outlined in the Lee County TIS Guidelines and AC-13-17. Identification of allowable density/intensity in order to determine socio-economic data for affected TAZ(s) must be coordinated with Lee County Planning staff. Otherwise a calculation of trip generation is required consistent with AC-13-17 and the Lee County TIS Guidelines to determine required components of analysis for:

        i. Total peak hour trip generation less than 50 total trip ends – tripgeneration.

        ii. Total peak hour trip generation from 50 to 300 total trip ends – trip generation, trip distribution and trip assignment (manual or Florida Standard Urban Transportation Modeling Structure (FSUTMS) analysis consistent with AC-13-17 and TIS Guidelines), short-term (5 year) and long-range (to current Lee Plan horizon year) segment LOS analysis of the nearest or abutting arterial and major collector segment(s) identified in the Transportation Inventory based on the trip generation and roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is recommended prior to submittal of the application to discuss use of FSUTMS, any changes to analysis requirements, or a combined CPA and Zoning TIS short term analysis.

        iii. Total peak hour trip generation is over 300 total trip ends - trip generation, mode split, trip distribution and trip assignment (manual or FSUTMS analysis consistent with AC-13-17 and TIS Guidelines), short-term (five-year) and long-range (to current Lee Plan horizon year) segment LOS analysis of arterial and collector segments listed in the Transportation Inventory. LOS analysis will include any portion of roadway segments within an area three miles offset from the boundary of the application legal description metes and bounds survey. LOS analysis will also include any additional segments in the study area based on the roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is required prior to submittal of the application.

    b. Map amendment - greater than 10 acres -Allowable density/intensity will be determined by Lee County Planning staff.

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

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

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

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

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

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

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

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

Environmental Impacts

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

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

Impacts on Historic Resources

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

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

Internal Consistency with the Lee Plan

1. Discuss how the proposal affects established Lee County population projections, Lee Plan Table 1(b) and the total population capacity of the Lee Plan Future Land Use Map.
2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment or that affect the subject property. This analysis should include an evaluation of all relevant policies under each goal andobjective.
3. Describe how the proposal affects adjacent local governments and their comprehensiveplans.

State Policy Plan and Regional Policy Plan

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

Justify the proposed amendment based upon sound planning principles

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

Planning Communities/Community Plan Area Requirements

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

Sketch and Legal Description

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

SUBMITTAL REQUIREMENTS

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

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

MINIMUM SUBMITTAL ITEMS (3 Copies)

☐	Completed Application (Exhibit – M1)
☐	Filing Fee (Exhibit – M2)
☐	Disclosure of Interest (Exhibit – M3)
☐	Surrounding Property Owners List, Mailing Labels, and Map For All Parcels Within 500 Feet of the Subject Property (Exhibit – M3)
☐	Future Land Use Map - Existing and Proposed (Exhibit – M4)
☐	Map and Description of Existing Land Uses (Not Designations) of the Subject Property and Surrounding Properties (Exhibit – M5)
☐	Map and Description of Existing Zoning of the Subject Property and Surrounding Properties (Exhibit – M6)
☐	Signed/Sealed Legal Description and Sketch of the Description for Each FLUC Proposed (Exhibit – M7)
☐	Copy of the Deed(s) of the Subject Property (Exhibit – M8)
☐	Aerial Map Showing the Subject Property and Surrounding Properties (Exhibit – M9)
☐	Authorization Letter From the Property Owner(s) Authorizing the Applicant to Represent the Owner (Exhibit – M10)
☐	Lee Plan Analysis (Exhibit – M11)
☐	Environmental Impacts Analysis (Exhibit – M12)
☐	Historic Resources Impact Analysis (Exhibit – M13)
☐	Public Facilities Impacts Analysis (Exhibit – M14)
☐	Traffic Circulation Analysis (Exhibit – M15)
☐	Existing and Future Conditions Analysis - Sanitary Sewer, Potable Water, Surface Water/Drainage Basins, Parks and Rec, Open Space, Public Schools (Exhibit – M16)
☐	Letter of Determination For the Adequacy/Provision of Existing/Proposed Support Facilities - Fire Protection, Emergency Medical Service, Law Enforcement, Solid Waste, Mass Transit, Schools (Exhibit – M17)
☐	State Policy Plan and Regional Policy Plan (Exhibit – M18)
☐	Justification of Proposed Amendment (Exhibit – M19)
☐	Planning Communities/Community Plan Area Requirements (Exhibit – M20)

APPLICANT – PLEASE NOTE:

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

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

AFFIDAVIT

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

_____ _____
Signature of Applicant Date

_____
Printed Name of Applicant

STATE OF FLORIDA
COUNTY OF LEE

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

_____
Signature of Notary Public

_____
(Name typed, printed or stamped)

DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME this day appeared Paul Mihailides, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at 21750 CORKSCREW RD, ESTERO and is the subject of an Application for zoning action (hereinafter the "Property").

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

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

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

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

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

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

Name and Address	Percentage of Ownership
N/A	

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

Property Owner

Paul Mihailides
Print Name

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

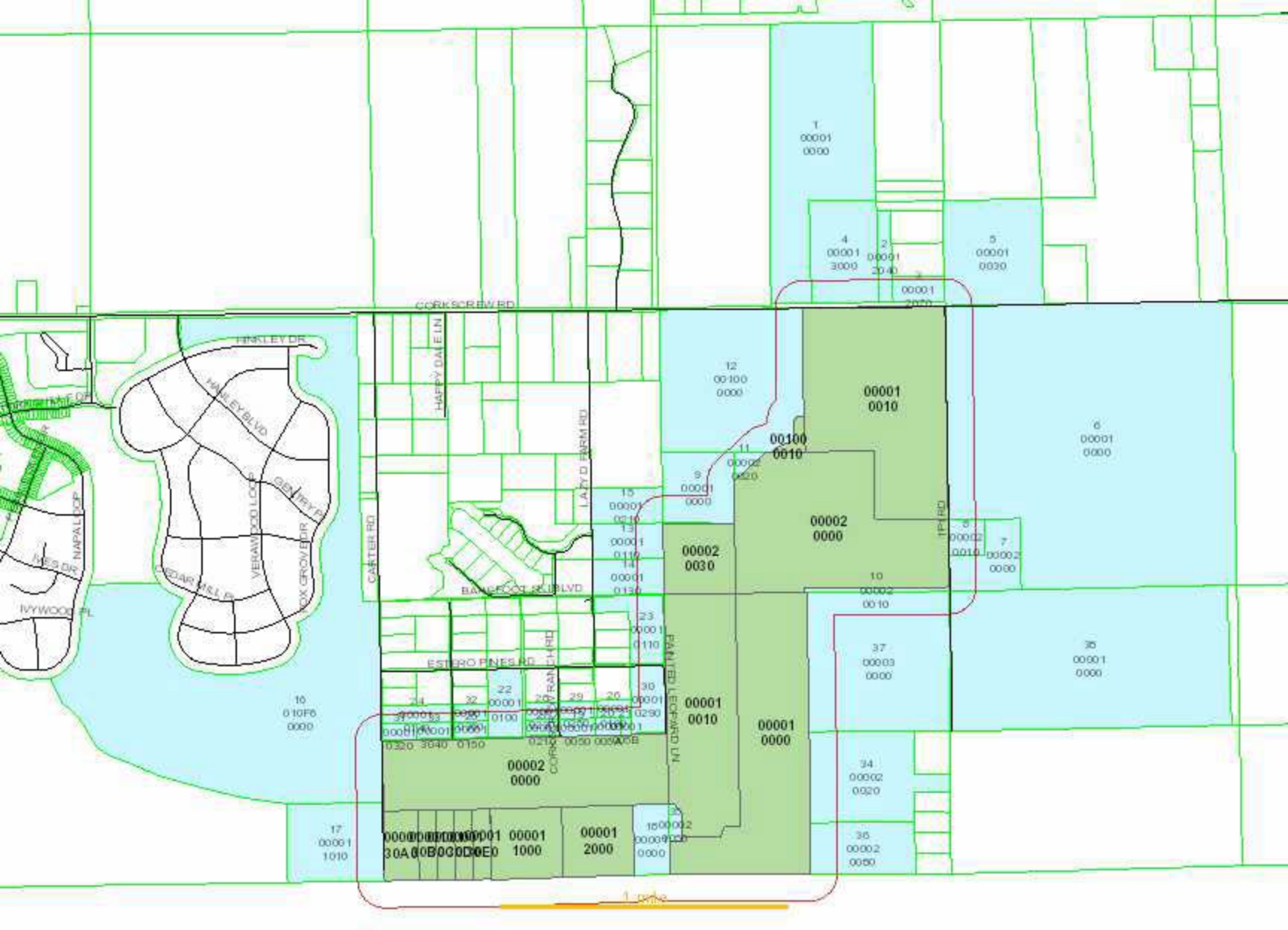
STATE OF ~~FLORIDA~~ Rhode Island
COUNTY OF ~~LEE~~ Washington

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, on 10/28/2022 (date) by Paul Mihailides (name of person providing oath or affirmation), who is personally known to me or who has produced N/A (type of identification) as identification.

Signature of Notary Public

STAMP/SEAL

DAVID RODIN
Notary Public - Rhode Island
Notary ID 758476
My Commission Expires Nov 2, 2023


CORKSCREW RD
HINKLEY DR
HINKLEY BLVD
HAPPY DAY LN
LADY DI FARM RD
CARTER RD
BAMBOO RUN BLVD
ESTERO PINES RD
PAINTED LEOPARD LN
ITP RD
NAPA LOOP
MESS DR
CEDAR HILLS DR
VERAWOOD LOOP
GENTRY PL
FOX GROVE DR
IVYWOOD PL
00001 0010
00100 0010
00002 0000
00002 0030
00001 0000
00001 1000
00001 2000
1 mile

ESTERO HOLDINGS LLC
SUITE 300
5700 LAKE WRIGHT DR
NORFOLK VA 23502

ESTERO HOLDINGS LLC
SUITE 300
5700 LAKE WRIGHT DR
NORFOLK VA 23502

ESTERO HOLDINGS LLC
SUITE 300
5700 LAKE WRIGHT DR
NORFOLK VA 23502

ESTERO HOLDINGS LLC
SUITE 300
5700 LAKE WRIGHT DR
NORFOLK VA 23502

ESTERO HOLDINGS LLC
SUITE 300
5700 LAKE WRIGHT DR
NORFOLK VA 23502

CORKSCREW GROVE LIMITED PARTNE
3602 COLONIAL CT
FORT MYERS FL 33913

UNITED STATES OF AMERICA
US BUREAU OF LAND MANAGEMENT
1849 C ST NW # 406LS
WASHINGTON DC 20240

JOHNSON T W
1533 BEECHWOOD TRAIL
FORT MYERS FL 33919

BOVINE BREEZE LLC
6008 CAJEPUT LN
BONITA SPRINGS FL 34134

PEPPERPLACE LLC
107 ENTERPRISE CT
OXFORD NC 27565

BOVINE BREEZE LLC
6008 CAJEPUT LN
BONITA SPRINGS FL 34134

BOVINE BREEZE LLC
6008 CAJEPUT LN
BONITA SPRINGS FL 34134

ADELMAN GOLDIE +
5512 VAN WINKLE LN
AUSTIN TX 78739

CAMPBELL JERRY R & LINDA J
20941 LAZY D FARM RD
ESTERO FL 33928

SIMON PABLO ESTEBAN
10411 STRIKE LN
BONITA SPRINGS FL 34135

TP2-LAND-SUB LLC
21101 DESIGN PARC LN #103
ESTERO FL 33928

SUPER TOWERS INC
800 BOYLSTON ST FL 16
BOSTON MA 02199

TRICO SHRIMP CO
PO BOX 6189
FORT MYERS BEACH FL 33932

ROSKUSKI DEBRA A
21401 CORKSCREW RANCH RD
ESTERO FL 33928

ROSKUSKI DEBRA A
PO BOX 366414
BONITA SPRINGS FL 34136

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FOREMAN PETER
5830 SW 64TH AVE
DAVIE FL 33314

GABOR ENTERPRISES LLC
300 HORSE CREEK DR PH504
NAPLES FL 34110

BRAY MIKE S & GERTRUDE A
20850 CORKSCREW RD
ESTERO FL 33928

HALL GARY L & CHRISTINE K
21400 CORKSCREW RANCH RD
ESTERO FL 33928

SHECKLER NICHOLAS L
19928 BEVERLY PARK RD
ESTERO FL 33928

WYSONG RICK +
9083 CYPRESS DR S
FORT MYERS FL 33967

WYSONG RICK +
18509 TAMPA RD
FORT MYERS FL 33967

TRICO SHRIMP CO
PO BOX 6189
FORT MYERS BEACH FL 33932

CORKSCREW GROVE LIMITED PARTNE
3602 COLONIAL CT
FORT MYERS FL 33913

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KDJ RANCH LLC
15701 S TAMIAMI TRAIL
FORT MYERS FL 33908

CHAMBERLAIN BRUCE W
1017 MARSHALL AVE E
LEHIGH ACRES FL 33974

CRUZ MARIO SANTIAGO &
140 10TH AVE NW
NAPLES FL 34120

BOEHM WILLIAM R & TERRY L
21350 CORKSCREW RANCH RD
ESTERO FL 33928

ROBERT H ETNIRE TRUST +
140 VERMONT AVE
FORT MYERS FL 33905

HENDERSON DENNIS
21251 CARTER RD
ESTERO FL 33928

CORKSCREW GROVE LIMITED PARTNE
3602 COLONIAL CT
FORT MYERS FL 33913

NATIONAL AUDUBON SOCIETY INC
225 VARICK ST
NEW YORK NY 10014

CORKSCREW GROVE LIMITED PARTNE
3602 COLONIAL CT
FORT MYERS FL 33913

Buffer: 500 Date: 10/18/2022 12:00:00 AM List Size: 52

FolioId	STRAP	OwnerNam	OwnerNam	MailAddres	MailAddres	MailCity	MailState	MailZip
10435851	27-46-27-00-00001.0010	PEPPERPLACE LLC		107 ENTERPRISE CT		OXFORD	NC	27565
10435852	27-46-27-00-00002.0000	PEPPERPLACE LLC		107 ENTERPRISE CT		OXFORD	NC	27565
10551609	27-46-27-00-00002.0030	OKEECROPS LLC		PO BOX 189		PARRISH	FL	34219
10531355	27-46-27-00-00100.0010	PEPPERPLACE LLC		107 ENTERPRISE CT		OXFORD	NC	27565
10436008	33-46-27-00-00001.1000	CORKSCREW TREE LLC		28380 OLD 41 RD STE		BONITA SP	FL	34135
10436009	33-46-27-00-00001.2000	OKEECROPS LLC		PO BOX 189		PARRISH	FL	34219
10436011	33-46-27-00-00002.0000	OKEECROPS LLC		PO BOX 189		PARRISH	FL	34219
10614054	33-46-27-L4-00001.30A0	CORKSCREW TREE LLC		PO BOX 389		ESTERO	FL	33929
10614055	33-46-27-L4-00001.30B0	CORKSCREW TREE LLC		PO BOX 389		ESTERO	FL	33929
10614056	33-46-27-L4-00001.30C0	CORKSCREW TREE LLC		PO BOX 389		ESTERO	FL	33929
10614057	33-46-27-L4-00001.30D0	CORKSCREW TREE LLC		PO BOX 389		ESTERO	FL	33929
10614058	33-46-27-L4-00001.30E0	CORKSCREW TREE LLC		PO BOX 389		ESTERO	FL	33929
10436012	34-46-27-00-00001.0000	PEPPERPLACE LLC		107 ENTERPRISE CT		OXFORD	NC	27565
10548553	34-46-27-00-00001.0010	OKEECROPS LLC		PO BOX 189		PARRISH	FL	34219
10435823	22-46-27-00-00001.0000	ESTERO HOLDINGS LLC		SUITE 300	5700 LAKE	NORFOLK	VA	23502
10435831	22-46-27-00-00001.2040	ESTERO HOLDINGS LLC		SUITE 300	5700 LAKE	NORFOLK	VA	23502
10435834	22-46-27-00-00001.2070	ESTERO HOLDINGS LLC		SUITE 300	5700 LAKE	NORFOLK	VA	23502
10435835	22-46-27-00-00001.3000	ESTERO HOLDINGS LLC		SUITE 300	5700 LAKE	NORFOLK	VA	23502
10457407	23-46-27-00-00001.0030	ESTERO HOLDINGS LLC		SUITE 300	5700 LAKE	NORFOLK	VA	23502
10435847	26-46-27-00-00001.0000	CORKSCREW GROVE LI		3602 COLONIAL CT		FORT MYEI	FL	33913
10435848	26-46-27-00-00002.0000	UNITED ST/	US BUREAL	1849 C ST NW # 406LS		WASHINGT	DC	20240
10435849	26-46-27-00-00002.0010	JOHNSON T W		1533 BEECHWOOD TR		FORT MYEI	FL	33919
10435850	27-46-27-00-00001.0000	BOVINE BREEZE LLC		6008 CAJEPUT LN		BONITA SP	FL	34134
10435853	27-46-27-00-00002.0010	PEPPERPLACE LLC		107 ENTERPRISE CT		OXFORD	NC	27565
10531526	27-46-27-00-00002.0020	BOVINE BREEZE LLC		6008 CAJEPUT LN		BONITA SP	FL	34134
10435854	27-46-27-00-00100.0000	BOVINE BREEZE LLC		6008 CAJEPUT LN		BONITA SP	FL	34134
10435868	28-46-27-00-00001.0110	ADELMAN GOLDIE +		5512 VAN WINKLE LN		AUSTIN	TX	78739
10435869	28-46-27-00-00001.0130	CAMPBELL JERRY R & I		20941 LAZY D FARM R		ESTERO	FL	33928
10435879	28-46-27-00-00001.0210	SIMON PABLO ESTEBA		10411 STRIKE LN		BONITA SP	FL	34135
10599077	29-46-27-L4-010F6.0000	TP2-LAND-SUB LLC		21101 DESIGN PARC LI		ESTERO	FL	33928
10435963	32-46-27-00-00001.1010	SUPER TOWERS INC		800 BOYLSTON ST FL 1		BOSTON	MA	2199
10435964	33-46-27-00-00001.0000	TRICO SHRIMP CO		PO BOX 6189		FORT MYEI	FL	33932

10435969	33-46-27-00-00001.0050	ROSKUSKI DEBRA A	21401 CORKSCREW RA	ESTERO	FL	33928
10435970	33-46-27-00-00001.005A	ROSKUSKI DEBRA A	PO BOX 366414	BONITA SP	FL	34136
10435971	33-46-27-00-00001.005B	FOREMAN PETER	5830 SW 64TH AVE	DAVIE	FL	33314
10435977	33-46-27-00-00001.0100	KDJ RANCH LLC	15701 S TAMIAMI TRA	FORT MYEI	FL	33908
10435978	33-46-27-00-00001.0110	GABOR ENTERPRISES L	300 HORSE CREEK DR I	NAPLES	FL	34110
10435981	33-46-27-00-00001.0140	CHAMBERLAIN BRUCE	1017 MARSHALL AVE E	LEHIGH AC	FL	33974
10435982	33-46-27-00-00001.0150	BRAY MIKE S & GERTR	20850 CORKSCREW RI	ESTERO	FL	33928
10435986	33-46-27-00-00001.0190	CRUZ MARIO SANTIAG	140 10TH AVE NW	NAPLES	FL	34120
10435988	33-46-27-00-00001.0210	HALL GARY L & CHRIST	21400 CORKSCREW RA	ESTERO	FL	33928
10435990	33-46-27-00-00001.0230	BOEHM WILLIAM R &	21350 CORKSCREW RA	ESTERO	FL	33928
10435992	33-46-27-00-00001.0250	SHECKLER NICHOLAS L	19928 BEVERLY PARK I	ESTERO	FL	33928
10435996	33-46-27-00-00001.0290	ROBERT H ETNIRE TRU	140 VERMONT AVE	FORT MYEI	FL	33905
10435999	33-46-27-00-00001.0320	WYSONG RICK +	9083 CYPRESS DR S	FORT MYEI	FL	33967
10436003	33-46-27-00-00001.0360	HENDERSON DENNIS	21251 CARTER RD	ESTERO	FL	33928
10476563	33-46-27-00-00001.3040	WYSONG RICK +	18509 TAMPA RD	FORT MYEI	FL	33967
10436017	34-46-27-00-00002.0020	CORKSCREW GROVE LI	3602 COLONIAL CT	FORT MYEI	FL	33913
10436019	34-46-27-00-00002.0050	TRICO SHRIMP CO	PO BOX 6189	FORT MYEI	FL	33932
10480753	34-46-27-00-00002.0080	NATIONAL AUDUBON S	225 VARICK ST	NEW YORK	NY	10014
10436020	34-46-27-00-00003.0000	CORKSCREW GROVE LI	3602 COLONIAL CT	FORT MYEI	FL	33913
10436021	35-46-27-00-00001.0000	CORKSCREW GROVE LI	3602 COLONIAL CT	FORT MYEI	FL	33913

DISCLOSURE OF INTEREST
AFFIDAVIT

BEFORE ME this day appeared Alan Jones, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at 21601 Casita Road and is the subject of an Application for zoning action (hereinafter the "Property"). See attached parcel IDs

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

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

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

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

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

Name and Address	Percentage of Ownership
N/A	N/A

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

Alan Jones

Property Owner

Print Name

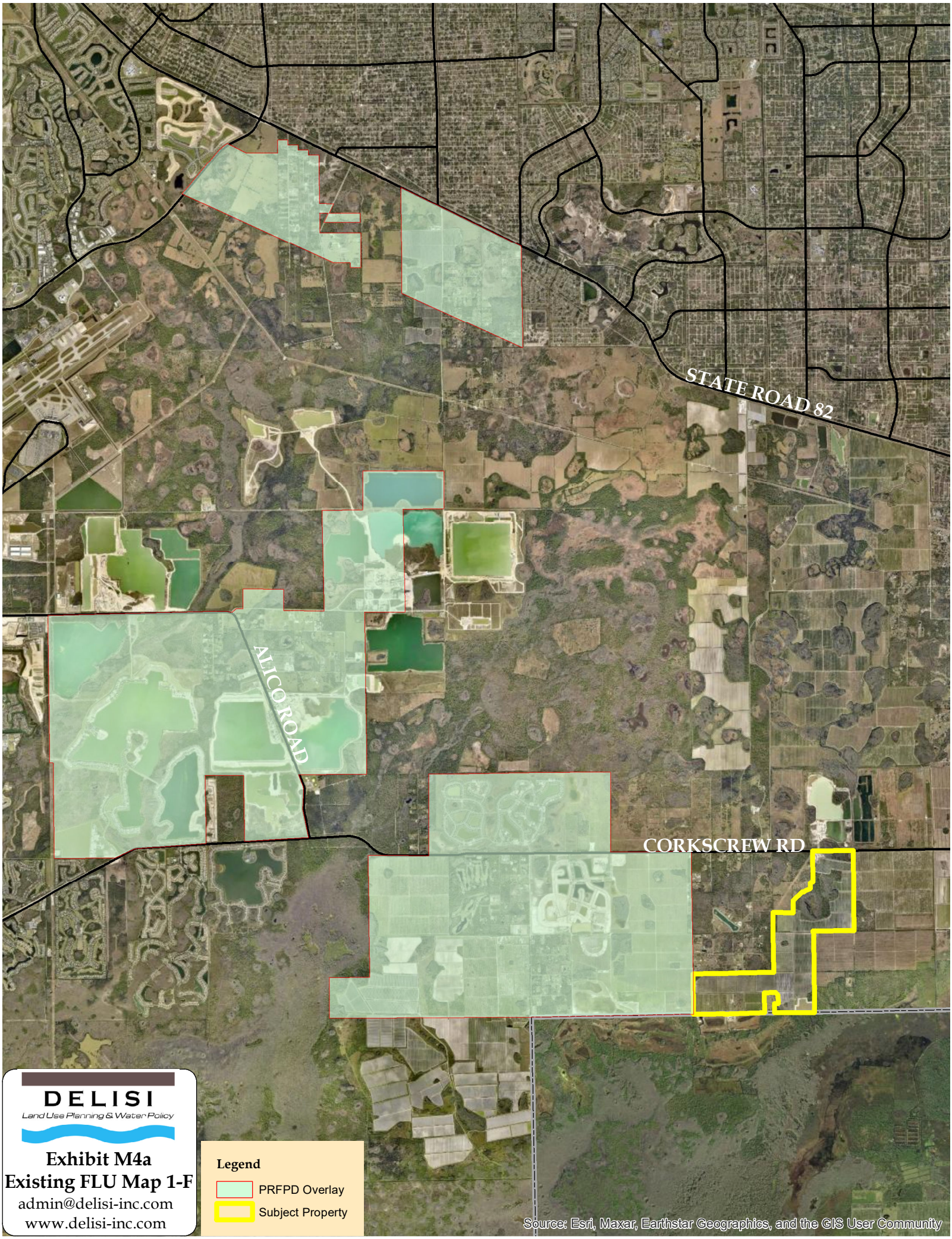
**********NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS**********
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

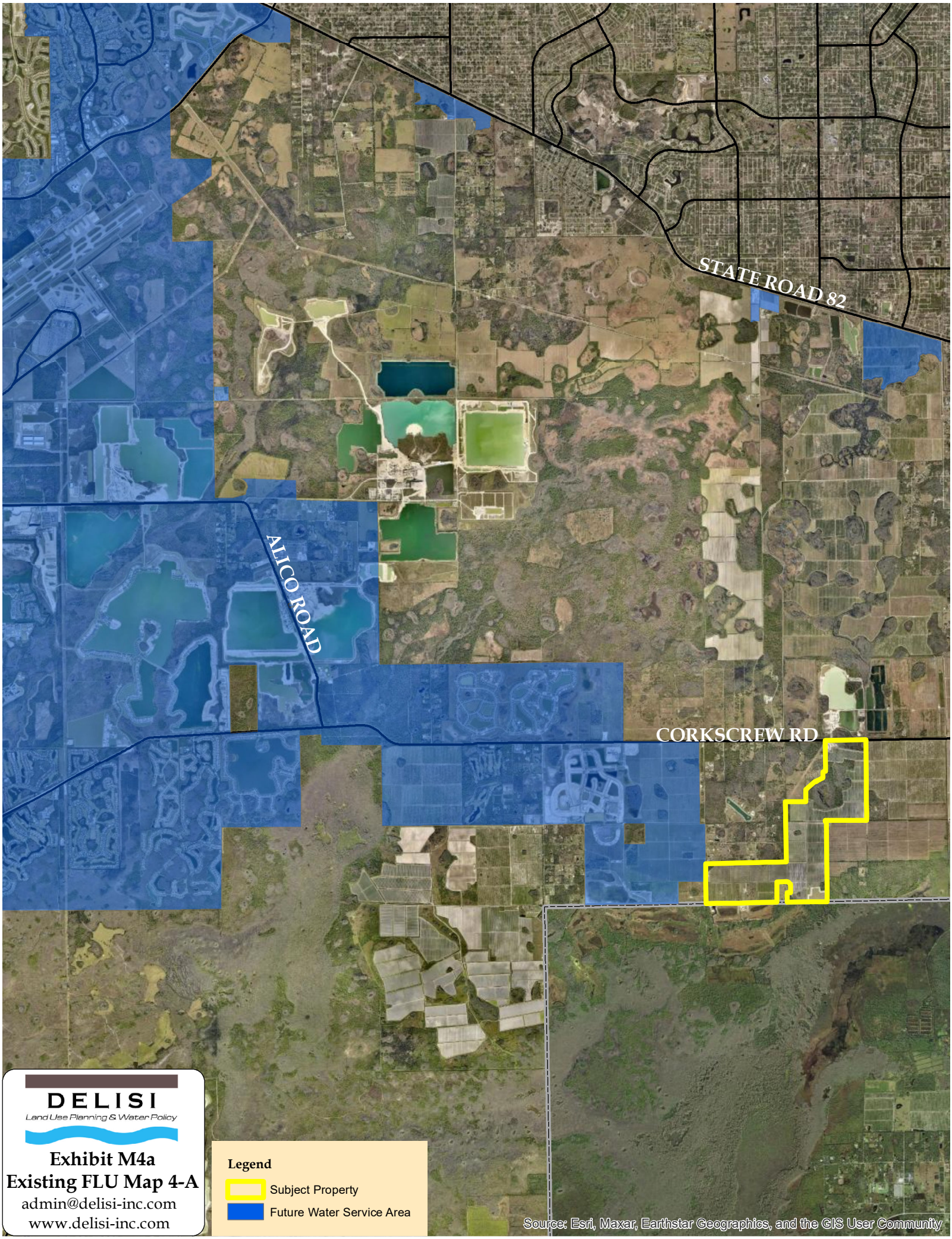
STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, on 10/25/22 (date) by Ian Jones (name of person providing oath or affirmation), who is personally known to me or who has produced _____(type of identification) as identification.

STAMP/SEAL Signature of Notary Public

DONALD W. SCARLETT, JR.
Commission # HH 009366
Expires June 11, 2024
Bonded Thru Troy Fain Insurance 800-385-7019


STATE ROAD 82
ALICO ROAD
CORKSCREW RD
DELISI
Land Use Planning & Water Policy
Exhibit M4a
Existing FLU Map 1-F
admin@delisi-inc.com
www.delisi-inc.com
Legend
PRFPD Overlay
Subject Property
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community


STATE ROAD 82
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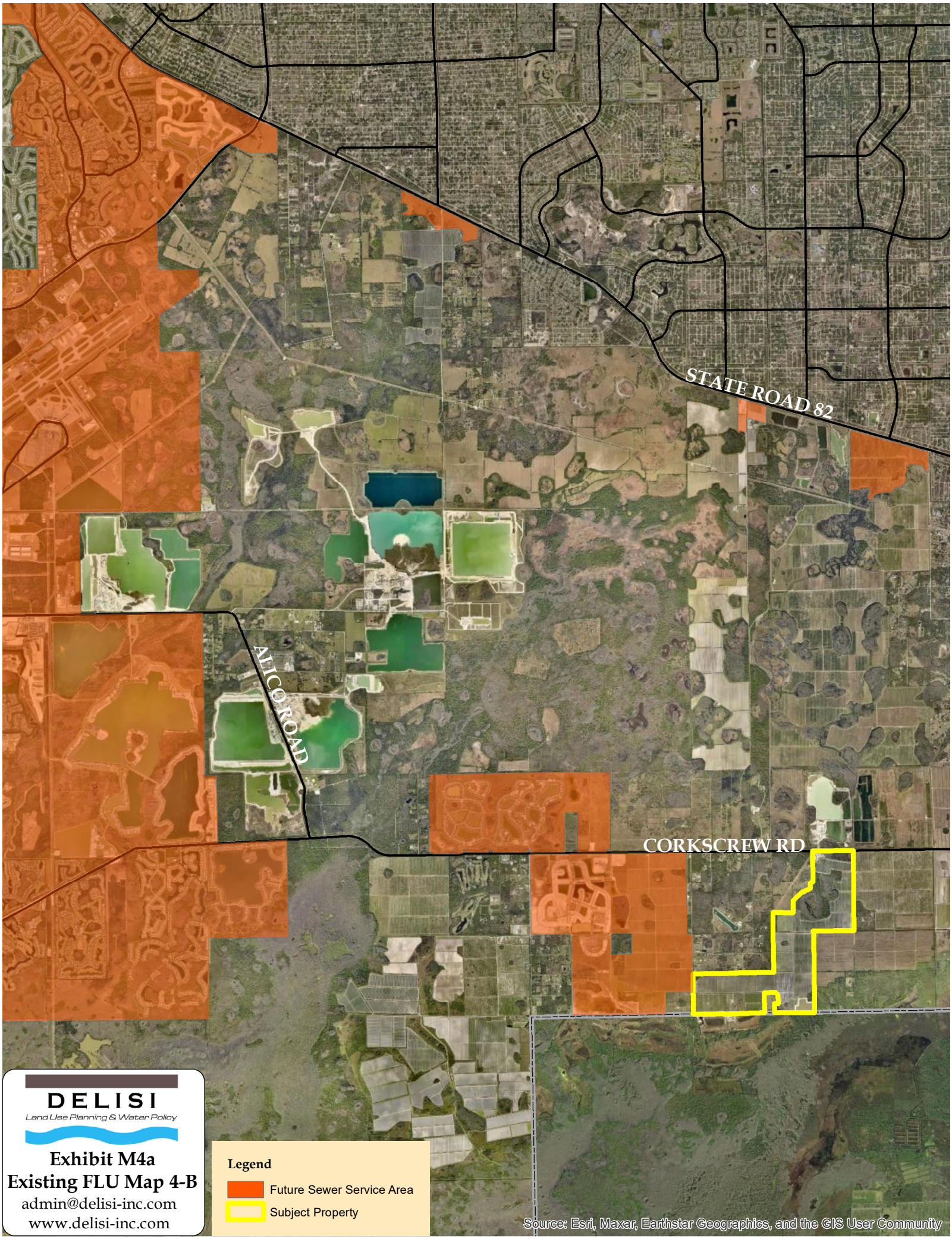
Existing FLU Map 4-A
admin@delisi-inc.com
www.delisi-inc.com
Legend
Subject Property
Future Water Service Area
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community


STATE ROAD 82
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CORKSCREW RD
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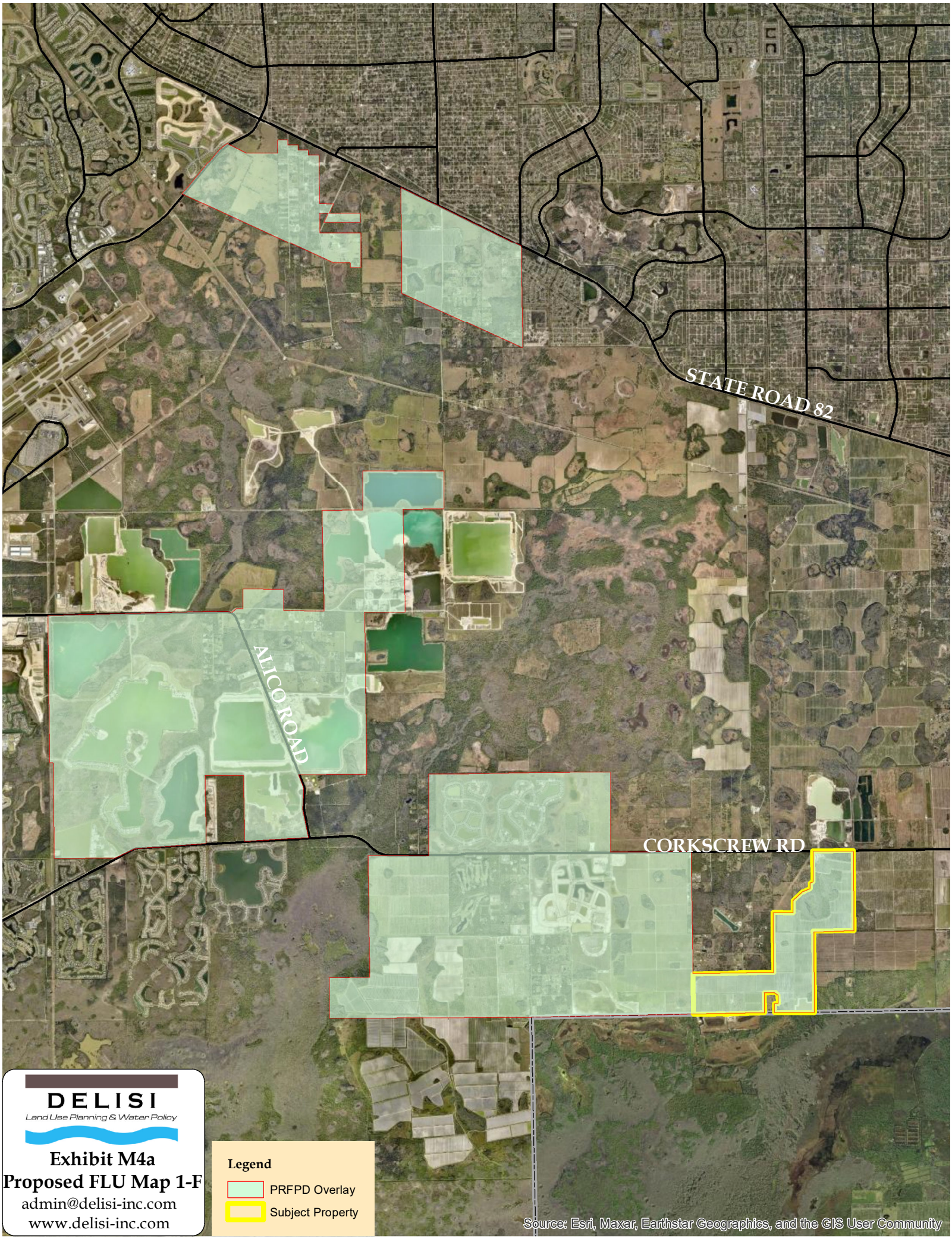
Exhibit M4a
Existing FLU Map 4-B
admin@delisi-inc.com
www.delisi-inc.com
Legend
Future Sewer Service Area
Subject Property
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community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www.delisi-inc.com
Legend
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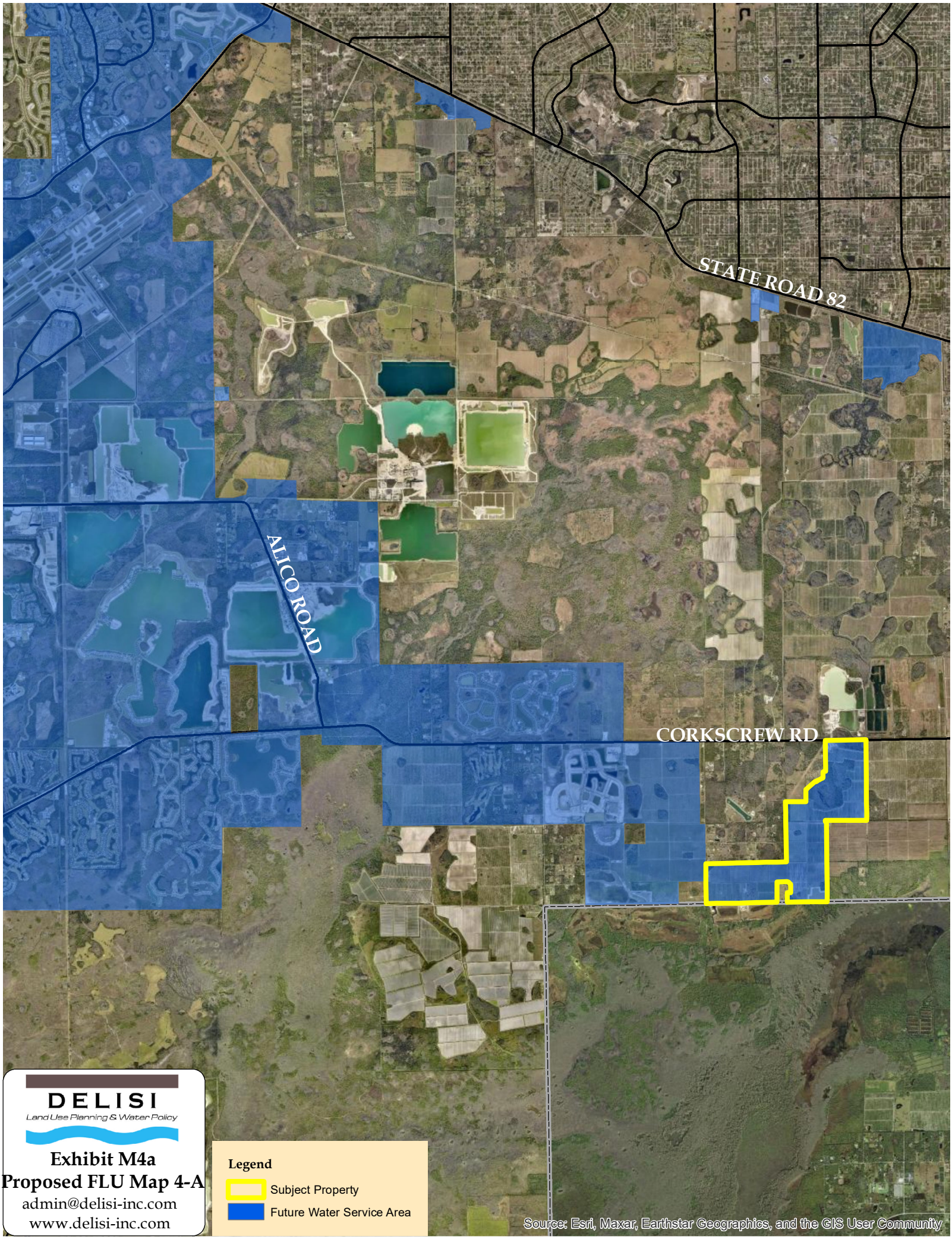
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community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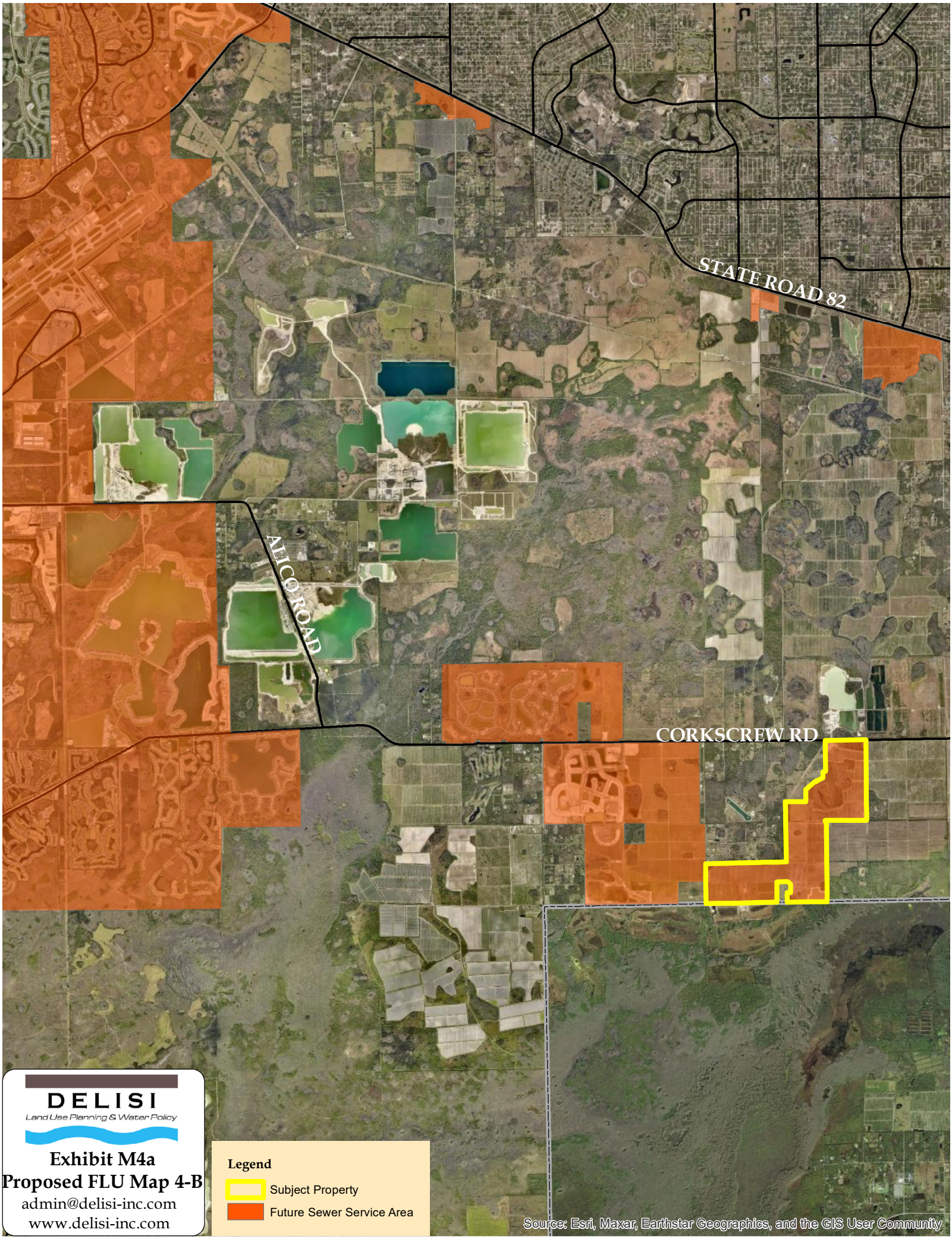
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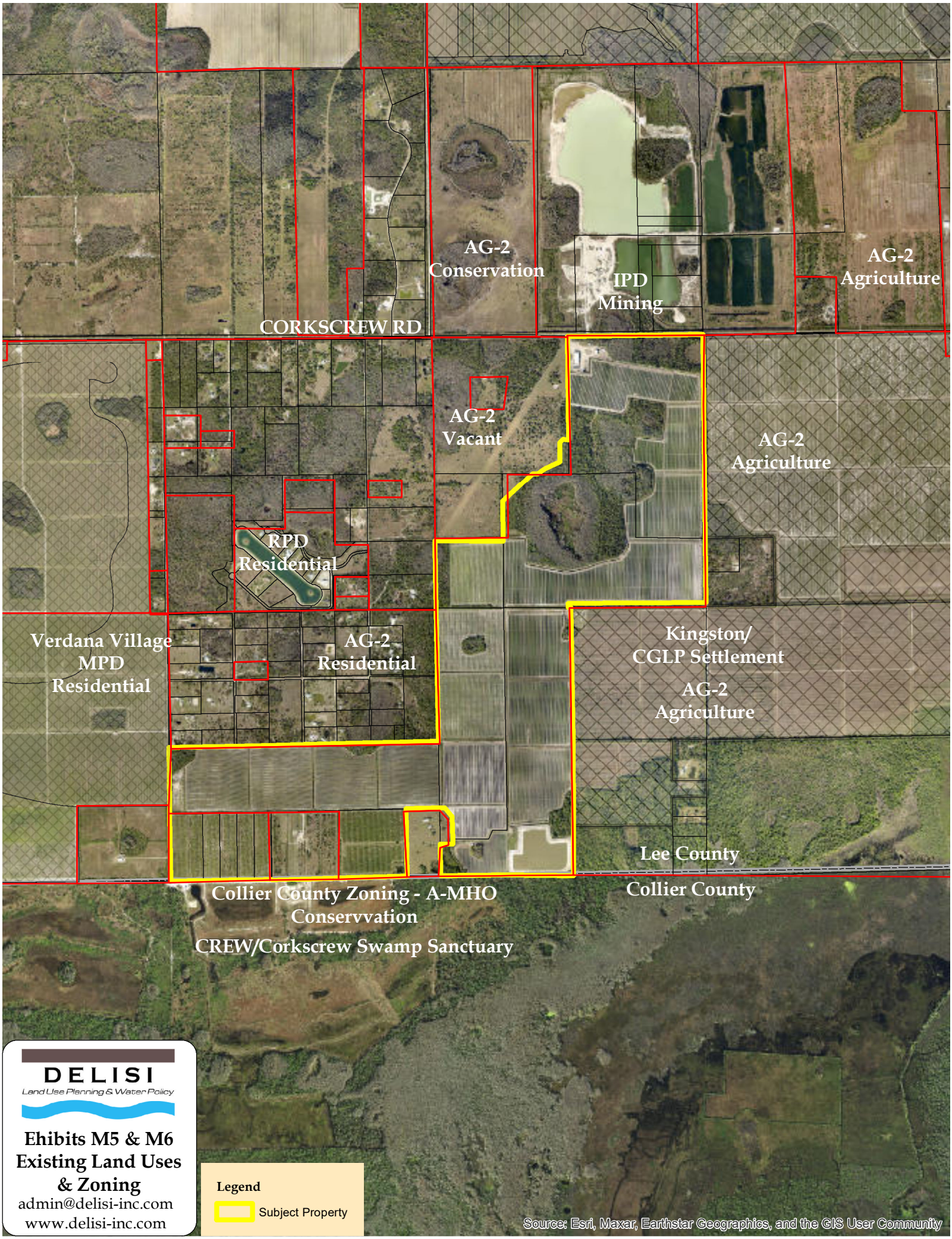

AG-2
Conservation
IPD
Mining
AG-2
Agriculture
CORKSCREW RD
AG-2
Vacant
AG-2
Agriculture
RPD
Residential
Verdana Village
MPD
Residential
AG-2
Residential
Kingston/
CGLP Settlement
AG-2
Agriculture
Lee County
Collier County
Collier County Zoning - A-MHO
Conservvation
CREW/Corkscrew Swamp Sanctuary
DELISI
Land Use Planning & Water Policy
Ehibits M5 & M6
Existing Land Uses
& Zoning
admin@delisi-inc.com
www.delisi-inc.com
Legend
Subject Property
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

BBLS
SURVEYORS, INC.
9001 HIGHLAND WOODS
BOULEVARD, SUITE 3
BONITA SPRINGS, FLORIDA, 34135
TELEPHONE: (239) 597-1315
FAX: (239) 597-5207

LEGAL DESCRIPTION

THE PRESERVE CLUB & RESIDENCES AT PEPPER PLACE

A PARCEL OF LAND BEING A PORTION OF SECTIONS 27, 33 AND 34, TOWNSHIP 46 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

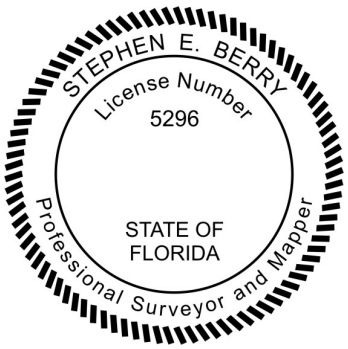
BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 27; THENCE RUN S.01°01'22"E., ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, FOR A DISTANCE OF 2,645.26 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 27; THENCE RUN S.01°01'09"E., ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, FOR A DISTANCE OF 2,644.88 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE RUN S.89°30'06"W., ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, FOR A DISTANCE OF 2,646.15 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 34; THENCE RUN S.00°56'15"E., ALONG THE EAST LINE OF SAID NORTHWEST QUARTER AND THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34, FOR A DISTANCE OF 5,233.58 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE RUN S.89°17'23"W., ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, FOR A DISTANCE OF 2,639.87 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 33, THE SAME BEING THE SOUTHEASTERLY CORNER OF THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2724, PAGE 2122 OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE RUN N.00°59'43"W., ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER AND THE EASTERLY LINE OF SAID PARCEL, FOR A DISTANCE OF 597.74 FEET; THENCE RUN N.89°00'08"E., ALONG THE EASTERLY LINE OF SAID PARCEL, FOR A DISTANCE OF 250.04 FEET; THENCE RUN N.01°50'35"W., ALONG THE EASTERLY LINE OF SAID PARCEL, FOR A DISTANCE OF 546.00 FEET; THENCE RUN N.41°10'55"W., ALONG THE EASTERLY LINE OF SAID PARCEL FOR A DISTANCE OF 220.00 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL; THENCE RUN S.89°00'17"W., ALONG THE NORTHERLY LINE OF SAID PARCEL, FOR A DISTANCE OF 100.00 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTH HALF OF SAID SECTION 33; THENCE RUN

S.88°54'56"W., ALONG THE SOUTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF SAID SECTION 33 AND THE NORTHERLY L.INE OF SAID PARCEL, FOR A DISTANCE OF 660.84 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33 AND THE NORTHWESTERLY CORNER OF SAID PARCEL; THENCE RUN S.00°58'43"E., ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEST QUARTER OF SAID SECTION 33 AND THE WESTERLY LINE OF SAID PARCEL, FOR A DISTANCE OF 1,309.90 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33; THENCE RUN S.89°04'36"W., ALONG SAID SOUTH LINE, FOR A DISTANCE OF 1,983.67 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE RUN S.89°03'06"W., ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, FOR A DISTANCE OF 2,639.77 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE RUN N.00°53'57"W., ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, FOR A DISTANCE OF 2,596.13 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE RUN N.88°46'01"E., ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, FOR A DISTANCE OF 2,638.48 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 33; THENCE RUN N.88°46'01"E ,ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, FOR A DISTANCE OF 2,641.88 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 34; THENCE RUN N.01°01'55"W., ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, FOR A DISTANCE OF 2,620.25 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE RUN N.01°00'39"W., ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, FOR A DISTANCE OF 1,324.88 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE RUN N.89°32'03"E., ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27, FOR A DISTANCE OF 1,323.31 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE RUN N.01°01'02"W., ALONG SAID WEST LINE, FOR A DISTANCE OF 736.32 FEET; THENCE LEAVING SAID WEST LINE RUN N.44°16'14"E., FOR A DISTANCE OF 827.37 FEET TO THE NORTH LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE RUN N.89°33'31"E., ALONG SAID NORTH LINE, FOR A DISTANCE OF 124.76 FEET; THENCE LEAVING SAID NORTH LINE, RUN N.49°40'45"E., FOR A DISTANCE OF 50.24 FEET; THENCE RUN N.53°07'45"E., FOR A DISTANCE OF 49.23 FEET; THENCE RUN N.59°08'52"E., FOR A DISTANCE OF 83.85 FEET; THENCE RUN N.65°57'40"E., FOR A DISTANCE OF 199.18 FEET; THENCE RUN N.63°27'03"E., FOR A DISTANCE OF 73.25 FEET; THENCE RUN N.59°58'43"E., FOR A DISTANCE OF 34.83 FEET; THENCE RUN N.01°18'00"W., FOR A DISTANCE OF 350.25 FEET; THENCE RUN N.03°23'36"E., FOR A DISTANCE OF 20.49 FEET; THENCE RUN N.44°32'22"E., FOR A DISTANCE OF 98.27 FEET; THENCE RUN S.81°17'02"E., FOR A DISTANCE OF 110.49 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 27; THENCE RUN N.01°01'26"W., ALONG SAID WEST LINE, FOR A DISTANCE OF 1,978.56 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE RUN N.89°19'11"E., ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, FOR A DISTANCE OF

2,646.34 FEET; TO THE **POINT OF BEGINNING**.
CONTAINING 1,052.448 ACRES, MORE OR LESS.

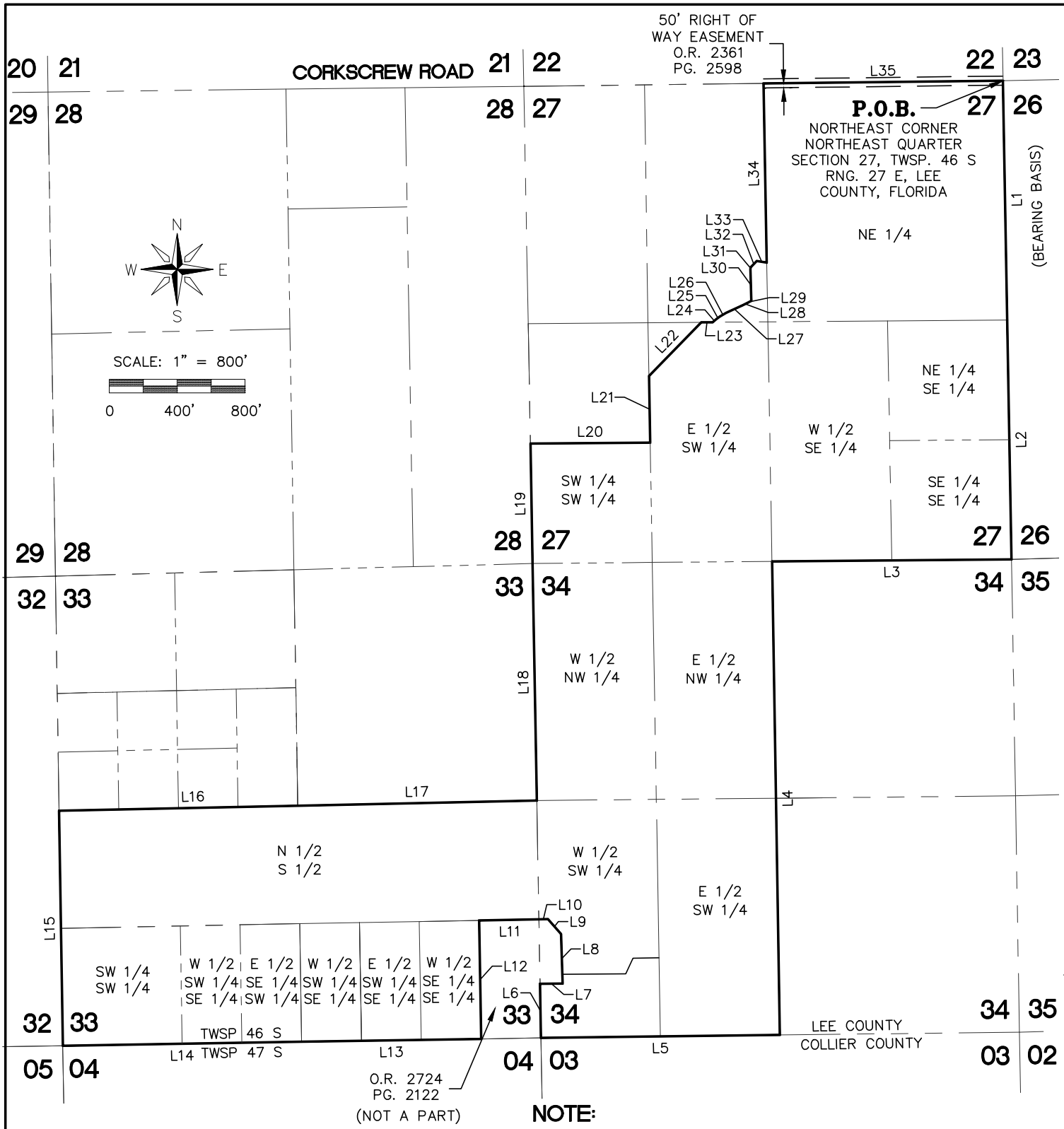
BEARINGS SHOWN HEREON REFER TO THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 46 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, HAVING A BEARING OF S.01°01'22"E.

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



_____10/26/2022
STEPHEN E. BERRY, STATE OF FLORIDA, (L.S. #5296)
BBLS SURVEYORS INC., (L.B. #8033)

(SEE ATTACHED SKETCH-SHEET 4 OF 5 THROUGH SHEET 5 OF 5)



P.O.B. POINT OF BEGINNING
O.R. OFFICIAL RECORDS BOOK
PG. PAGE
P.B. PLAT BOOK
RNG RANGE
TWSP TOWNSHIP

NOTE:

1.) BEARINGS SHOWN HEREON REFER TO THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 46 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, HAVING A BEARING OF S.01°01'22"E.

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

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

4.) SEE SHEET 5 OF 5 FOR LINE TABLE.

THIS IS NOT A SURVEY

\\NAS\DATA\PROJECTS\2022\22.50 943 ACRES CORKSCREW\22.50 L&S OVERALL 10 25 22.DWG

DATE: 10/25/2022
FIELD BOOK: N/A
DRAWN BY: SEB
APPROVED: SEB
JOB NO. 22.50
SCALE: 1"=800'

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

THE PRESERVE CLUB AND RESIDENCES AT PEPPER PLACE, A PORTION OF SECTIONS 27, 33 AND 34, TOWNSHIP 46 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA

BBLS SURVEYORS, INC.
9001 HIGHLAND WOODS BLVD.,
SUITE 3, BONITA SPRINGS, FLORIDA,
34135 (239) 597-1315

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S01°01'22"E	2645.26'
L2	S01°01'09"E	2644.88'
L3	S89°30'06"W	2646.15'
L4	S00°56'15"E	5233.58'
L5	S89°17'23"W	2639.87'
L6	N00°59'43"W	597.74'
L7	N89°00'08"E	250.04'
L8	N01°50'35"W	546.00'
L9	N41°10'55"W	220.00'
L10	S89°00'17"W	100.00'
L11	S88°54'56"W	660.84'
L12	S00°58'43"E	1309.90'
L13	S89°04'36"W	1983.67'
L14	S89°03'06"W	2639.77'
L15	N00°53'57"W	2596.13'
L16	N88°46'01"E	2638.48'
L17	N88°46'01"E	2641.88'
L18	N01°01'55"W	2620.25'
L19	N01°00'39"W	1324.88'
L20	N89°32'03"E	1323.31'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	N01°01'02"W	736.32'
L22	N44°16'14"E	827.37'
L23	N89°33'31"E	124.76'
L24	N49°40'45"E	50.24'
L25	N53°07'45"E	49.23'
L26	N59°08'52"E	83.85'
L27	N65°57'40"E	199.18'
L28	N63°27'03"E	73.25'
L29	N59°58'43"E	34.83'
L30	N01°18'00"W	350.25'
L31	N03°23'36"E	20.49'
L32	N44°32'22"E	98.27'
L33	S81°17'02"E	110.49'
L34	N01°01'26"W	1978.56'
L35	N89°19'11"E	2646.34'

\\NAS\DATA\PROJECTS\2022\22.50 943 ACRES CORKSCREW\22.50 L&S OVERALL 10 25 22.DWG

THIS IS NOT A SURVEY

DATE: 10/25/2022
FIELD BOOK: N/A
DRAWN BY: SEB
APPROVED: SEB
JOB NO. 22.50
SCALE: N/A

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

THE PRESERVE CLUB AND RESIDENCES AT PEPPER PLACE,
A PORTION OF SECTIONS 27, 33 AND 34, TOWNSHIP 46 SOUTH,
RANGE 27 EAST, LEE COUNTY, FLORIDA

BBLS SURVEYORS, INC.
9001 HIGHLAND WOODS BLVD.,
SUITE 3, BONITA SPRINGS, FLORIDA,
34135 (239) 597-1315

Linda Doggett, Lee County Clerk of Circuit Court
INSTR. # 2019000149645, Doc Type D, Pages 4, Recorded 6/25/2019 at 12:50 PM, Deputy Clerk NFERGUSON ERECORD
Rec Fees: $35.50 Deed Doc: $38,500.00

Prepared by and return to:
Charles B Capps
PAVESE LAW FIRM
PO Drawer 1507
Fort Myers, FL 33902
239-334-2195
File Number: **69869.011**

Parcel Identification Numbers: 27-46-27-00-00001.0010, 27-46-27-00-00002.0000, 27-46-27-00-00100.0010, 34-46-27-00-00001.0000 and 27-46-27-00-00002.0010

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 17th day of **June, 2019** between **Coral Creek Limited Liability Company, a Nevada Limited Liability Company** whose post office address is **3372 Calle Margarita, Encinitas, CA 92024**, grantor, and **Pepperplace, LLC, a Florida limited liability company** whose post office address is **107 Enterprise Court, Oxford, NC 27565**, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Lee County, Florida** to-wit:

See Attached Exhibit "A" attached hereto and incorporated herein

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2018**.

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

Signed, sealed and delivered in our presence:

Witness Name: Charles Capps

Witness Name: Donna Pavese

Coral Creek Limited Liability Company, a Nevada Limited Liability Company

By: EAR Property Co., Inc., its Manager

By: _____
Robert P. Regnery, President

(Corporate Seal)

State of Florida
County of Lee

The foregoing instrument was acknowledged before me this 17th day of June, 2019 by Robert P. Regnery, President of EAR Property Co., Inc., Manager, on behalf of the limited liability company for Coral Creek Limited Liability Company, a Nevada Limited Liability Company. He [_] is personally known to me or [✓] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: Donna M. Pavese

My Commission Expires: _____

DONNA M. PAVESE
MY COMMISSION # GG 185035
EXPIRES: March 26, 2022
Bonded Thru Notary Public Underwriters

Exhibit "A"
PROPERTY

Parcel 1

All that part of Section 27, Township 46 South, Range 27 East, Lee County, Florida, being more particularly described as follows:

Beginning at the center of said Section 27, thence along the South line of the Northwest 1/4 of said Section 27, S 89°59'49" W, 610.91 feet; thence leaving said line, N 50°09'11" E, 50.84 feet; thence N 53°36'11" E, 49.23 feet; thence N 59°37'18" E, 83.85 feet; thence N 66°26'06" E, 199.18 feet; thence N 63°55'29" E, 73.25 feet; thence N 60°27'09" E, 34.83 feet; thence N 00°49'34" W, 350.25 feet; thence N 03°52'02" E, 20.49 feet; thence N 45°00'48" E, 98.27 feet; thence S 80°45'36" E, 110.49 feet to the East line of the Northwest 1/4 of said Section 27; thence along said line S 00°33'21" E, 655.67 feet to the Point of Beginning of the parcel herein described.

Parcel 2:

The Northeast Quarter (NE 1/4) and the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 27, Township 46 South, Range 27 East, Lee County, Florida.

Parcel 3:

The Southeast Quarter of the Southeast Quarter; and the West Half of the Southeast Quarter; the East Half of the Southwest Quarter; in Section 27, Township 46 South, Range 27 East, Lee County, Florida;

LESS AND EXCEPT:

Beginning at the Southeast corner of said Section 27, Township 46 South, Range 27 East, for a Point of Beginning; run thence Westerly along the South boundary line of said Section 27 for 2700 feet to a point, run thence Northerly parallel to the East boundary line of said Section, a distance of 80 feet to a point, run thence Easterly, parallel to the South boundary line of said Section, a distance of 2700 feet to a point on the East boundary line of said Section , run thence Southerly, along the East boundary of said Section, a distance of 80 feet to the Point of Beginning;

ALSO LESS AND EXCEPT:

All that part of Section 27, Township 46 South, Range 27 East, Lee County, Florida, being more particularly described as follows; Commencing at the center of said Section 27; thence S 89°59'48" W, along the North line of the Northeast 1/4 of the Southwest 1/4 of said Section 27, a distance of 736.08 feet to the Point of Beginning; thence continue S 89°59'48" W along said line, a distance of 588.00 feet to the Northwesterly corner of the Northeast 1/4 of the Southwest 1/4 of said Section 27; thence S 00°34'52" E along the West line of the Northeast 1/4 of the Southwest 1/4 of said Section 27, a distance of 588.00 feet; thence N 44°42'28" E, a distance of 827.35 feet to the Point of Beginning of the parcel herein described.

Parcel 4:

Beginning at the Southeast corner of Section 27, Township 46 South, Range 27 East, Lee County, Florida; run thence Westerly along the South Boundary of said Section 27 a distance of 2700 feet to a point; run thence Northerly parallel to the East boundary line of said section, a distance of 80 feet to a point; run thence Easterly parallel to the South boundary of said section, a distance of 2700 feet to a point on the East boundary line of said section; run thence Southerly along the East boundary of said section, a distance of 80 feet to the Point of Beginning.

Parcel 5:

The East 1/2 of the Northwest 1/4 of Section 34, Township 46 South, Range 27 East, Lee County, Florida.

AND

The East 1/2 of the Southwest 1/4 of Section 34, Township 46 South, Range 27 East, Lee County, Florida.

TOGETHER with that part of the Southwest 1/4 of Section 34, Township 46 South, Range 27 East, Lee County, Florida described as follows:

Beginning at the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of Section 34, Township 46 South, Range 27 East, Lee County, Florida; thence run S 89°00'08" E for 100.00 feet perpendicular to the West boundary of said Section 34; thence run S 41°10'55" E for 220.00 feet; thence run S 01°50'35" E for 445.21 feet; thence N 89°59'00" E for 701.79 feet; thence run N 24°33'53" E for 190.06 feet; thence run N 89°02'07" E for 288.07 feet to an intersection with the East line of the West 1/2 of the Southwest 1/4 of said Section 34; thence run S 00°58'17" E along said East line for 870.55 feet to an intersection with the South line of said fractional section; thence run S 89°17'39" W along said South line for 1319.98 feet to the Southwest corner of said fractional section; thence run N 00°59'52" W along the West line of said fractional section for 1311.67 feet to the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of said Section 34 and the Point of Beginning, less those lands described in official records of Lee County, Florida at Book 2724, Page 2122.

LESS AND EXCEPT the following:

Beginning at the Northwest corner of the Southwest one-quarter of the Southwest one quarter of Section 34, Township 46 South, Range 27 East, Lee County, Florida; thence South 89°42'17" East 100 feet perpendicular to the West boundary of said Section 34; thence South 39°53'20" East 220 feet; thence South 0°33'00" East 546 feet; thence North 89°42'17" West 239.52 feet to the West boundary of said Section 34; thence North 0°17'43" East 714.08 feet along said boundary to the Point of Beginning.

INSTR # 2017000048377, Doc Type D, Pages 7, Recorded 03/07/2017 at 04:00 PM, Linda Doggett, Lee County Clerk of Circuit Court, Deed Doc. D $14000.00 Rec. Fee $61.00 Deputy Clerk ERECORD

This Instrument Prepared By:
William G. Scott, Esq.
Trenam Law
101 E. Kennedy Blvd., Ste. 2800
Tampa, Florida 33602

SPECIAL WARRANTY DEED

THIS INDENTURE made as of March 6, 2017, between **MLIC ASSET HOLDINGS LLC**, a Delaware limited liability company, whose address is 10801 Mastin Blvd., Suite 930, Overland Park, Kansas 66210 ("Grantor"), and **OKEECROPS, LLC**, a Florida limited liability company, whose mailing address is 13400 Dickey Road, Parrish, Florida 34219 ("Grantee").

WITNESSETH:

Grantor, in consideration of the sum of Ten And No/100 Dollars ($10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms, unto Grantee and Grantee's successors, heirs and assigns forever, all that certain land lying and being in Lee County, Florida, legally described on **Exhibit A** attached hereto (the "Property").

PARCEL IDENTIFICATION NUMBER(S): 27-46-27-00-00002-0030
33-46-27-00-00001-2000
33-46-27-00-00002-0000
34-46-27-00-00001-0010

TOGETHER with, all and singular, the tenements, hereditaments and appurtenances belonging or pertaining to the Property.

TO HAVE AND TO HOLD the Property in fee simple forever.

SUBJECT TO the encumbrances and exceptions described on **Exhibit B** attached hereto and incorporated herein by reference thereto (collectively, "Permitted Exceptions"); provided, however, that neither Grantor nor Grantee intend to reimpose any Permitted Exceptions, nor shall this conveyance operate to re-impose or extend any Permitted Exceptions.

AND GRANTOR does hereby covenant with Grantee that, subject to and except for the Permitted Exceptions, that at the time of delivery of this Deed the Property was free from all encumbrances made by Grantor, and that, subject to and except for the Permitted Exceptions, Grantor will warrant and defend the title to the Property against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

GRANTEE, BY ACCEPTANCE OF THIS DEED, COVENANTS WITH GRANTOR THAT, EXCEPT AS SET EXPRESSLY PROVIDED IN THIS DEED, THE PROPERTY IS

BEING SOLD AND GRANTEE IS ACCEPTING THE PROPERTY, "AS IS, WHERE IS, AND WITH ALL FAULTS", and, except as aforesaid in this sentence, Grantee, for itself and to the extent permitted by law for its successors and assigns, hereby waives, releases and discharges Grantor from any and all claims, demands, liability, damages, fines, penalties, costs and expenses, including (without limitation) reasonable attorneys' fees and disbursements (collectively, "Liabilities") and covenants not to sue Grantor for any Liabilities caused by, arising out of or related to the condition of the Property.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the date first written above.

Signed, sealed and delivered
in the presence of:

Colt J Kokel
Witness sign
Print Name: Colt Kokel

AConner
Witness sign
Print Name: AConner

Grantor:

MLIC ASSET HOLDINGS, LLC, a Delaware limited liability company

By: Transmountain Land & Livestock Company, a Montana corporation, its Manager
By: Brian D. Schellpeper
Name: Brian D. Schellpeper
Title: Vice President

STATE OF KANSAS)
COUNTY OF JOHNSON)

The foregoing instrument was acknowledged before me this 1st day of March, 2017, by Brian D. Schellpeper, in his/her capacity as Vice President of Transmountain Land & Livestock Company, a Montana corporation, as Manager of **MLIC ASSET HOLDINGS LLC**, a Delaware limited liability company, on behalf of the corporation and the company. He is either [check one]: [X] personally known to me or [ ] produced a valid driver's license as identification.

KATHERINE E. RUSSELL
Notary Public - State of Kansas
My Appt. Expires January 23, 2018

Katherine E Russell
Signature of Notary Public
Katherine E. Russell
Print Name of Notary Public

My commission expires: 01/23/2018
My Commission number: 8980109

EXHIBIT "A"

The Southwest 1/4 of the Southwest 1/4 of Section 27, Township 46 South, Range 27 East, Lee County, Florida.

AND

The North 1/2 of the South 1/2 of Section 33, Township 46 South, Range 27 East, Lee County, Florida.

AND

The East 1/2 of the Southwest 1/4 of the Southeast 1/4 and the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 33, Township 46 South, Range 27 East, Lee County, Florida.

AND

The West 1/2 of the Northwest 1/4 of Section 34, Township 46 South, Range 27 East, Lee County, Florida.

AND

The West 1/2 of the Southwest 1/4 of Section 34, Township 46 South, Range 27 East, Lee County, Florida, LESS AND EXCEPT THE FOLLOWING:

BEGINNING at the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of Section 34, Township 46 South, Range 27 East, Lee County, Florida; thence run South 89°00'08" East, for 100.00 feet perpendicular to the West boundary of said Section 34; thence run South 41°10'55" East, for 220.00 feet; thence run South 01°50'35" East, for 445.21 feet; thence run North 89°29'00" East, for 701.79 feet; thence run North 24°33'53" East, for 190.06 feet; thence run North 89°02'07" East, for 288.07 feet to an intersection with the East line of the West 1/2 of the Southwest 1/4 of said Section 34; thence run South 00°58'17" East, along said East line for 870.55 feet to an intersection with the South line of said fractional section; thence run South 89°17'39" West, along said South line for 1319.98 feet to the Southwest corner of said fractional section; thence run North 00°59'52" West, along the West line of said fractional section for 1311.67 feet to the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of said Section 34 and the POINT OF BEGINNING.

TOGETHER WITH:

Perpetual non-exclusive easement for roadway purposes over and across the Northerly 30 feet of the South 1/2 of the South 1/2 of Section 33, Township 46 South, Range 27 East, granted in Official Records Book 1207, Page 216, of the Public Records of Lee County, Florida.

TOGETHER WITH:

Perpetual non-exclusive easement for drainage purposes over and across the Southerly 30 feet of Section 33, Township 46 South, Range 27 East, granted in Official Records Book 1207, Page 216, of

the Public Records of Lee County, Florida.

TOGETHER WITH:

Perpetual non-exclusive easement for roadway purposes over and across the West 30 feet of the East 32 feet of Section 29, Township 46 South, Range 27 East, granted in Official Records Book 1207, Page 216, of the Public Records of Lee County, Florida.

TOGETHER WITH:

Non-exclusive easement for right of way purposes pursuant to and described in Official Records Book 1204, Page 27, of the Public Records of Lee County, Florida.

TOGETHER WITH:

Easement for drainage purposes over and across the West 15 feet of the Southwest 1/4 of the Southwest 1/4 and the West 1/2 of the Southeast 1/4 of the Southwest 1/4, Section 33, Township 46 South, Range 27 East, granted in Official Records Book 1421, Page 1431, of the Public Records of Lee County, Florida.

END OF LEGAL DESCRIPTION

EXHIBIT "B"

Permitted Exceptions

1. Taxes and assessments for the year 2017 and subsequent years.

2. Local, state and federal laws, ordinances or governmental regulations, including but not limited to, building and zoning laws, wetlands regulations, and other ordinances or regulations, now or hereafter in effect relating to the Property.

3. Any encroachment, encumbrance, violation, variation, adverse circumstance, unrecorded easement, or other matter affecting the title to the Property that would be disclosed by an accurate and complete survey of the Property.

4. Oil, gas, mineral, or other reservations as set forth in deed recorded in Deed Book 229, Page 504, and subsequent conveyances of said rights recorded in Official Records Book 231, Page 746; Official Records Book 231, Page 757; Official Records Book 275, Page 729; Official Records Book 275, Page 734; Official Records Book 1458, Page 1856; Official Records Instrument No. 2008000252521, as affected by Affidavit recorded in Official Records Instrument No. 2008000334424, as corrected in Official Records Instrument No. 2009000007569; and Official Records Instrument No. 2010000182256, all of the of the Public Records of Lee County, Florida.

5. Oil, gas, mineral, or other reservations as set forth in deed recorded in Deed Book 245, Page 576, and subsequent conveyances of said rights recorded in Deed Book 311, Page 3; Official Records Book 231, Page 757; Official Records Book 275, Page 734; and Official Records Book 1458, Page 1856, all of the Public Records of Lee County, Florida.

6. Oil, gas, mineral, or other reservations as set forth in deed by Brace Corporation recorded in Deed Book 247, Page 141, of the Public Records of Lee County, Florida.

7. Oil, gas, mineral, or other reservations as set forth in deed by Trustees of the Internal Improvement Fund of the State of Florida recorded in Deed Book 276, Page 177, of the Public Records of Lee County, Florida.

8. Right of Way Easement in favor of Lee County Electric Co-Operative, Inc., recorded in Official Records Book 597, Page 464, of the Public Records of Lee County, Florida.

9. Easement to Lee County Electric Co-Operative, Inc., recorded in Official Records Book 884, Page 91, of the Public Records of Lee County, Florida.

10. Terms and conditions of the easement(s) as set forth in instrument recorded in Official Records Book 1204, Page 27, of the Public Records of Lee County, Florida.

11. Terms and conditions of the easement(s) as set forth in instrument recorded in Official Records Book 1207, Page 216, of the Public Records of Lee County, Florida.

12. Right of Way Easement to Lee County Electric Co-Operative, Inc., recorded in Official Records Book 1267, Page 1463, of the Public Records of Lee County, Florida.

13. Grant of Easement for drainage purposes to Robert E Hendry and Robert C. Adkins recorded in Official Records Book 1291, Page 259, of the Public Records of Lee County, Florida.

14. Terms and conditions of the easement(s) as set forth in instrument recorded in Official Records Book 1421, Page 1431, of the Public Records of Lee County, Florida.

15. Oil, gas, mineral, or other reservations as set forth in deed by Oil, Gas and mineral Interests contained in Deeds recorded in Official Records Book 1489, Page 527; Official Records Book 1569, Page 1672; Official Records Book 2070, Page 17; Official Records Book 2070, Page 95; and Official Records Book 2126, Page 1428, all of the Public Records of Lee County, Florida.

16. Lee County Ordinance No. 86-14 recorded November 30, 1990 in Official Records Book 2189, Page 3281; and amended by Ordinance No. 86-38, in Official Records Book 2189, Page 3334, both of the Public Records of Lee County, Florida.

17. Grant of Perpetual Right-of-Way Easement in favor of Lee County, recorded in Official Records Book 2361, Page 2598, of the Public Records of County, Florida.

18. Memorandum of Notice of Oil, Gas and Mineral interest recorded in Official Records Book 2929, Page 1825, of the Public Records of Lee County, Florida. No determination has been made as to the current owner for the interest excepted herein.

19. Grant of Easement for Ingress, Egress, Right-of-Way and Drainage recorded in Official Records Instrument No. 2007000378351, of the Public Records of Lee County, Florida.

20. Grant of Easement for Access to and Use of a Well recorded in Official Records Instrument No. 2007000378352, of the Public Records of Lee County, Florida.

21. All oil, gas and minerals rights as evidenced by Oil, Gas and Mineral Lease recorded in Official Records Instrument No. 2013000043281, as assigned by Assignments of Oil, Gas and Mineral Leases recorded in Official Records Instrument No. 2013000069500, and Official Records Instrument No. 2013000069501, all of the Public Records of Lee County, Florida.

22. All oil, gas and minerals rights as evidenced by Oil, Gas and Mineral Lease recorded in Official Records Instrument No. 2013000043282, as assigned by Assignments of Oil, Gas and Mineral Leases recorded in Official Records Instrument No. 2013000069500, and Official Records Instrument No. 2013000069501, all of the Public Records of Lee County, Florida.

23. All oil, gas and minerals rights as evidenced by Oil, Gas and Mineral Lease recorded in Official Records Instrument No. 2013000043283, as assigned by Assignments of Oil, Gas and Mineral Leases recorded in Official Records Instrument No. 2013000069500, and Official Records Instrument No. 2013000069501, all of the Public Records of Lee County, Florida.

24. All oil, gas and minerals rights as evidenced by Oil, Gas and Mineral Lease recorded in Official

Records Instrument No. 2013000043284, as assigned by Assignments of Oil, Gas and Mineral Leases recorded in Official Records Instrument No. 2013000069500, and Official Records Instrument No. 2013000069501, all of the Public Records of Lee County, Florida.

25. All oil, gas and minerals rights as evidenced by Oil, Gas and Mineral Lease recorded in Official Records Instrument No. 2013000043285, as assigned by Assignments of Oil, Gas and Mineral Leases recorded in Official Records Instrument No. 2013000069500, and Official Records Instrument No. 2013000069501, all of the Public Records of Lee County, Florida.

26. All oil, gas and minerals rights as evidenced by Oil, Gas and Mineral Lease recorded in Official Records Instrument No. 2013000043286, as assigned by Assignments of Oil, Gas and Mineral Leases recorded in Official Records Instrument No. 2013000069500, and Official Records Instrument No. 2013000069501, all of the Public Records of Lee County, Florida.

27. All oil, gas and minerals rights as evidenced by Oil, Gas and Mineral Lease recorded in Official Records Instrument No. 2013000043287, as assigned by Assignments of Oil, Gas and Mineral Leases recorded in Official Records Instrument No. 2013000069500, and Official Records Instrument No. 2013000069501, all of the Public Records of Lee County, Florida.

11531366v1

Linda Doggett, Lee County Clerk of Circuit Court
INSTR. # 2019000032993, Doc Type D, Pages 2, Recorded 2/13/2019 at 8:53 AM, Deputy Clerk LAMBROSIO ERECORD
Rec Fees: $18.50 Deed Doc: $2,436.00

Prepared by and return to:
Timothy J. Bruehl

Waggoner & Bruehl, P.A.
5400 Pine Island Road, Suite D
Bokeelia, FL 33922
239-283-0988

Will Call No.: **72**

Parcel Identification No. **33-46-27-00-00001.1000**

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this **11th** day of **February, 2019** between **1020 Tower, LLC, a Florida Limited Liability Company** whose post office address is **7760 Bocilla Lane, Bokeelia, FL 33922** of the County of **Lee**, State of **Florida**, grantor*, and **Corkscrew Tree LLC, a Florida Limited Liability Company** whose post office address is **28380 Old 41 Road, Suite 3, Bonita Springs, FL 34135** of the County of **Lee**, State of **Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Lee County**, **Florida**, to-wit:

The East One-Half of the Southeast One-Quarter of the Southwest One-Quarter and the West One-Half of the Southwest One-Quarter of the Southeast One-Quarter in Section 33, Township 46 South, Range 27 East, Lee County, Florida.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 7760 Bocilla Ln., Bokeelia FL 33922

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

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

Witness Name: Timothy Bruehl

Witness Name: Li Mele

1020 TOWER, LLC, a Florida Limited Liability Company

By: Kathleen Hecksher
Kathleen Hecksher, Manager

(Corporate Seal)

State of Florida
County of Lee

The foregoing instrument was acknowledged before me this 11th day of February, 2019 by Kathleen Hecksher, Manager of 1020 TOWER, LLC, a Florida Limited Liability Company, on behalf of the corporation. He/she [ ] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

TIMOTHY JOHN BRUEHL
Notary Public - State of Florida
Commission # GG 228240
My Comm. Expires Oct 10, 2022
Bonded through National Notary Assn.

Notary Public

Printed Name: Timothy Bruehl

My Commission Expires: 10/10/22

[redacted]

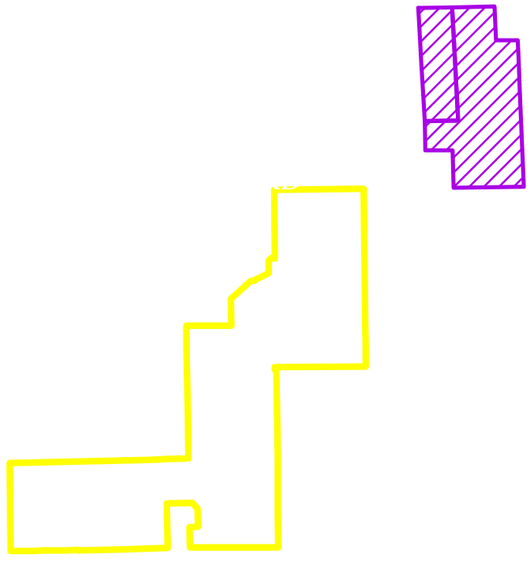
Ehibit M9
Aerial Map

admin@delisi-inc.com
www.delisi-inc.com

Legend

Subject Property

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



I-75

Exhibit M9a
DR/GR Area Development
admin@delisi-inc.com
www.delisi-inc.com

Legend

- Pepper Place Property
- Existing Development
- Approved Development

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

AFFIDAVIT

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

Signature of Applicant — Date: 10/26/2022

manager of MTM Naples Investments LLC

Paul Mihalides

Printed Name of Applicant

STATE OF ~~FLORIDA~~ Rhode Island
COUNTY OF ~~LEE~~ Washington

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ onlinenotarization on October 26th, 2022 (date) by Paul Mihalides (name of person providing oath or affirmation), who is ~~personally known~~ to me or who has produced _____ (type of identification) as identification.

Signature of Notary Public

David Rodin

(Name typed, printed or stamped)

DAVID RODIN
Notary Public - Rhode Island
Notary ID 758476
My Commission Expires Nov 2, 2023

AFFIDAVIT

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

A E Jones 10-28-22

Signature of Applicant Date

Alan E. Jones

Printed Name of Applicant

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ onlinenotarization on 10/28/2022 (date) by (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

Signature of Notary Public

DONALD W. SCARLETT, JR.
Commission # HH 009366
Expires June 11, 2024
Bonded Thru Troy Fain Insurance 800-385-7019

(Name typed, printed or stamped)

DELISI
Land Use Planning & Water Policy

Lee Plan Consistency

Exhibit - M11

The proposed map amendments are consistent with the Lee Plan and are being submitted concurrent with a text amendment to Goal 13 to allow for a recreational development on the subject property with associated residential hotel and commercial uses. The map amendments designate the subject property within the PRFPD Overlay and within the Lee County Future Water and Sewer Service Areas. the An analysis of how the proposed amendment is consistent with the following Lee Plan policies is described below:

> **POLICY 1.4.5:** The Density Reduction/Groundwater Resource (DR/GR) land use category includes upland areas that provide substantial recharge to aquifers most suitable for future wellfield development. These areas also are the most favorable locations for physical withdrawal of water from those aquifers. Only minimal public facilities exist or are programmed.
>
> 1. New land uses in these areas that require rezoning or a development order must demonstrate compatibility with maintaining surface and groundwater levels at their historic levels (except as provided in Policies 33.1.3 and 33.3.5) utilizing hydrologic modeling, the incorporation of increased storage capacity, and inclusion of green infrastructure. The modeling must also show that no adverse impacts will result to properties located upstream, downstream, as well as adjacent to the site. Offsite mitigation may be utilized, and may be required, to demonstrate this compatibility. Evidence as to historic levels may be submitted during the rezoning or development review processes.

In accordance with #1 above, a groundwater analysis has been submitted demonstrating the proposed development is compatible with maintaining surface and groundwater levels. The analysis demonstrates there are no adverse impacts to groundwater or surface water resources for the property and there is a projected rebound of water levels with the removal of agricultural activities.

> 2. Permitted land uses include agriculture, natural resource extraction and related facilities, conservation uses, public and private recreation facilities, and residential uses at a maximum density of one dwelling unit per ten acres (1 du/10 acres). See Policies 33.3.2, 33.3.3, 33.3.4, 33.3.5 and 33.3.6 for potential density adjustments resulting from concentration or transfer of development rights.

a. For residential development, also see Objective 33.3 and following policies. Commercial and civic uses can be incorporated into Mixed-Use Communities to the extent specifically provided in those policies.
b. Individual residential parcels may contain up to two acres of Wetlands without losing the right to have a dwelling unit, provided that no alterations are made to those wetland areas.
c. The Future Limerock Mining overlay (Map 14) identifies sufficient land near the traditional Alico Road industrial corridor for continued limerock mining to meet regional demands through the Lee Plan's planning horizon (currently 2030). See Objective 33.1 and following policies.

3. Private Recreational Facilities may be permitted in accordance with the site locational requirements and design standards, as further defined in Goal 13. No Private Recreational Facilities may occur within the DR/GR land use category without a rezoning to an appropriate planned development zoning category, and compliance with the Private Recreation Facilities performance standards, contained in Goal 13 of the Lee Plan.

Private and public recreation facilities, along with residential, agricultural and conservation uses are allowed in the DR/GR land use category. The concurrent text amendment application is being submitted consistent with the PRFPD guidelines and performance standards and the overall intent of the Lee Plan. The proposed text amendment expands is appropriate on the subject property and consistent with the locational criteria in Goal 13. Extending future water and sewer service to the subject property is consistent with the intent of Policy 1.4.5 in that it will help protect the area's groundwater resources.

OBJECTIVE 1.5: WETLANDS. Designate on the Future Land Use Map those lands that are identified as Wetlands in accordance with F.S. 373.019(17) through the use of the unified state delineation methodology described in FAC Chapter 17-340, as ratified and amended in F.S. 373.4211.

The subject property has areas that have been designated as wetlands in accordance with F.S. 373.019(17) through the use of the unified state delineation methodology. The wetland areas are generally intended for preservation in accordance with the attached zoning application.

POLICY 1.5.1: Permitted land uses in Wetlands consist of very low density residential uses and recreational uses that will not adversely affect the ecological functions of wetlands. All development in Wetlands must be consistent with Goal 114 of this plan. The maximum density is one dwelling unit per twenty acres (1 du/20 acre) except as otherwise provided in Table 1(a) and Chapter XIII of this plan.

The proposed development will need to obtain an environmental resource permit from the South Florida Water Management District. To the extent that wetland areas are impacted directly or

have secondary impacts, which would be minimal, mitigation will be provided in accordance with State guidelines. All wetland areas that will remain in accordance with the environmental resource permit process will contain uses consistent with Policy 1.5.1.

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

The proposed rezoning is in a location where large-scale residential development is occurring or in place directly to or in close proximity to the west, east and north. There is proposed residential development immediately contiguous to the east. The PRFPD proposed will conserve significant portions of existing natural vegetation, including wetlands, and promote lower impact recreational activities in this development. The proposed rezoning would allow for the development of an appropriate use for the subject property in an appropriate location.

> **POLICY 2.1.1:** Most residential, commercial, industrial, and public development is expected to occur within the designated Future Urban Areas on the Future Land Use Map through the assignment of very low densities to the non-urban categories.

The subject property is located in a rural area on the future land use map. The total density of the residential development proposed is less than 1 du per 2 acres, a distinctly rural density. However, central water and sewer is being proposed for the subject property, based on the private recreational facilities focused design, the other uses ancillary to the recreational facilities and the surrounding uses.

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

The subject property is located in an area where public services already exist, or are planned for, to meet the demands of existing and future development. Utility service will be extended simultaneously with the development adjacent to the east of the subject property or as those facilities on the subject property get developed. Letters of availability are being submitted with the PRFPD Map amendment application.

POLICY 6.1.4: Commercial development will be approved only when compatible with adjacent existing and proposed land uses and with existing and programmed public services and facilities.

The proposed recreational facility based and agritourism related commercial development will be internal to the property and ancillary to the private recreational use. The location and the design of any commercial use will complement the surrounding recreational development. The use of central water and sewer service is anticipated for the commercial uses on the property.

GOAL 13: PRIVATE RECREATIONAL FACILITIES IN THE DR/GR. To ensure that the development of Private Recreational Facilities in the DR/GR areas is compatible with the intent of this Future Land Use category, including recharge to aquifers, development of future wellfields and the reduction of density.

The proposed private recreational facility planned development submitted concurrently with this Plan Amendment meets the purpose and intent of Goal 13 while recognizing and being consistent with the changes that have occurred on east Corkscrew Road over the last 20 years. The proposal is for a large acreage, multi-recreational-uses, private membership recreational facility that incorporates very low density residential and overnight accommodations. All environmental design requirements of the RPFPD will continue to apply.

OBJECTIVE 13.1: To ensure that Private Recreation Facilities are located in the most appropriate areas within the DR/GR future land use category.

POLICY 13.1.1: The Private Recreation Facilities Overlay, Map 1-F, shows those locations that are appropriate for the development of Private Recreation Facilities in the DR/GR future land use category. The areas depicted on Map 1-F are consistent with the application of the following locational criteria:

The subject property is contiguous to the overlay on Map 1-F and meets the locational requirements of Policy 13.1.1 as follows:

1. Located outside of those areas designated for public acquisition through Florida Forever, the Corkscrew Regional Ecosystem Water Trust (CREW), the SFWMD's Save Our Rivers Program, and the County's 20/20 Conservation Program;

The Florida Forever program and Lee County 20/20 are both volunteer land acquisition programs. The Save Our Rivers program no longer exists. The "Corkscrew Regional Ecosystem Water Trust" is an organization, not an acquisition program. The CREW watershed encompasses many areas on the existing Map 1-F, but the subject property is not targeted for acquisition by either Lee County or the South Florida Water

Management District (the two entities that conduct land acquisition in the CREW watershed).

2. Located in areas characterized as predominantly impacted with agricultural, mining or other permitted uses;

The subject property is almost entirely being used for active agricultural operations. The only portion that is not in active agricultural use is a wetland that is designated for preservation through this application.

3. Located outside of areas depicted as 100 Year Flood Plains, as illustrated on Map 5-B as amended through June of 1990;

The subject property is not located on Map 5-B.

4. Located to minimize impact on "Hot Spots of Biological Resources and Rare Species Occurrence Records," from the Florida Game and Freshwater Fish Commission's, "Closing the Gaps in Florida Wildlife Habitat Conservation System" published in 1994;

As described in the environmental impact assessment, the subject property is not considered a hot spot for biological resources. The subject property has been heavily impacted by active agricultural activities. It should be noted that the "Hot Spots" report is nearly 30 years old and has very little applicability to the changing conditions along east Corkscrew Road.

5. Located in areas characterized by large lot single or limited ownership patterns; and,

There are large lot residential areas immediately to the west and north of the subject property.

6. Located in areas with direct access to existing roadways.

The subject property has direct access to Corkscrew Road.

OBJECTIVE 13.2: GROWTH MANAGEMENT. Development of Private Recreation Facilities in the DR/GR areas must be consistent with the growth management principles and practices as provided in the following policies.

The proposed zoning is consistent with the following policies as described below.

POLICY 13.2.1: PRIVATE RECREATION FACILITY PLANNED DEVELOPMENT. By the end of December, 2000, Lee County will amend the Lee County Land Development Code (LDC) to include provisions for a new Private Recreation Facilities Planned Development zoning category. All Private Recreational Facilities proposed within the Density Reduction Groundwater Resource land use category must be reviewed as a Development of County Impact, Private Recreation Facilities Planned Development.

Concurrent with the comprehensive plan amendment, the applicant is submitting a PRFPD rezoning request, consistent with this policy. The applicant will work with Lee County staff to process any required amendments to LDC Section 34, consistent with the concurrent text amendments.

POLICY 13.2.8: Private Recreational Facilities must have adequate fire protection, transportation facilities, wastewater treatment and water supply, and provided further that they have no adverse effects such as dust, noise, lighting, or odor on surrounding land uses and natural resources.

The proposed amendment includes letters of service availability from Estero Fire District and Lee County Utilities. The transportation impact analysis demonstrates that the proposed development will not cause level of service issues on Corkscrew Road but may positively contribute to the expansion of capacity. The proposed recreational, residential and commercial uses do not create dust. The policies under Goal 13, as well as the land development code will protect surrounding land uses from light pollution. Given the surrounding uses, residential to the east, a mining operation to the north, conservation to the south and large lot residential to the west, as well as the site plan being submitted with the concurrent rezoning, noise and odor will not be a concern based on distance to adjacent uses, buffers and the nature of the uses themselves. Noise and lighting standards will also prevent impacts on nearby natural resources.

Policy 13.2.9: COMMERCIAL USES. Commercial uses may be permitted within Private Recreational Facility Planned Development as provided in Policy 13.3.9 when ancillary or in conjunction with Private Recreation Facilities.

The proposed amendment includes minor commercial development that will be ancillary or in conjunction with the proposed private recreation facilities and will be located internal to the property.

POLICY 13.2.10: Applications for Private Recreational Facility development will be reviewed and evaluated as to their impacts on, and will not negatively affect, any adjacent, existing agricultural, mining or conservation activities.

POLICY 13.2.11: Applications for Private Recreational Facility development will be reviewed and evaluated as to their impacts on, and must be compatible with any adjacent publicly owned lands.

Agricultural operations in the immediate area have nearly disappeared. The mining operation to the north is nearly complete. The proposed amendment will have no adverse or negative impact on either. The Master Concept Plan demonstrates a design that located the more passive recreational activities, hunting and fishing, along the southern area that is compatible with preserving and restoring naturally vegetated lands. These activities are consistent with conservation uses.

THE PRESERVE CLUB & RESIDENCES AT PEPPER PLACE

Sections 27, 33, & 34, Township 46 South, Range 27 East
Lee County, Florida

Protected Species Assessment

November 2022

Prepared for:

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INTRODUCTION

The 1,052.47± acre project is located within a portion of Sections 27, 33, & 34, Township 46 South, Range 27 East, Lee County, Florida. The parcel is bordered to the north by Corkscrew Road. Undeveloped lands and scattered single family homes are present to the west. The properties to the east consist primarily of agricultural lands. Undeveloped lands are present to the south.

SITE CONDITIONS

The majority of this site consists of active agricultural operations including row crops and citrus. Exotic invaded uplands and wetlands are also present. Most of the onsite habitats have been physically and hydrologically disturbed by past agricultural activities including ditching, berming, and pumping.

VEGETATIVE CLASSIFICATIONS

The predominant vegetation associations were mapped in the field on 2022 digital 1" = 400' scale aerial photography. The project boundary was obtained from MTM Development Corporation and inserted into the digital aerial. The property boundary was not staked in the field at the time of our site inspection and was, therefore, estimated based on the overlay of the approximate boundary on the aerial photography. Forty-three vegetation associations were identified using the Florida Land Use, Cover and Forms Classification System (FLUCCS). The Protected Species Assessment Maps (Appendix A) depict the approximate location and configuration of these vegetation associations and Table 1 summarizes the acreages by FLUCCS Code. A brief description of each FLUCCS Code is provided below. In order to minimize redundancy only the base FLUCCS Codes are described (i.e. description provided for FLUCCS Code 411DE1 but not for FLUCCS Codes 411DE2, 411DE3, or 411DE4). In general, as the density of exotics increases the density and diversity of native plants in the canopy, midstory, and ground cover strata decreases. Habitats containing more than 75 percent cover by exotics contain only scattered native plant species.

Table 1. Acreage Summary by FLUCCS Code

FLUCCS CODE	DESCRIPTION	ACREAGE
210AH	Hydric Abandoned Cropland and Pastureland	7.34
214	Row Crops	565.52
221	Citrus Groves	89.41
221A	Abandoned Citrus Grove	27.97
241	Tree Nurseries	8.88
321DE2	Disturbed Palmetto Prairie Invaded by Exotics (26-50%)	0.57

FLUCCS CODE	DESCRIPTION	ACREAGE
411DE1	Disturbed Pine Flatwoods Invaded by Exotics (10-25%)	0.48
411DE2	Disturbed Pine Flatwoods Invaded by Exotics (26-50%)	107.68
411DE3	Disturbed Pine Flatwoods Invaded by Exotics (51-75%)	11.41
411DE4	Disturbed Pine Flatwoods Invaded by Exotics (76-90%)	1.35
415DE2	Disturbed Pine Invaded by Exotics (26-50%)	2.92
415DE3	Disturbed Pine Invaded by Exotics (51-75%)	0.24
422	Brazilian Pepper	1.10
427DE	Disturbed Live Oak Invaded by Exotics (5-9%)	2.74
428DE2	Disturbed Cabbage Palm Invaded by Exotics (26-50%)	0.46
510D	Ditches	44.76
618DE4	Disturbed Willow Invaded by Exotics (76-90%)	0.38
621	Cypress	1.67
621DE1	Disturbed Cypress Invaded by Exotics (10-25%)	28.18
621DE2	Disturbed Cypress Invaded by Exotics (26-50%)	19.93
621DE3	Disturbed Cypress Invaded by Exotics (51-75%)	3.90
621DE4	Disturbed Cypress Invaded by Exotics (76-90%)	3.12
624DE1	Disturbed Cypress - Pine Invaded by Exotics (10-25%)	4.75
624DE2	Disturbed Cypress - Pine Invaded by Exotics (26-50%)	23.75
624DE3	Disturbed Cypress - Pine Invaded by Exotics (51-75%)	10.13
624DE4	Disturbed Cypress - Pine Invaded by Exotics (76-90%)	2.27
625DE1	Disturbed Hydric Pine Flatwoods Invaded by Exotics (10-25%)	0.26
625DE2	Disturbed Hydric Pine Flatwoods Invaded by Exotics (26-50%)	10.00
625DE3	Disturbed Hydric Pine Flatwoods Invaded by Exotics (51-75%)	1.27
630DE	Disturbed Wetland Forest Invaded by Exotics (5-9%)	0.65
630DE2	Disturbed Wetland Forest Invaded by Exotics (26-50%)	0.62
630DE3	Disturbed Wetland Forest Invaded by Exotics (51-75%)	0.54
641DE1	Disturbed Freshwater Marsh Invaded by Exotics (10-25%)	13.66
641DE2	Disturbed Freshwater Marsh Invaded by Exotics (26-50%)	0.99
641DE3	Disturbed Freshwater Marsh Invaded by Exotics (51-75%)	0.18
641DE4	Disturbed Freshwater Marsh Invaded by Exotics (76-90%)	0.65
643DE3	Disturbed Wet Prairie Invaded by Exotics (51-75%)	5.49
643DE4	Disturbed Wet Prairie Invaded by Exotics (76-90%)	3.53

FLUCCS CODE	DESCRIPTION	ACREAGE
740	Disturbed Land	0.92
740H	Disturbed Hydric Land	5.23
742	Borrow Areas	15.11
747	Berm	18.67
814	Roads and Highways	3.79
	Total	**1,052.47**

FLUCCS Code 210AH, Hydric Abandoned Cropland and Pastureland
Vegetation present in this association includes willow (*Salix caroliniana*), primrose willow (*Ludwigia* spp.), dog fennel (*Eupatorium capillifolium*), saltbush (*Baccharis halimifolia*), wax myrtle (*Myrica cerifera*), broomsedge (*Andropogon* sp.), and Brazilian pepper (*Schinus terebinthifolius*).

FLUCCS Code 214, Row Crops
This FLUCCS Code was used to denote the active croplands and surrounding associated disturbed areas. Planted crops include bell pepper (*Capsicum annuum*) and squash (*Cucurbita* sp.) in varies stages of production. Naturally recruited vegetation present in the adjacent disturbed areas, including interior berms, includes Bermuda grass (*Cynodon dactylon*), whitehead broom (*Spermacoce verticillata*), camphorweed (*Heterotheca subaxillaris*), Caesarweed (*Urena lobata*), beggar ticks (*Bidens alba*), natal grass (*Rhynchelytrum repens*), fox-tail grass (*Seteria geniculata*), para grass (*Urochloa mutica*), Bahia grass (*Paspalum notatum*), ragweed (*Ambrosia artemisiifolia*), grapevine (*Vitis* sp.), sandspur (*Cenchrus incertus*), dog fennel, and smutgrass (*Sporobolus indicus*).

FLUCCS Code 221, Citrus Groves
Planted and maintained citrus (*Citrus* sp.) trees are present in this association. Dog fennel, natal grass, rattlepod (*Crotolaria* sp.), sandspur, whitehead broom, smutgrass, Caesarweed, beggar ticks, scattered tassel flower (*Emelia* sp.), and balsam apple (*Momordica charantaria*) also occur in these areas.

FLUCCS Code 221A, Abandoned Citrus Groves
These areas contain remnant citrus trees but do not appear to be actively managed. Many of the species described above for the active citrus groves (FLUCCS Code 221) are present here along with ragweed, flatsedge (*Cyperus* sp.), broomsedge, scattered Brazilian pepper, cabbage palm (*Sabal palmetto*), live oak (*Quercus virginiana*), and laurel oak (*Quercus laurifolia*).

FLUCCS Code 241, Tree Nurseries
This FLUCCS Code was used to denote the tree nursery located in the southern end of the site. Container grown trees present in this area include silver buttonwood (*Conocarpus erectus var. sericeus*), seagrape (*Coccoloba uvifera*), mahogany (*Swietenia mahagoni*), magnolia (*Magnolia grandiflora*), and various ornamental palms.

FLUCCS Code 321DE2, Disturbed Palmetto Prairies Invaded by Exotics (26-50%)
Saw palmetto, myrsine (*Rapanea punctata*), lyonia (*Lyonia* sp.), Brazilian pepper, widely scattered slash pine, laurel oak, live oak, and wiregrass (*Aristida* sp.) are present in this area which is dominated by midstory and groundcover vegetation.

FLUCCS Code 411DE1, Disturbed Pine Flatwoods Invaded by Exotics (10-25%)
Vegetative species present this habitat include slash pine, saw palmetto, ear-leaf acacia, grapevine, laurel oak, live oak, gallberry (*Ilex glabra*), lyonia, cabbage palm, Brazilian pepper, and widely scattered sumac (*Rhus copallinum*).

FLUCCS Code 415DE2, Disturbed Pine Invaded by Exotics (26-50%)
These areas include a canopy and midstory of slash pine but lack significant coverage by saw palmetto in the groundcover stratum. Laurel oak, wax myrtle, Brazilian pepper, cabbage palm, saltbush, myrsine, rosary pea (*Abrus precatorius*), grapevine, and greenbrier (*Smilax* sp.) are also present.

FLUCCS Code 422, Brazilian Pepper
Brazilian pepper dominates this association. Widely scattered native vegetation includes grapevine, cabbage palm, and beggar ticks.

FLUCCS Code 427DE, Disturbed Live Oak Invaded by Exotics (5-9%)
Live oak, slash pine, cabbage palm, laurel oak, greenbrier, and scattered saw palmetto are present in these areas.

FLUCCS Code 428DE2, Disturbed Cabbage Palm Invaded by Exotics (26-50%)
The midstory and canopy of this association are comprised primarily of cabbage palm. Additional vegetative species include dog fennel, grapevine, and Brazilian pepper.

FLUCCS Code 510D, Ditches
Numerous ditches have been constructed on the subject parcel as part of the ongoing agricultural activities. The ditches are vegetated by species such as para grass (*Urochloa mutica*), willow, Brazilian pepper, primrose willow, West Indian marsh grass (*Hymenachne amplexicaulis*), duckweed (*Lemna* sp.), mosquito fern (*Azolla* sp.), and cattail (*Typha* sp.).

FLUCCS Code 618DE4, Disturbed Willow Invaded by Exotics (76-90%)
Native vegetation in this habitat consists primarily of willow and scattered swamp fern. Exotic vegetation coverage is extensive and includes Brazilian pepper and old world climbing fern (*Lygodium microphyllum*).

FLUCCS Code 621, Cypress
Cypress (*Taxodium* sp.) is the dominant canopy vegetation in this association. Additional vegetative species include cabbage palm, melaleuca (*Melaleuca quinquenervia*), wax myrtle, Brazilian pepper, grapevine, chainfern (*Woodwardia virginica*), swampfern (*Blechnum serrulatum*), false nettle (*Boehmeria cylindrica*), old world climbing fern,

hempvine (*Mikania scandens*), scattered Strangler fig (*Ficus aurea*), red maple (*Acer rubrum*), widely scattered Caesarweed, and bamboo (*Bambusa vulgaris*).

FLUCCS Code 624DE1, Disturbed Cypress – Pine Invaded by Exotics (10-25%)
The canopy of this habitat contains a mixture of cypress and slash pine. Strangler fig cabbage palm, Brazilian pepper, old world climbing fern, grapevine, red maple, laurel oak, and swamp fern are also present.

FLUCCS Code 625DE1, Disturbed Hydric Pine Flatwoods Invaded by Exotics (10-25%)
This association is characterized by a canopy dominated by slash pine and a relatively open groundcover stratum. Additional vegetative species include laurel oak, wax myrtle, scattered Brazilian pepper, cabbage palm, and widely scattered cypress.

FLUCCS Code 630DE, Disturbed Wetland Forest Invaded by Exotics (5-9%)
The canopy and midstory of these areas include a mixture of laurel oak, slash pine, and cabbage palm. Swamp fern, Caesarweed, greenbrier, and grapevine, are also present.

FLUCCS Code 641DE1, Disturbed Freshwater Marshes Invaded by Exotics (10-25%)
Vegetative species present in these herbaceous wetlands include fire flag (*Thalia geniculata*), West Indian marsh grass, hempvine, climbing aster (*Aster carolinianus*), pickerel weed (*Pontederia cordata*), bladderwort (*Utricularia* sp.), arrowhead (*Sagittaria* spp.), spikerush (*Eleocharis* spp.), scattered willow, and widely scattered Brazilian pepper.

FLUCCS Code 643DE3, Disturbed Wet Prairies Invaded by Exotics (51-75%)
Historically, this wetland association lacked significant canopy or midstory vegetation. However, it has become invaded by melaleuca which currently forms a dense midstory and canopy within portions of this habitat. Additional vegetative species include torpedo grass (*Panicum repens*), dollar weed (*Hydrocotyle umbellata*), nutrush (*Scleria* sp.), bladderwort, fox-tail grass (*Seteria geniculata*), lovegrass (*Eragrostis* sp.), flat-top goldenrod (*Euthamia minor*), scattered dog fennel, whitehead broom, tickseed (*Coreopsis* sp.), wax myrtle, broomsedge, widely scattered cypress, Brazilian pepper, and laurel oak.

FLUCCS Code 740, Disturbed Land
Bahia grass, smutgrass, Caesarweed, pusley, beggar ticks, balsam apple, ragweed, scattered paragrass, and Guinea grass (*Panicum maximum*) are present in these disturbed areas located outside of the active row crops.

FLUCCS Code 740H, Hydric Disturbed Land
These disturbed wetland areas are vegetated by species such as yellow-eyed grass (*Xyris* sp.), flat-top goldenrod, carpetgrass (*Axonopus* sp.), St. John's wort (*Hypericum* spp.), chocolate weed (*Melochia* sp.), scattered swamp fern, and Brazilian pepper.

FLUCCS Code 742, Borrow Areas
Vegetation present along the edges of these mostly open-water habitats includes scattered swamp fern, spikerush, cabbage palm, laurel oak, Brazilian pepper, flatsedge (*Cyperus* sp.), and wax myrtle.

FLUCCS Code 747, Berm
This FLUCCS Code was used to denote the berms located along the perimeter of the agricultural operations. Caesarweed, crows foot grass (*Dactyloctenium aegyptium*), beggar ticks, torpedo grass, sand spur, dog fennel, pusley, broomsedge, Brazilian pepper, frog-fruit (*Phyla nodiflora*), and widely scattered slash pine are present.

FLUCCS Code 814, Roads and Highways
Portions of Corkscrew Road and TPI Road as well as their adjacent vegetated shoulders are located within the project boundary. Species present in the vegetated areas include torpedo grass, Bahia grass, lovegrass, broomsedge, dollarweed, whitehead broom, beggar ticks, scattered ragweed, and primrose willow.

SURVEY METHOD

Lee County Protected Species Ordinance No. 89-34 lists several protected species of animals that could potentially occur on-site based on the general vegetative associations found on the subject parcel. Each habitat type within the development footprint or directly adjacent was surveyed for the occurrence of these and any other listed species likely to occur in the specific habitat types. The survey was conducted using meandering linear pedestrian and vehicular transects. This survey methodology is based on the Lee County administratively approved Meandering Transect Methodology. As part of this survey live trees and snags were inspected for the evidence of cavities that could potentially be used as roosts by the Florida bonneted bat (*Eumops floridanus*). Transects were spaced in a manner that provided visual coverage of habitats listed in Ordinance No. 89-34 and that are within the proposed development areas. The approximate locations of all direct sighting or signs (such as tracks, nests, and droppings) of a listed species were denoted on the aerial photography. The 1" = 400’ scale aerial Protected Species Assessment Maps (Appendix A) depict the approximate location of the survey transects and the results of the survey. The listed species survey was conducted during the morning and mid-day hours of August 31, September 22, and October 31, 2022. During the surveys the weather was warm and sunny.

Species listed as endangered, threatened, or species of special concern by the Florida Fish and Wildlife Conservation Commission (FWC) or the United States Fish and Wildlife Service (FWS) that could potentially occur on the subject parcel according to the Lee County Protected Species Ordinance are shown in Table 2. This list from the Lee County Protected Species Ordinance is general in nature, contains species that were subsequently delisted by the state, does not necessarily reflect existing conditions within or adjacent to the 1,052.47± acre property, and is provided for general informational purposes only. The bald eagle (*Haliaeetus leucocephalus*) (which has been delisted by

the FWC and FWS but is still protected by other regulations), the Florida black bear (*Ursus americanus floridanus*) (delisted in 2012 and still protected by the Florida Black Bear Management Plan), and the Florida bonneted bat (*Eumops floridanus*) (which was listed by the FWS after Ordinance No. 89-34 was adopted by Lee County) were also included in the survey.

Prior to conducting the protected species survey, a search of the FWC listed species database was conducted to determine the known occurrence of listed species in the project area. This search revealed the following: A Florida black bear was documented on the subject parcel in 2018. Two Florida panther have been recorded on the subject parcel (in 2012 and 2013) and numerous panthers have been recorded adjacent to the property.

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

FLUCCS CODE	Percent Survey Coverage	Species Name	Present	Absent
210AH	10	None		
214	80	Audubon's Crested Caracara (*Polyborus plancus audubonii*)**	√	
		Florida Sandhill Crane (*Grus canadensis pratensis*)**	√	
		Roseate Spoonbill (*Ajaia ajaja*)**	√	
		Wood Stork (*Mycteria americana*)**	√	
221	20	None		
221A	20	None		
241	10	None		

FLUCCS CODE	Percent Survey Coverage	Species Name	Present	Absent
321DE2	10	Eastern Indigo Snake (*Drymarchon corais couperi*)		√
		Gopher Tortoise (*Gopherus polyphemus*)		√
		Audubon's Crested Caracara (*Polyborus plancus audubonii*)		√
		Burrowing Owl (*Athene cunicularia floridana*)		√
		Florida Sandhill Crane (*Grus canadensis pratensis*)		√
		Southeastern American Kestrel (*Falco sparverius paulus*)		√
		Florida Black Bear (*Ursus americanus floridanus*)		√
		Beautiful Pawpaw (*Deeringothamnus pulchellus*)		√
		Curtis Milkweed (*Asclepias curtisii*)		√
		Fakahatchee Burmannia (*Burmannia flava*)		√
		Florida Coontie (*Zamia floridana*)		√
411DE1 411DE2 411DE3 411DE4	10	Eastern Indigo Snake (*Drymarchon corais couperi*)		√
		Gopher Tortoise (*Gopherus polyphemus*)		√
		Red-cockaded Woodpecker (*Picoides borealis*)		√
		Southeastern American Kestrel (*Falco sparverius paulus*)		√
		Big Cypress Fox Squirrel (*Sciurus niger avicennia*)		√
		Florida Black Bear (*Ursus americanus floridanus*)*		√
		Florida Panther (*Felis concolor coryi*)		√
		Beautiful Pawpaw (*Deeringothamnus pulchellus*)		√
		Fakahatchee Burmannia (*Burmannia flava*)		√
		Florida Coontie (*Zamia floridana*)		√
		Satinleaf (*Chrysophyllum olivaeforme*)		√
415DE2 415DE3	20	Eastern Indigo Snake (*Drymarchon corais couperi*)		√
		Florida Black Bear (*Ursus americanus floridanus*)*		√
		Florida Panther (*Felis concolor coryi*)		√

FLUCCS CODE	Percent Survey Coverage	Species Name	Present	Absent
422	10	None		
427DE	80	Eastern Indigo Snake (*Drymarchon corais couperi*)		√
		Gopher Tortoise (*Gopherus polyphemus*)		√
		Florida Black Bear (*Ursus americanus floridanus*)*		√
		Florida Panther (*Felis concolor coryi*)		√
		Hand Adder's Tongue Fern (*Ophioglossum palmatum*)		√
		Simpson's Stopper (*Myrcianthes frangrans* var. *simpsonii*)		√
		Twisted Air Plant (*Tillandsia flexuosa*)		√
428DE2	10	Eastern Indigo Snake (*Drymarchon corais couperi*)		√
		Audubon's Crested Caracara (*Polyborus plancus audubonii*)		√
		Florida Black Bear (*Ursus americanus floridanus*)*		√
		Florida Panther (*Felis concolor coryi*)		√
		Simpson's Stopper (*Myrcianthes frangrans* var. *simpsonii*)		√
510D 742	80	American Alligator (*Alligator mississippiensis*)	√	
		Limpkin (*Aramus guarauna*)*		√
		Little Blue Heron (*Egretta caerulea*)		√
		Reddish Egret (*Egretta rufescens*)		√
		Roseate Spoonbill (*Ajaia ajaja*)		√
		Snowy Egret (*Egretta thula*)*		√
		Tricolored Heron (*Egretta tricolor*)		√
		Everglades Mink (*Mustela vison evergladensis*)		√
618DE4	10	American Alligator (*Alligator mississippiensis*)		√
		Little Blue Heron (*Egretta caerulea*)		√
		Reddish Egret (*Egretta rufescens*)		√
		Snowy Egret (*Egretta thula*)*		√
		Tricolored Heron (*Egretta tricolor*)		√
		Wood Stork (*Mycteria americana*)		√
		Big Cypress Fox Squirrel (*Sciurus niger avicennia*)		√
		Everglades Mink (*Mustela vison evergladensis*)		√

FLUCCS CODE	Percent Survey Coverage	Species Name	Present	Absent
621 621DE1 621DE2 621DE3 621DE4	20	Gopher Frog (*Rana areolata*)* American Alligator (*Alligator mississippiensis*) Arctic Peregrine Falcon (*Falco peregrinus tundrius*)* Limpkin (*Aramus guarauna*)* Little Blue Heron (*Egretta caerulea*) Snowy Egret (*Egretta thula*)* Tricolored Heron (*Egretta tricolor*) Wood Stork (*Mycteria americana*) Big Cypress Fox Squirrel (*Sciurus niger avicennia*) Everglades Mink (*Mustela vison evergladensis*) Florida Black Bear (*Ursus americanus floridanus*)* Florida Panther (*Felis concolor coryi*) Twisted Air Plant (*Tillandsia flexuosa*)		√ √ √ √ √ √ √ √ √ √ √
624DE1 624DE2 624DE3 624DE4	20	Gopher Frog (*Rana areolata*)* Arctic Peregrine Falcon (*Falco peregrinus tundrius*)* Little Blue Heron (*Egretta caerulea*) Snowy Egret (*Egretta thula*)* Tricolored Heron (*Egretta tricolor*) Big Cypress Fox Squirrel (*Sciurus niger avicennia*) Everglades Mink (*Mustela vison evergladensis*) Florida Black Bear (*Ursus americanus floridanus*)* Florida Panther (*Felis concolor coryi*)		√ √ √ √ √ √ √ √

FLUCCS CODE	Percent Survey Coverage	Species Name	Present	Absent
625DE1 625DE2 625DE3	10	Gopher Frog (*Rana areolata*)* Eastern Indigo Snake (*Drymarchon corais couperi*) Arctic Peregrine Falcon (*Falco peregrinus tundrius*)* Little Blue Heron (*Egretta caerulea*) Red-cockaded Woodpecker (*Picoides borealis*) Snowy Egret (*Egretta thula*)* Tricolored Heron (*Egretta tricolor*) Big Cypress Fox Squirrel (*Sciurus niger avicennia*) Everglades Mink (*Mustela vison evergladensis*) Florida Black Bear (*Ursus americanus floridanus*)* Florida Panther (*Felis concolor coryi*)		√ √ √ √ √ √ √ √ √ √ √
630DE 630DE2 630DE3	20	Gopher Frog (*Rana areolata*)* American Alligator (*Alligator mississippiensis*) Limpkin (*Aramus guarauna*)* Little Blue Heron (*Egretta caerulea*) Snowy Egret (*Egretta thula*)* Tricolored Heron (*Egretta tricolor*) Wood Stork (*Mycteria americana*) Everglades Mink (*Mustela vison evergladensis*) Florida Black Bear (*Ursus americanus floridanus*)* Florida Panther (*Felis concolor coryi*)		√ √ √ √ √ √ √ √ √ √
641DE1 641DE2 641DE3 641DE4	5	American Alligator (*Alligator mississippiensis*) Florida Sandhill Crane (*Grus canadensis pratensis*) Limpkin (*Aramus guarauna*)* Little Blue Heron (*Egretta caerulea*) Reddish Egret (*Egretta rufescens*) Snail Kite (*Rostrhamus sociabilis*) Snowy Egret (*Egretta thula*)* Tricolored Heron (*Egretta tricolor*) Wood Stork (*Mycteria americana*) Everglades Mink (*Mustela vison evergladensis*)		√ √ √ √ √ √ √ √ √ √

FLUCCS CODE	Percent Survey Coverage	Species Name	Present	Absent
643DE3 643DE4	50	Florida Sandhill Crane (*Grus canadensis pratensis*)		√
		Limpkin (*Aramus guarauna*)*		√
		Little Blue Heron (*Egretta caerulea*)		√
		Reddish Egret (*Egretta rufescens*)		√
		Snail Kite (*Rostrhamus sociabilis*)		√
		Snowy Egret (*Egretta thula*)*		√
		Tricolored Heron (*Egretta tricolor*)		√
		Wood Stork (*Mycteria americana*)		√
		Everglades Mink (*Mustela vison evergladensis*)		√
740	50	None		
740H	25	None		
747	50	None		
814	80	None		

* Species delisted subsequent to adoption of Lee County Protected Species Ordinance No. 89-34.

** Lee County Protected Species Ordinance No. 89-34 does not list this species for this FLUCCS Code but it was observed on-site.

SURVEY RESULTS

The locations of the listed species sightings described below are depicted on the attached Protected Species Assessment Maps (Appendix A).

American Alligator

Two American alligators were observed in the existing agricultural ditches and one was observed in the west central borrow area.

Audubon's Crested Caracara

Three Audubon's crested caracara were observed perched on the ground in the central row crops.

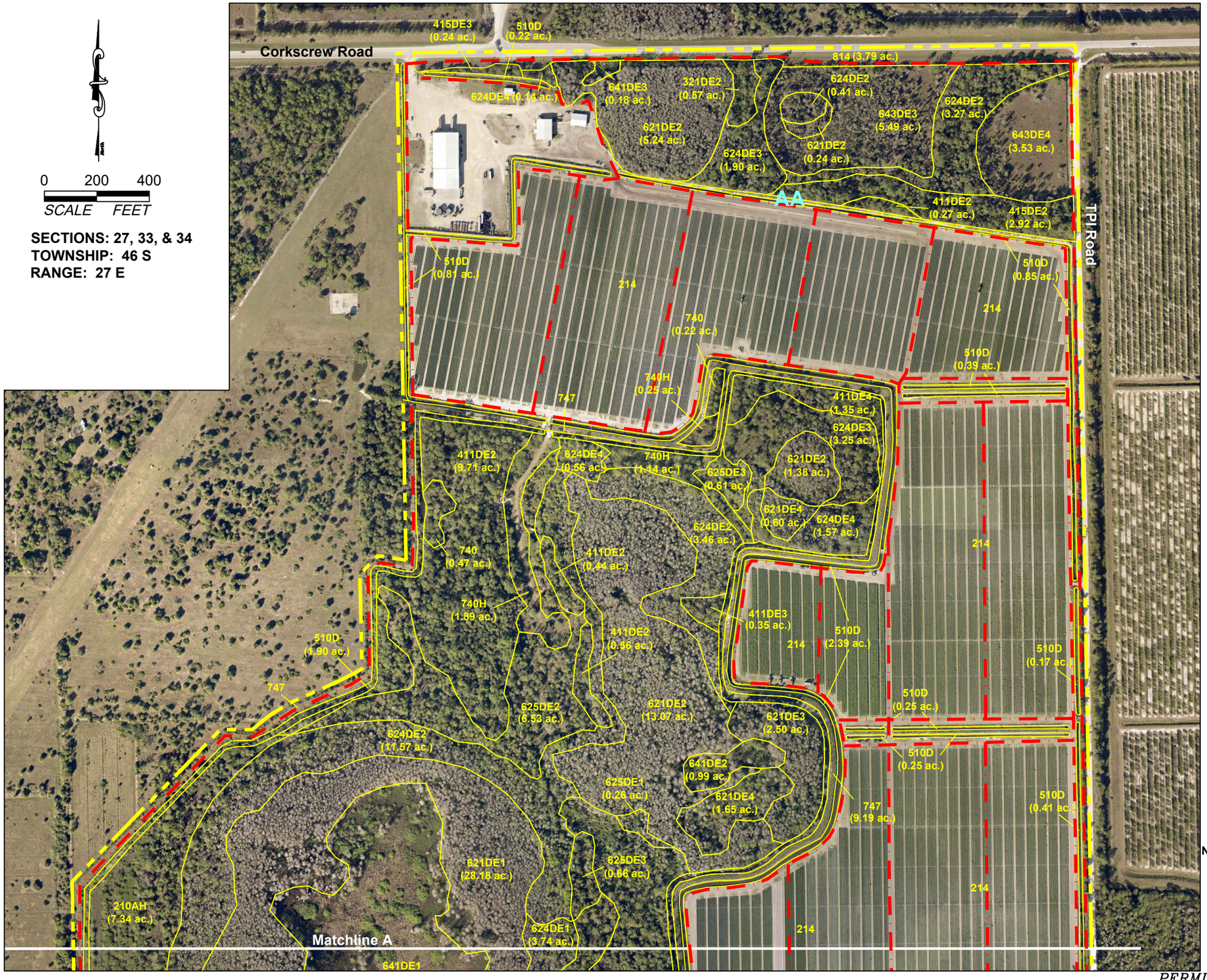
Florida Bonneted Bat

Two dead slash pine trees containing potential cavities entrances were identified. The identified potential cavity entrances are less than approximately two inches in diameter, very shallow, and do not penetrate the heartwood of the snag. No evidence of bat utilization (bat vocalization/chatter from within the potential cavities or guano on or around the snags) was observed. No live trees with cavities were observed on-site.

Listed Wading Birds
Sandhill cranes, wood storks, and roseate spoonbills were observed foraging in portions of the row crops.

Other Listed Species
No other species listed by either the FWS or the FWC were observed on the site during the protected species survey or during other site visits. There is the potential for periodic opportunistic foraging by both listed and non-listed species of wading birds within the onsite ditches, borrow areas, and preserved wetlands.

Appendix A
Protected Species Assessment Maps



0 200 400
SCALE FEET

SECTIONS: 27, 33, & 34
TOWNSHIP: 46 S
RANGE: 27 E

FLUCCS	Description	Acreage
210AH	Hydric Abandoned Cropland and Pastureland	7.34
214	Row Crops	565.52
221	Citrus Groves	89.41
221A	Abandoned Citrus Grove	27.97
241	Tree Nurseries	8.88
321DE2	Disturbed Palmetto Prairie Invaded by Exotics (26-50%)	0.57
411DE1	Disturbed Pine Flatwoods Invaded by Exotics (10-25%)	0.48
411DE2	Disturbed Pine Flatwoods Invaded by Exotics (26-50%)	107.68
411DE3	Disturbed Pine Flatwoods Invaded by Exotics (51-75%)	11.41
411DE4	Disturbed Pine Flatwoods Invaded by Exotics (76-90%)	1.35
415DE2	Disturbed Pine Invaded by Exotics (26-50%)	2.92
415DE3	Disturbed Pine Invaded by Exotics (51-75%)	0.24
422	Brazilian Pepper	1.10
427DE	Disturbed Live Oak Invaded by Exotics (5-9%)	2.74
428DE2	Disturbed Cabbage Palm Invaded by Exotics (26-50%)	0.46
510D	Ditches	44.76
618DE4	Disturbed Willow Invaded by Exotics (76-90%)	0.38
621	Cypress	1.67
621DE1	Disturbed Cypress Invaded by Exotics (10-25%)	28.18
621DE2	Disturbed Cypress Invaded by Exotics (26-50%)	19.93
621DE3	Disturbed Cypress Invaded by Exotics (51-75%)	3.90
621DE4	Disturbed Cypress Invaded by Exotics (76-90%)	3.12
624DE1	Disturbed Cypress - Pine Invaded by Exotics (10-25%)	4.75
624DE2	Disturbed Cypress - Pine Invaded by Exotics (26-50%)	23.75
624DE3	Disturbed Cypress - Pine Invaded by Exotics (51-75%)	10.13
624DE4	Disturbed Cypress - Pine Invaded by Exotics (76-90%)	2.27
625DE1	Disturbed Hydric Pine Flatwoods Invaded by Exotics (10-25%)	0.26
625DE2	Disturbed Hydric Pine Flatwoods Invaded by Exotics (26-50%)	10.00
625DE3	Disturbed Hydric Pine Flatwoods Invaded by Exotics (51-75%)	1.27
630DE	Disturbed Wetland Forest Invaded by Exotics (5-9%)	0.65
630DE2	Disturbed Wetland Forest Invaded by Exotics (26-50%)	0.62
630DE3	Disturbed Wetland Forest Invaded by Exotics (51-75%)	0.54
641DE1	Disturbed Freshwater Marsh Invaded by Exotics (10-25%)	13.66
641DE2	Disturbed Freshwater Marsh Invaded by Exotics (26-50%)	0.99
641DE3	Disturbed Freshwater Marsh Invaded by Exotics (51-75%)	0.18
641DE4	Disturbed Freshwater Marsh Invaded by Exotics (76-90%)	0.65
643DE3	Disturbed Wet Prairie Invaded by Exotics (51-75%)	5.49
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740	Disturbed Land	0.92
740H	Disturbed Hydric Land	5.23
742	Borrow Areas	15.11
747	Berm	18.67
814	Roads and Highways	3.79
	Total	**1,052.47**

AA - American Aligator
WS - Wood Stork
CC - Audubon's Crested Caracara
SHC - Sandhill Crane
TWC - Tree with Cavity
RSB - Roseate Spoonbill

Vehicular and Meandering Pedestrian Transects

Notes:

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4. See Sheet 1 for FLUCCS legend. FLUCCS legend reflects overall site acreages.

November 03, 2022 10:04:18 a.m.
Drawing: MTM1PLAN.DWG

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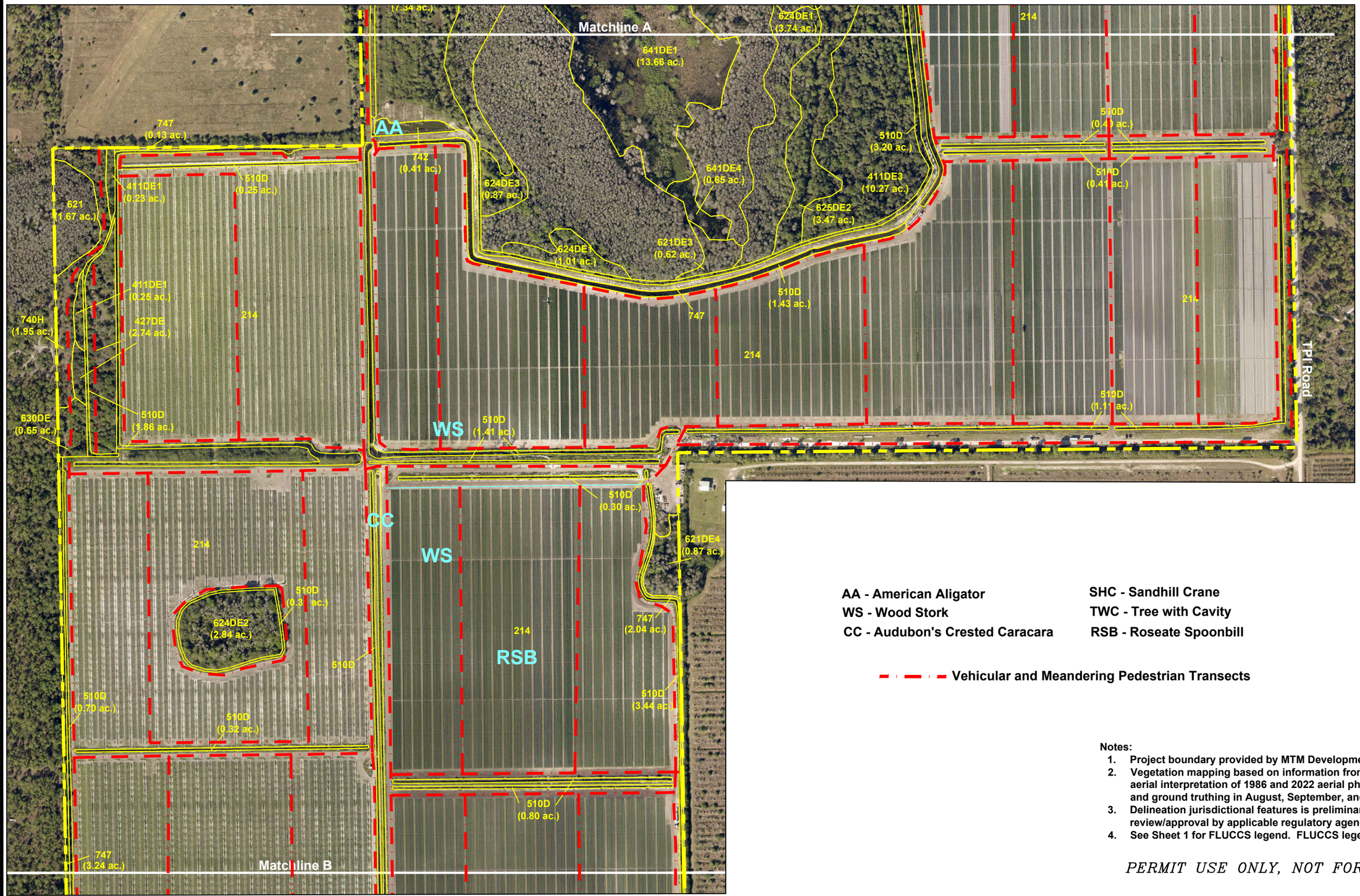
Protected Species Assessment Map - Sheet 1

The Preserve Club & Residences
At Pepper Place

DexBender Environmental Consulting
Fort Myers 239-334-3680



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SCALE FEET

SECTIONS: 27, 33, & 34
TOWNSHIP: 46 S
RANGE: 27 E

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November 03, 2022 10:04:18 a.m.
Drawing: MTM1PLAN.DWG

Protected Species Assessment Map - Sheet 2

Preserve

Sporting Club & Residences
At Pepperplace

DEXBENDER ENVIRONMENTAL CONSULTING
FORT MYERS 239-334-3680

0 200 400

SCALE FEET

SECTIONS: 27, 33, & 34
TOWNSHIP: 46 S
RANGE: 27 E

AA - American Aligator
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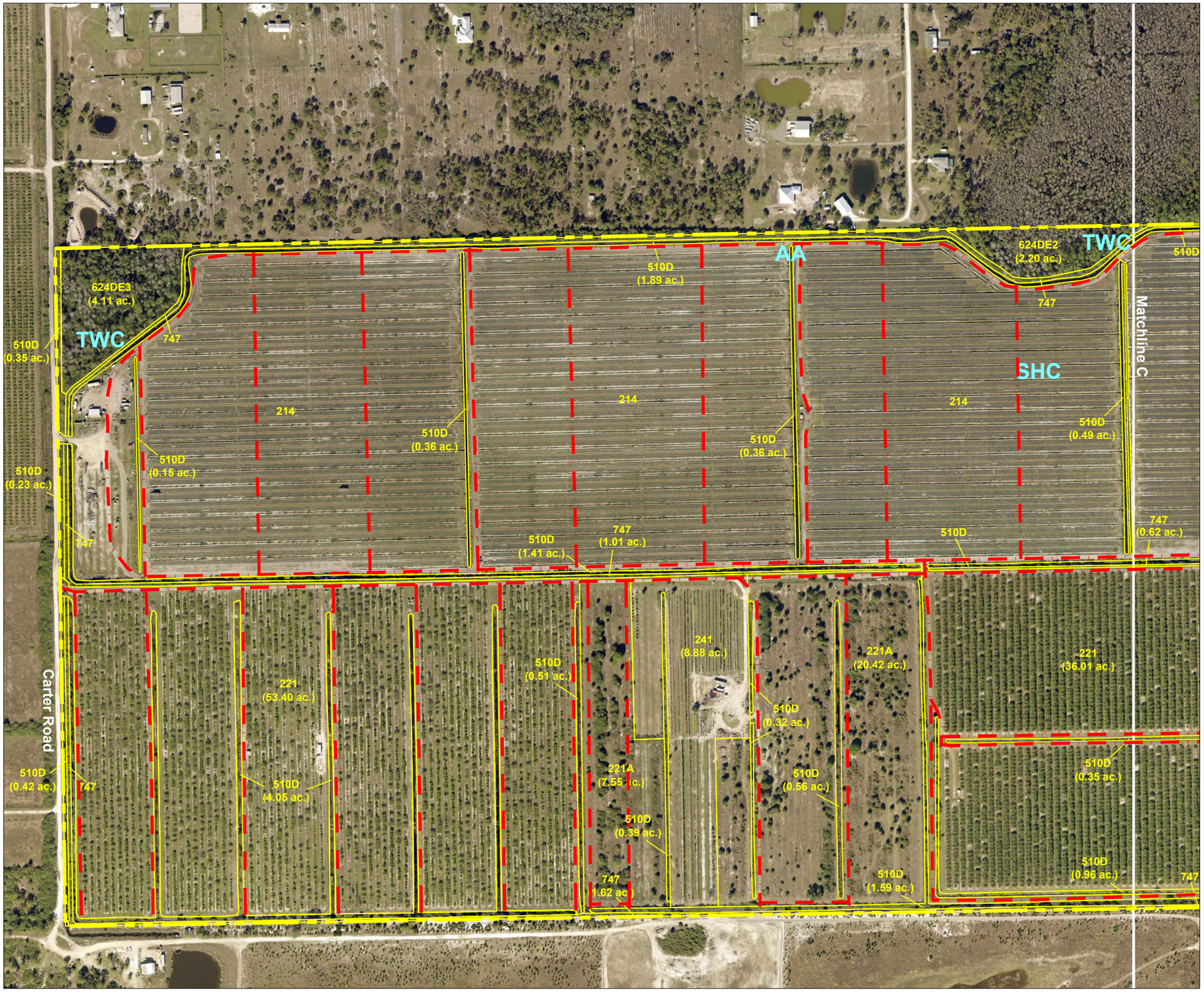
Drawing: MTM1PLAN.DWG

Protected Species Assessment Map - Sheet 3

The Preserve Club & Residences
At Pepper Place

DEXBENDER ENVIRONMENTAL CONSULTING
FORT MYERS 239-334-3680



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SCALE FEET

SECTIONS: 27, 33, & 34
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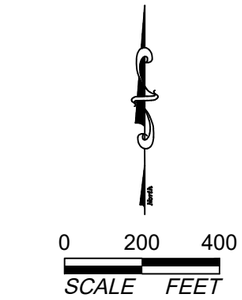
Drawing: MTM1PLAN.DWG

Protected Species Assessment Map - Sheet 4

The Preserve Club & Residences
At Pepper Place

DEXBENDER
ENVIRONMENTAL CONSULTING
FORT MYERS 239-334-3680



SECTIONS: 27, 33, & 34
TOWNSHIP: 46 S
RANGE: 27 E

Map Unit	Soil Name
6	Brynwood fine sand, wet
10	Pompano fine sand
11	Myakka fine sand
14	Valkaria fine sand
26	Pineda-Pineda, wet, fine sand
27	Pompano fine sand, frequently ponded
28	Immokalee sand
33	Oldsmar sand
34	Malabar fine sand
40	Ancloste sand, frequently ponded
49	Felda fine sand, frequently ponded
51	Floridana sand, frequently ponded
53	Myakka fine sand, frequently ponded

Notes:
1. **Project boundary provided by MTM Development Corporation.**
2. **Soils information obtained from the NRCS Web Soil Survey.**

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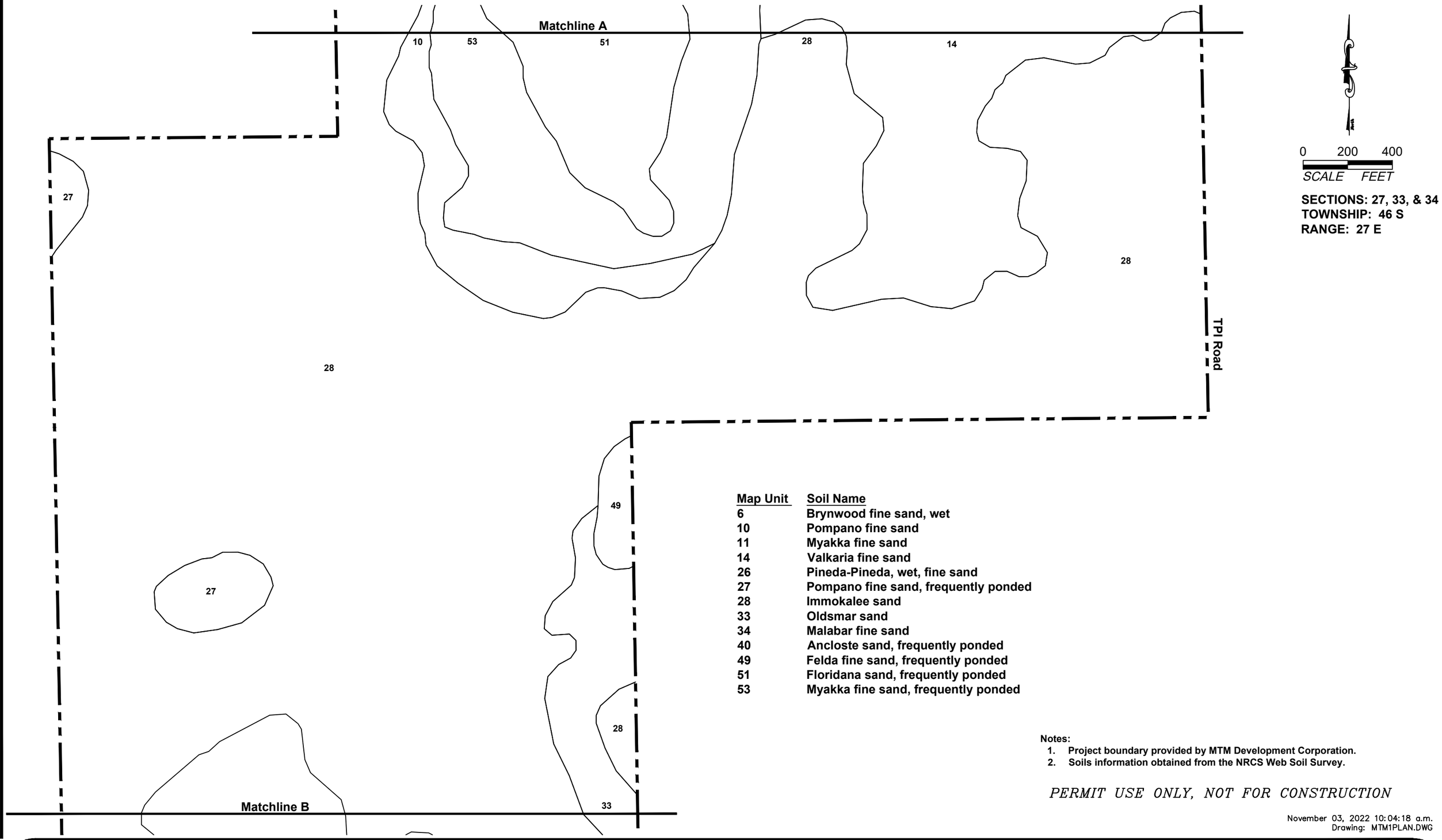
Drawing: MTM1PLAN.DWG

Soils Map - Sheet 1

The Preserve Club & Residences
At Pepper Place

DEXBENDER
ENVIRONMENTAL CONSULTING
FORT MYERS 239-334-3680



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SCALE FEET

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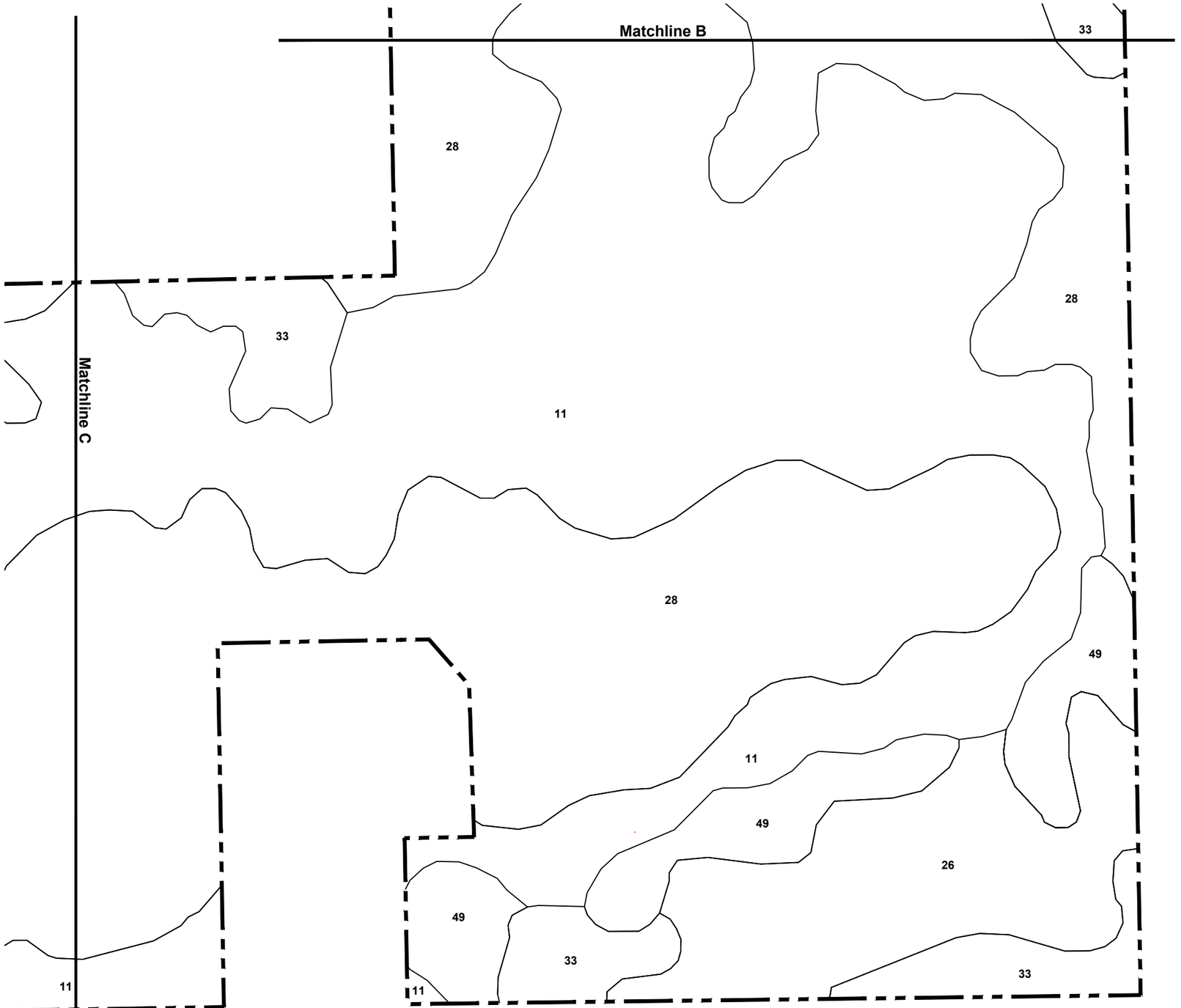
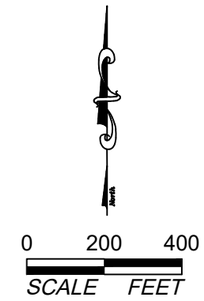
Drawing: MTM1PLAN.DWG

Soils Map - Sheet 2

The Preserve Club & Residences
At Pepper Place

DEXBENDER
ENVIRONMENTAL CONSULTING
FORT MYERS 239-334-3680





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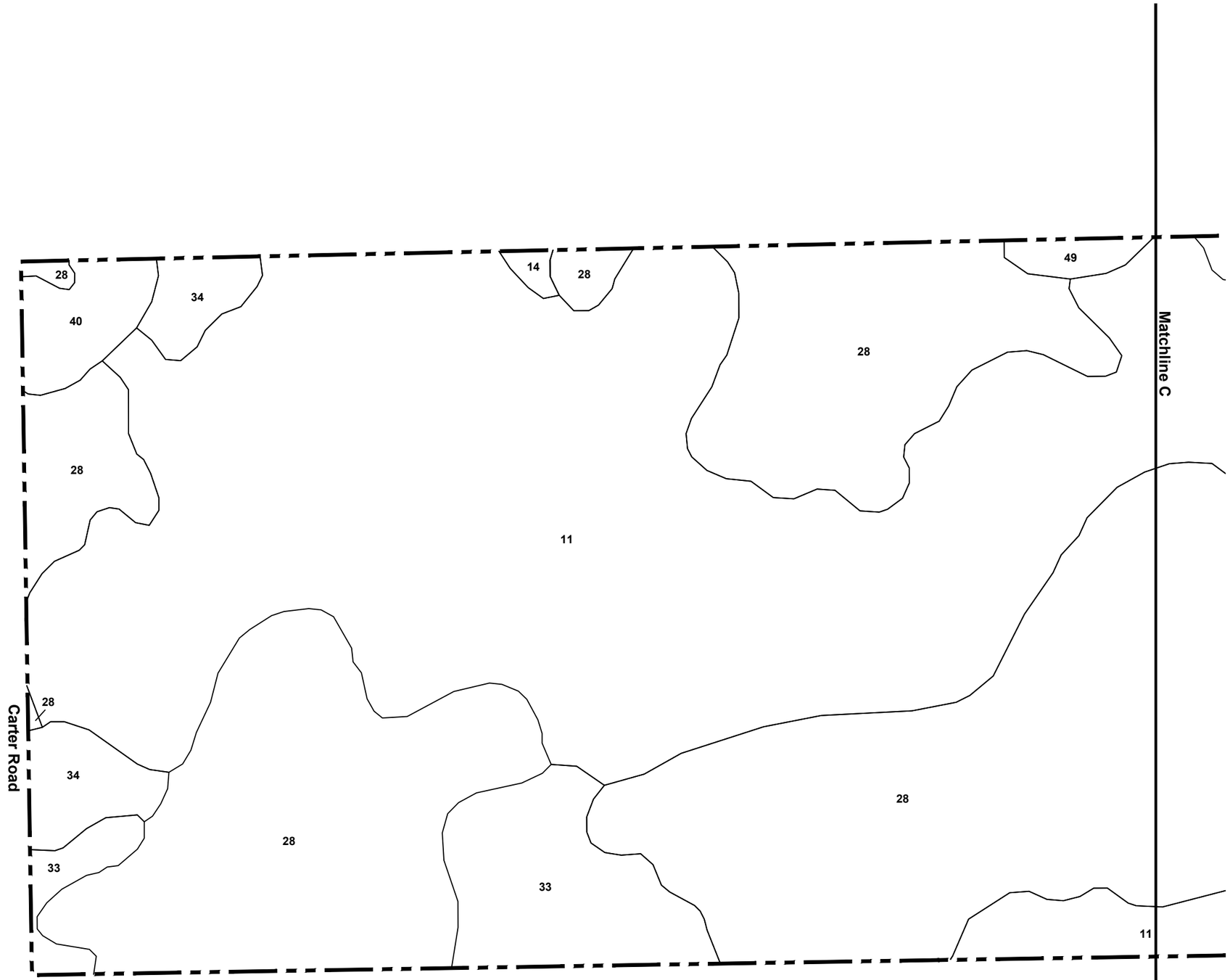
Drawing: MTM1PLAN.DWG

Soils Map - Sheet 3

The Preserve Club & Residences
At Pepper Place

DEXBENDER
ENVIRONMENTAL CONSULTING
FORT MYERS 239-334-3680



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SCALE FEET

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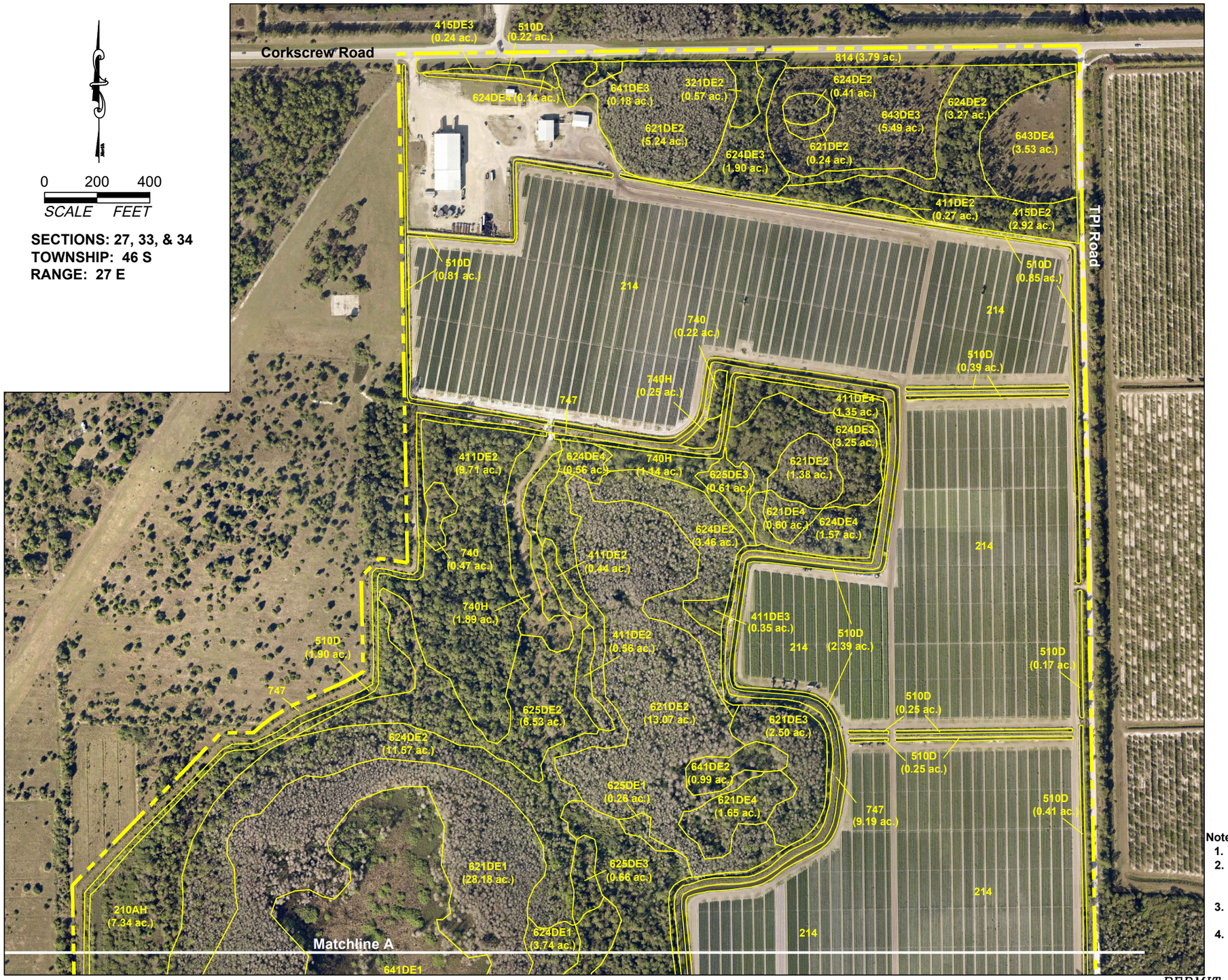
Drawing: MTM1PLAN.DWG

Soils Map - Sheet 4

The Preserve Club & Residences
At Pepper Place

DEXBENDER
ENVIRONMENTAL CONSULTING
FORT MYERS 239-334-3680



SECTIONS: 27, 33, & 34
TOWNSHIP: 46 S
RANGE: 27 E

FLUCCS	Description	Acreage
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510D	Ditches	44.76
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630DE	Disturbed Wetland Forest Invaded by Exotics (5-9%)	0.65
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641DE4	Disturbed Freshwater Marsh Invaded by Exotics (76-90%)	0.65
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November 03, 2022 10:04:18 a.m.
Drawing: MTM1PLAN.DWG

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Vegetation Map - Sheet 1

The Preserve Club & Residences
At Pepper Place

DEXBENDER ENVIRONMENTAL CONSULTING
FORT MYERS 239-334-3680

0 200 400

SCALE FEET

SECTIONS: 27, 33, & 34
TOWNSHIP: 46 S
RANGE: 27 E

Notes:

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November 03, 2022 10:04:18 a.m.
Drawing: MTM1PLAN.DWG

Vegetation Map - Sheet 2

The Preserve Club & Residences
At Pepper Place

DEXBENDER ENVIRONMENTAL CONSULTING
FORT MYERS 239-334-3680

0 200 400
SCALE FEET

SECTIONS: 27, 33, & 34
TOWNSHIP: 46 S
RANGE: 27 E

Notes:

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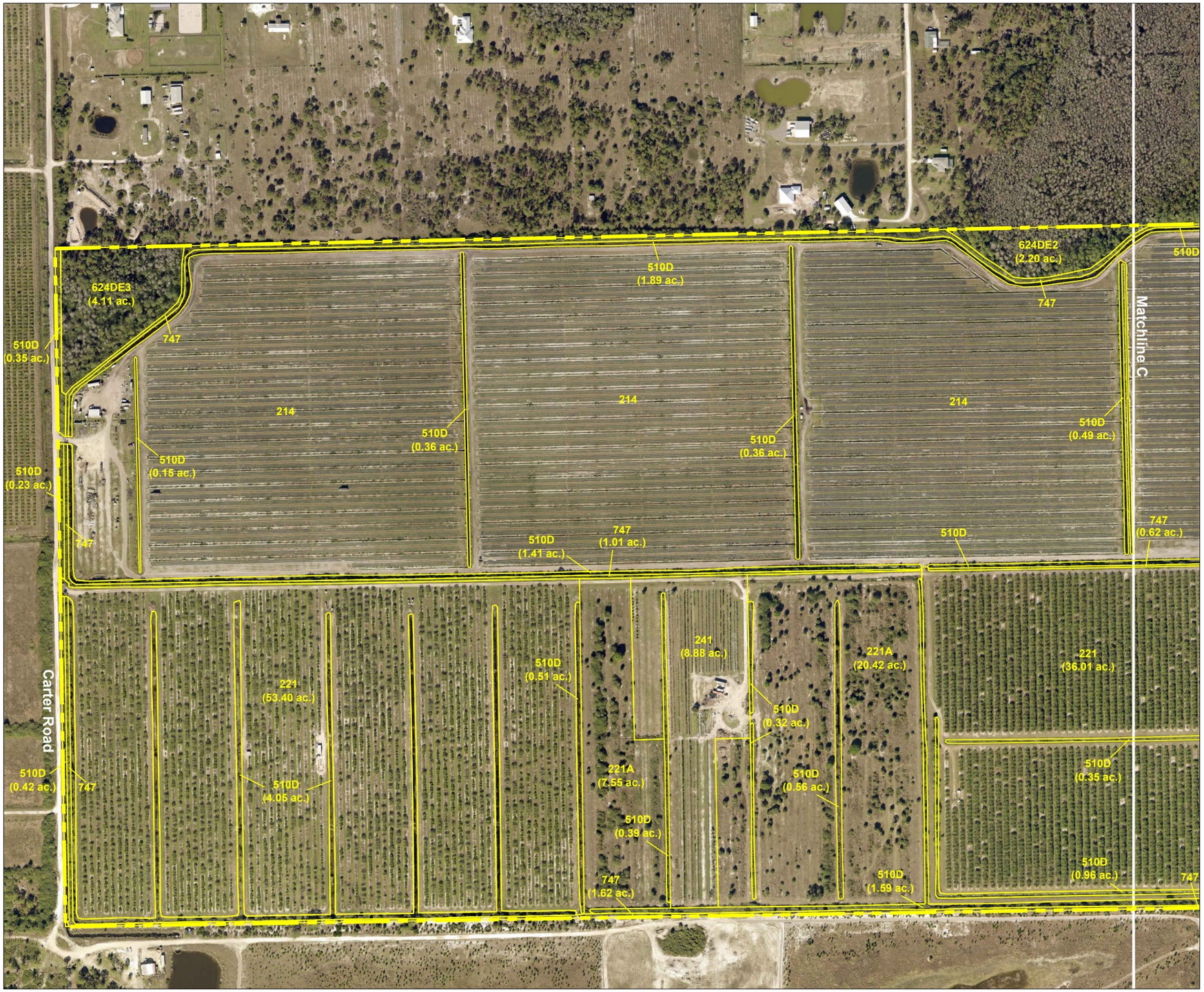
November 03, 2022 10:04:18 a.m.
Drawing: MTM1PLAN.DWG

Vegetation Map - Sheet 3

The Preserve Club & Residences
At Pepper Place

DEXBENDER
ENVIRONMENTAL CONSULTING
FORT MYERS 239-334-3680



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SCALE FEET

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RANGE: 27 E

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November 03, 2022 10:04:18 a.m.
Drawing: MTM1PLAN.DWG

Vegetation Map - Sheet 4

The Preserve Club & Residences
At Pepper Place

DEXBENDER ENVIRONMENTAL CONSULTING
FORT MYERS 239-334-3680

Impacts on Historic Resources
Exhibit M-13

In accordance with the attached letter from the Division of Historic Resources, the subject property contains no know historic resources. The attached Archeological Sensitivity Map shows the property as being located partially within the Archeologically Sensitive 2 Zone, which covers areas largely intended for preservation.

Daniel DeLisi

From: Vovsi, Eman M. <Eman.Vovsi@DOS.MyFlorida.com>
Sent: Thursday, October 27, 2022 2:20 PM
To: Daniel DeLisi
Subject: RE: Letter on Historic Resources
Attachments: Template_102.pdf

Completed; no cultural resources detected

From: Daniel DeLisi <dan@delisi-inc.com>
Sent: Thursday, October 27, 2022 12:58 PM
To: FMSFILE <FMSFILE@dos.myflorida.com>
Subject: Letter on Historic Resources

Greetings,

The attached is a request to search for previously recorded cultural resources on the subject property. I have attached the appropriate form, and a property boundary overlaid on an aerial. If you should require any additional information, please do not hesitate to contact me.

Best regards.

Daniel DeLisi, AICP
DeLisi, Inc.
dan@delisi-inc.com
www.delisi-inc.com

Traffic Impact Statement

Preserve Sporting Club & Residences at Pepper Place
Lee Plan Amendment and Rezone

Lee County, FL
11/4/2022

Prepared for:

JR Evans Engineering
9351 Corkscrew Road, Suite 102
Estero, FL 33928
Phone: 239.405.9148

Prepared by:

Trebilcock Consulting Solutions, PA
2800 Davis Boulevard, Suite 200
Naples, FL 34104
Phone: 239.566.9551
Email: ntrebilcock@trebilcock.biz

Statement of Certification

I certify that this Traffic Impact Statement has been prepared by me or under my immediate supervision and that I have experience and training in the field of Traffic and Transportation Engineering.

This item has been electronically signed and sealed by Norman J. Trebilcock, P.E., State of Florida license 47116, using a *SHA-1* authentication code. Printed copies of this document are not considered signed and sealed, and the *SHA-1* authentication code must be verified on any electronic copies.

Norman J. Trebilcock, AICP, PTOE, PE
FL Registration No. 47116
Trebilcock Consulting Solutions, PA
2800 Davis Boulevard, Suite 200
Naples, FL 34104
Company Cert. of Auth. No. 27796

Table of Contents

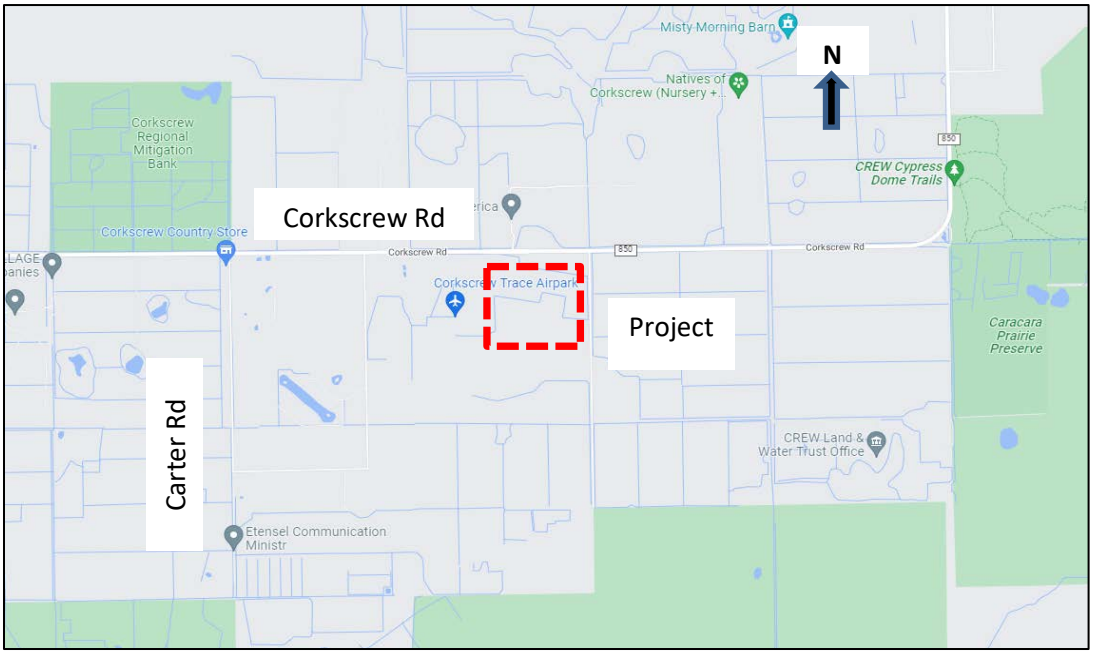
Appendices

Project Description

This report contains analyses intended to satisfy the requirements of a Lee Plan amendment (LPA) and a Rezone from Agricultural to Planned Development.

The Preserve Sporting Club & Residences at Pepper Place project is located south of Corkscrew Road approximately 3.6 miles east of the 6 Ls Farm Road and Corkscrew Road intersection, and lies within Section 27, Township 46 South, Range 27 East, in Lee County, Florida (refer to **Figure 1** and **Appendix A**).

Figure 1 – Project Location Map



The site parcel is currently vacant and is zoned Agriculture. The proposed project is a members only residential/recreational complex. The proposed uses subject to this application include:

- 500 single family homes
- 225,000 square foot (SF) clubhouse containing spa (15,000 SF), health club (10,000 SF), restaurant (7,500 SF) and 100 overnight accommodations.
- 15,000 SF retail shop - open to the public
- 18 hole golf course
- 1000 yard rifle range
- Trap and skeet ranges
- Equestrian Center
- Tennis courts
- Fishing ponds
- Hiking, biking and all terrain trails

Also included in the development plan but not part of this application is a restaurant (10,200 SF/ 314 seats - to include related retail sales) that is allowed under the existing zoning on the parcel.

The Preserve project proposes a full movement connection onto Corkscrew Road directly across from the existing mining operation. The analysis of its operation will be conducted as part of the development order application. The LPA short term and Rezone analysis year is 2027. The LPA long term analysis year is 2045.

A methodology meeting was held with the Lee County Transportation Planning staff (via email) on September 26, 2022 (refer to Appendix B: Initial Meeting Checklist). All level of service estimates in this report use the capacity from the Generalized Service Volumes. There is a published schedule of link specific service volumes. The capacity for Corkscrew Road contained in it (1,140 – see **Appendix E**) is significantly greater than the one used here (860).

Trip Generation

The project's site trip generation is shown in **Table 1** and is based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition.

Table 1 – Trip Generation

Use	ITE LU#	Measure-ment Unit	# of Units	Rate (1) or Eqn. (2)			Daily Traffic	PM Peak Hour			AM Peak Hour		
				Daily	AM	PM		In	Out	Total	In	Out	Total
Strip Retail Plaza <40K	822	1000 SF	15	2	2	2	863	52	52	104	23	15	38
Single-Family Detached Housing	210	Dwelling Units	500	2	2	2	4,436	284	167	451	84	238	322
High Turnover Sit Down Restaurant	932-S	Seats	314	1	1	1	1,372	70	52	122	73	68	141
Resort Hotel	330-O	Occupied Rooms	100		1	1	-	20	27	47	27	10	37
Golf Course	430	Holes	18	1	1	1	547	28	24	52	25	7	32
Project Total								454	322	776	232	338	570
High Turnover Sit Down Restaurant	932-S	Seats	314	1	1	1	1,372	70	52	122	73	68	141
LPA/Rezone Total: Project Total less the By-right Restaurant								384	270	654	159	270	429

Trip Generation Rates from ITE *Trip Generation Manual* 11th Ed.

The proposed trip generation assumes that the source of trips to and from all the recreational uses will be the occupants of either the single-family dwelling units or the 100 rooms in the clubhouse. The retail shop is intended for public access and thus added as a contributing use. The proposed ITE land use code (LUC) (Strip Retail Plaza <40K) appears the most appropriate.

Resort hotel (ITE LUC 330) is proposed for the trip generation of the 100 rooms. Resort hotel's trip generation includes the generation of staff arrivals and departures at a resort that typically includes some

of the recreational uses here. As used here it also assume 100% occupancy (rates are based on occupied room).

Because no separate trip generation estimates are being developed for the various recreational uses (many of which do not have any exact or similar ITE LUC), no internal capture is being proposed. Golf Course was added as a trip generation contributor to provide a conservative estimate of staff related trip generation. No internal capture or pass by reductions are considered for this project.

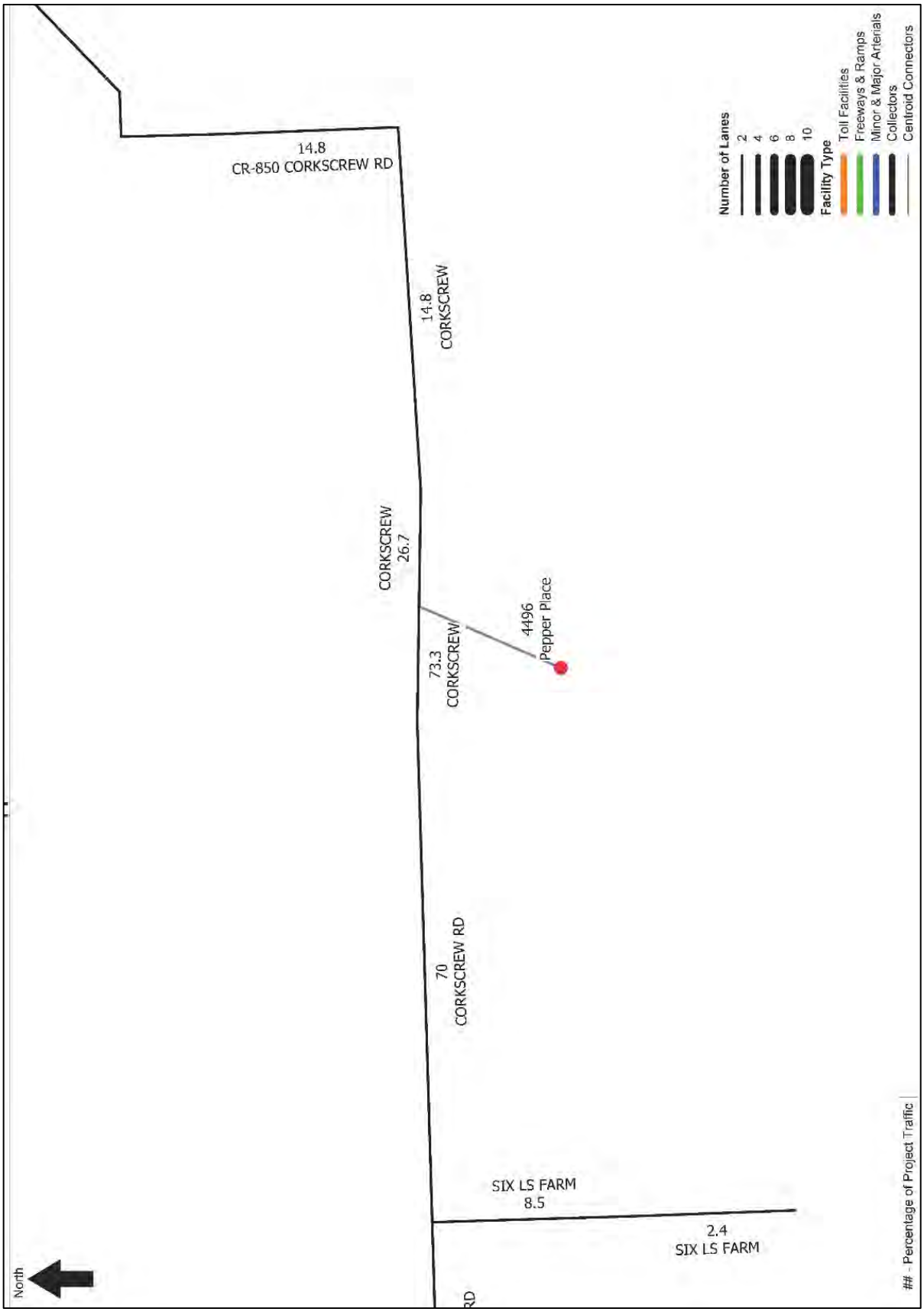
The by-right restaurant is included in the total program, but its traffic contribution is deducted from the program total trips to yield the new trips resulting from the changes proposed by this application. The trip generation for it is based on the number of seats, a conservative estimate compared with using the floor area.

All ITE data pages are provided in **Appendix C**.

LPA - Trip Distribution and Assignment

The traffic generated by the development was assigned to the adjacent road network utilizing the District 1 Regional Planning Model (D1RPM) that is based on the Metropolitan Planning Organization (MPO)'s 2045 Cost Feasible network. A new traffic analysis zone (TAZ) was added to the network at the project location. The attributes of the residential uses within it were averages of those at three other TAZs in the vicinity (See **Appendix D**). The intensities within the project zone reflect the uses in **Table 1.** At the project entrance, the model assignment directional split is 73.3% westbound, 26.7% eastbound (**Figure 2**).

Figure 2 – Project Traffic Percentage Distribution



LPA - Project Traffic Characteristics

This LPA analysis is limited to arterial and collector roadway segments within three miles of the project. That consists of the segments of Corkscrew Road from 6Ls Farm Road to the Project entrance (3.6 mile) and from the Project entrance to the County line. **Table 2** contains the project traffic peak hour directional volumes (AM and PM) for those two segments. The percentage of project traffic on each segment is the average of the values found at the endpoints (1 is S or W end, 2 is N or E end) of the segments as shown in **Figure 2**. The percentages are then multiplied by the total AM and PM peak hour volumes in **Table 1**.

Table 2 – Project Traffic

Link No.	Link	From	To	Percent of Total Project Traffic-1 (1)	Percent of Total Project Traffic-2 (1)	Average Percent of Total Project Traffic	AM Project Traffic N/E	AM Project Traffic S/W	PM Project Traffic N/E	PM Project Traffic S/W
7000	Corkscrew Rd.	6 Ls Farm Rd.	Project Entrance	70	73.3	71.7	114	193	275	194
7000	Corkscrew Rd.	Project Entrance	County Line	26.7	14.8	20.8	56	33	56	80

Notes: 1) Figure 2 and Appendix D

LPA - Background Roadway and Traffic Characteristics

The existing roadway conditions are extracted from the Lee County 2021 Concurrency Report (**Appendix E**). Roadway improvements that are currently under construction or are scheduled to be constructed within the first five years of the current Capital Improvement Program (CIP) are considered to be committed improvements for the purposes of this study. None are programmed either within the CIP or the 2045 Long Range Transportation Plan (LRTP) so all analyses presume the existing configuration.

Table 3 contains the Generalized Peak Hour Peak Direction Service Volumes (**Appendix G**) used for this analysis.

Table 3 – Roadway Information

Link No.	Link	From	To	Existing Road Type (1)	LOS Stand-ard (1)	LOS B Service Volume (2)	LOS C Service Volume (2)	LOS D service Volume (2)	LOS E service Volume (2)
7000	Corkscrew Rd.	6 Ls Farm Rd	Project Entrance	2LN	E	140	800	860	860
7000	Corkscrew Rd.	Project Entrance	County Line	2LN	E	140	800	860	860

Notes: 1) Appendix E
2) Appendix G

Table 4 contains information about the background traffic on the analyzed segments. The directional splits are from Permanent Count Station (PCS) #70 (**Appendix F**). The 2020 existing year volume is from the 2021 Concurrency Report (**Appendix E**). The only count station with sufficient data to deduce a volume trend is also station 70. That five-year trend is downward (see **Appendix F**) so two percent is the assumed short term exponential growth rate. The 2045 Annual Average Daily Traffic (AADT) volumes are from the west and east ends of the segments in order, from the adopted 2045 Cost Feasible network (see **Appendix D**). The K100 to convert AADT to Peak Hour Two-way is from PCS 70 (**Appendix F**). It also is the source of the AM/PM Ratio which divides the total percentage of daily traffic in the AM peak hour (6.17%) by the total percentage in the PM peak hour (7.4%). It is used to convert PM peak hour two-way volume estimates to AM peak hour two- way volume estimates.

Table 4 – Background Traffic Information

Link No.	Link	From	To	AM Directional Split N/E (1)	AM Directional Split S/W (1)	PM Directional Split N/E (1)	PM Directional Split S/W (1)	2020 LOS Report Year Peak Hour Peak Direction Volume (2)	Annual Growth Rate G	2045 AADT1 in 100s (3)	2045 AADT2 in 100s (3)	2045 AADT Average	K 100 (1)	AM/PM Ratio (1)
7000	Corkscrew Rd.	6 Ls Farm Rd.	Project Entrance	0.41	0.59	0.62	0.38	499	2.0%	61	46	53.5	0.098	0.83
7000	Corkscrew Rd.	Project Entrance	County Line	0.41	0.59	0.62	0.38	499	2.0%	46	19	32.5	0.098	0.83

Notes: 1) Appendix F
2) Appendix E
3) Appendix D

LPA - Short Term Analysis

Table 5 displays PM peak period conditions in 2027 under background and total traffic. The Concurrency Report PM peak hour volume is inflated to the analysis year using the exponential growth rate from **Table 4**. The directional components of the background traffic are consistent with the directional splits contained in **Table 4**. PM peak background traffic in 2027 is projected to achieve acceptable level of service using the LOS E capacity from **Table 3**. The PM peak project traffic from **Table 2** is added to the directional components of the background traffic. The resulting peak direction total traffic is projected to achieve acceptable level of service in 2027.

Table 6 displays AM peak period conditions in 2027 under background and total traffic. The analysis year PM peak period two- way volume developed in **Table 5** is converted to AM peak condition using the AM/PM Ratio from **Table 4**. The directional components of the background traffic are consistent with the directional splits contained in **Table 4**. AM peak background traffic in 2027 is projected to achieve acceptable level of service using the LOS E capacity from **Table 3**. The AM peak project traffic from **Table 2** is added to the directional components of the background traffic. The resulting peak direction total traffic is projected to achieve acceptable level of service in 2027.

The calculations that the tables contain are performed with more decimal places than those displayed. Using only the displayed decimals will yield slightly different results.

Table 5 – LPA 2027 PM Peak Period Analysis

Link No.	Link	From	To	2020 LOS Report Year Peak Hour Peak Direct-ion Volume (1)	Annual Growth Rate G (1)	2027 PM Future Year Back-ground Traffic N/E (2)	2027 PM Future Year Back-ground Traffic S/W (2)	2027 PM Future Year Back-ground 2-Way Traffic (2)	LOS E Serv-ice Vol-ume (3)	2027 PM Future Year Back-ground V/C	2027 PM Future Year Back-round Defic-ient Y/N	PM Project Traffic N/E (4)	PM Project Traffic S/W (4)	2027 PM Total Traffic N/E	2027 PM Total Traffic S/W	2027 PM Future Year Total Traffic V/C	2027 PM Future Year Total Traffic Defic-ient Y/N
7000	Corkscrew Rd.	6 Ls Farm Rd.	Project Entrance	499	2.0%	573	351	924	860	0.67	N	275	194	848	545	0.99	N
7000	Corkscrew Rd.	Project Entrance	County Line	499	2.0%	573	351	924	860	0.67	N	56	80	629	431	0.73	N

Notes: 1) Table 4

2) LOS Report Year Volume with exponential growth to analysis year : V(27) = V(20) * (1+G)^7

3) Table 3

4) Table 2

Table 6 – LPA 2027 AM Peak Period Analysis

Link No.	Link	From	To	2027 PM Future Year Back-ground 2-Way Traffic (1)	AM/ PM Ratio (2)	2027 AM Future Year Back-ground 2-Way Traffic	2027 AM Future Year Back-ground Traffic N/E	2027 AM Future Year Back-ground Traffic S/W	LOS E Serv-ice Vol-ume (3)	2027 AM Future Year Back-ground V/C	2027 AM Future Year Back-ground Defic-ient Y/N	AM Project Traffic N/E (4)	AM Project Traffic S/W (4)	2027 AM Total Traffic N/E	2027 AM Total Traffic S/W	2027 AM Future Year Total Traffic V/C	2027 AM Future Year Total Traffic Defic-ient Y/N
7000	Corkscrew Rd.	6 Ls Farm Rd.	Project Entrance	924	0.83	770	316	454	860	0.53	N	114	193	430	647	0.75	N
7000	Corkscrew Rd.	Project Entrance	County Line	924	0.83	770	316	454	860	0.53	N	56	33	372	487	0.57	N

Notes: 1) Table 5
2) Table 4
3) Table 3
4) Table 2

LPA - Long Term Analysis

Table 7 displays PM peak period conditions in 2045 for background and total traffic. The 2045 average AADT **(Table 4**) across each segment is converted to a peak hour two-way volume using the K100 factor from **Table 4**. The directional components of the peak hour background traffic are consistent with the directional splits contained in **Table 4**. PM peak period background traffic in 2045 is projected to achieve acceptable level of service using the LOS E capacity from **Table 3**. The PM peak project traffic from **Table 2** is added to the directional components of the background traffic. The resulting peak direction total traffic is projected to achieve acceptable level of service in 2045.

Table 8 displays AM peak period conditions in 2045 under background and total traffic. The analysis year PM peak period two- way volume developed in **Table 7** is converted to AM peak condition using the AM Peak Modifier from **Table 4**. The directional components of the background traffic are consistent with the directional splits contained in **Table 4**. AM peak background traffic in 2045 is projected to achieve acceptable level of service using the LOS E capacity from **Table 3**. The AM peak project traffic from **Table 2** is added to the directional components of the background traffic. The resulting peak direction total traffic is projected to achieve acceptable level of service in 2045.

The calculations that the tables contain are performed with more decimal places than those displayed. Using only the displayed decimals will yield slightly different results.

Table 7 – LPA 2045 PM Peak Period Analysis

Link No.	Link	From	To	2045 AADT Aver-age in 100s (1)	2045 PM Peak Hour 2-Way Vol-ume (2)	2045 Peak Hour Vol-ume N/E	2045 Peak Hour Vol-ume S/W	LOS E Serv-ice Vol-ume (3)	Peak Hour V/C	Future Back-ground Traffic Defic-ient Y/N	Project Traffic N/E (4)	Project Traffic S/W (4)	2045 Total Traffic N/E	2045 Total Traffic S/W	2045 Future Year Total Traffic V/C	2045 Future Year Total Traffic Defic-ient Y/N
7000	Corkscrew Rd.	6 Ls Farm Rd	Project Entrance	53.5	524	325	199	860	0.38	N	275	194	600	393	0.70	N
7000	Corkscrew Rd.	Project Entrance	County Line	32.5	319	198	121	860	0.23	N	56	80	254	201	0.30	N

Notes: 1) Table 4

2) AADT x K100 (Table 4)

3) Table 3

4) Table 2

Table 8 – LPA 2045 AM Peak Period Analysis

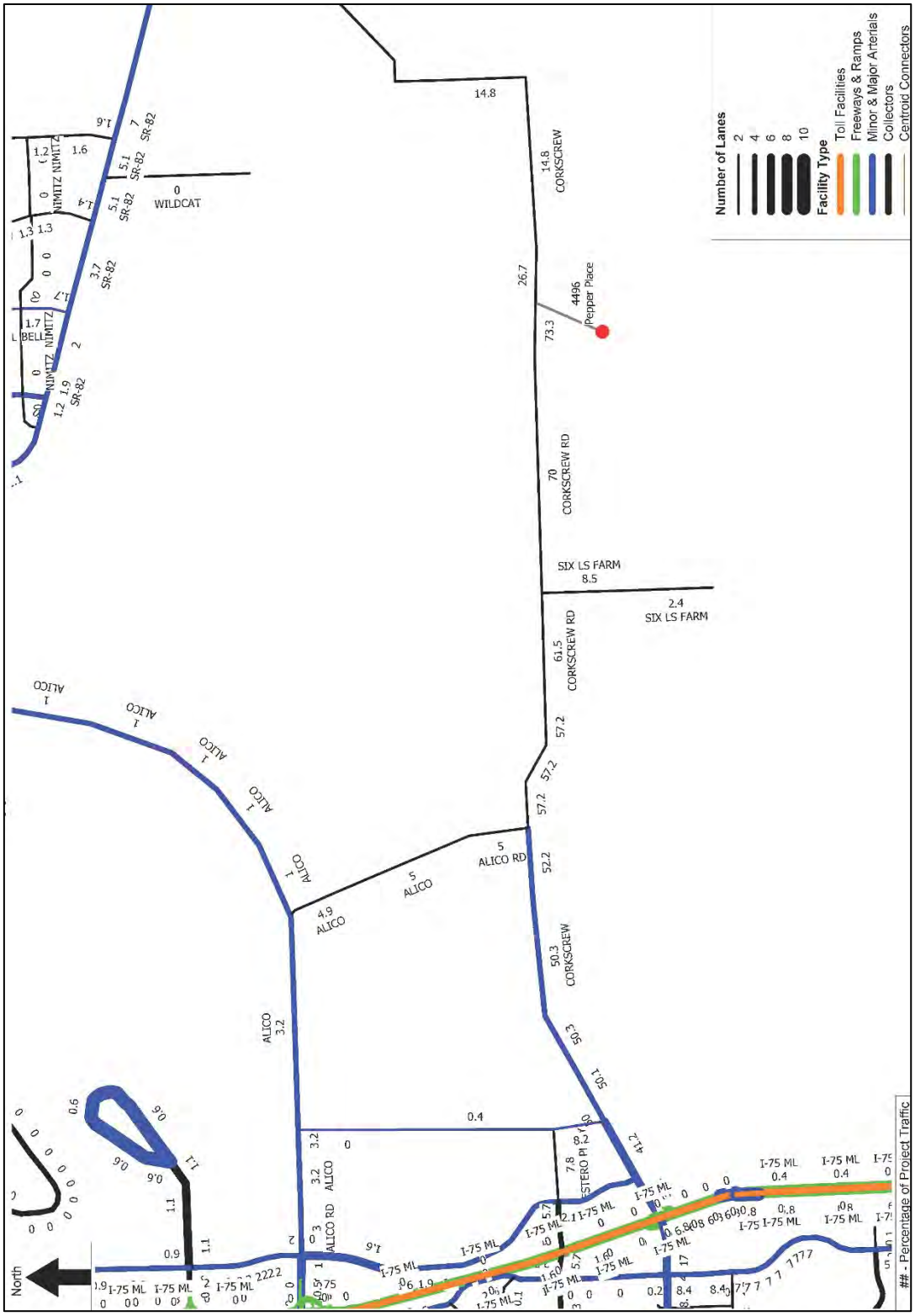
Link No.	Link	From	To	2045 PM Future Year Back-ground 2-Way Traffic (1)	AM/ PM Ratio (2)	2045 AM Future Year Back-ground 2-Way Traffic	2045 AM Future Year Back-ground Traffic N/E	2045 AM Future Year Back-ground Traffic S/W	LOS E Serv-ice Vol-ume (3)	2045 AM Future Year Back-ground V/C	2045 AM Future Year Back-ground Defic-ient Y/N	AM Project Traffic N/E (4)	AM Project Traffic S/W (4)	2045 AM Total Traffic N/E	2045 AM Total Traffic S/W	2045 AM Future Year Total Traffic V/C	2045 AM Future Year Total Traffic Defic-ient Y/N
7000	Corkscrew Rd.	6 Ls Farm Rd.	Project Entrance	524	0.83	434	178	256	860	0.30	N	114	193	292	449	0.52	N
7000	Corkscrew Rd.	Project Entrance	County Line	319	0.83	264	108	156	860	0.18	N	56	33	164	189	0.22	N

Notes: 1) Table 7
2) Table 4
3) Table 3
4) Table 2

Rezone Analysis

Figure 3 shows the percent of project traffic on roads in the project vicinity.

Figure 3 – Project Traffic Percentage Distribution



Rezone – Project Traffic Significance

Table 9 contains the Generalized Peak Hour Peak Direction Service Volumes (**Appendix G**) used for this analysis.

Table 9 – Roadway Information

Link No.	Link	From	To	Existing Road Type (1)	LOS Stand-ard (1)	LOS B Service Volume (2)	LOS C Service Volume (2)	LOS D service Volume (2)	LOS E service Volume (2)
1050	Alico Rd.	Green Meadows Dr.	Corkscrew Rd.	2LN	E	140	800	860	860
6900	Corkscrew Rd.	Ben Hill Griffin Blvd.	Alico Rd.	4LD	E	250	1840	1960	1960
7000	Corkscrew Rd.	Alico Rd.	6 Ls Farm Rd.	2LN	E	140	800	860	860
7000	Corkscrew Rd.	6 Ls Farm Rd.	Project Entrance	2LN	E	140	800	860	860
7000	Corkscrew Rd.	Project Entrance	County Line	2LN	E	140	800	860	860

Notes: 1) Appendix E
2) Appendix G

For the rezone analysis, the segments analyzed are those on which the project traffic exceeds ten percent of the LOS C service volume using the Generalized Service Volume tables. **Table 10** contains the project traffic peak hour directional volumes (AM and PM) on area roadway segments. The percentage of project traffic on each segment is the average of the values found at the endpoints (1 is S or W end, 2 is N or E end) of the segments as shown in **Figure 3**. The averages of those percentages are then multiplied by the total AM and PM peak hour volumes in **Table 1**. The peak directional project traffic volume is expressed as a percentage of the LOS C service volume from **Table 9**. Analyses that follow are confined to those segments on which peak direction project traffic exceeds ten percent.

Table 10 – Project Traffic Significance

Link No.	Link	From	To	Per-cent of Total Project Traffic-1 (1)	Per-cent of Total Project Traffic-2 (1)	Aver-age Per-cent of Total Project Traffic	AM Project Traffic N/E	AM Project Traffic S/W	PM Project Traffic N/E	PM Project Traffic S/W	Exist-ing Road Type (2)	LOS C Serv-ice Vol-ume (3)	Signif-icance Level (4)	Signif-icant Impact Y/N
1050	Alico Rd.	Green Meadows Dr.	Corkscrew Rd.	5.0	4.9	5.0	13	8	13	19	2LN	800	2.4%	N
6900	Corkscrew Rd.	Ben Hill Griffin Blvd.	Alico Rd.	41.2	52.2	46.7	74	126	179	126	4LD	1840	9.7%	N
7000	Corkscrew Rd.	Alico Rd.	6 Ls Farm Rd.	57.2	61.5	59.4	94	161	228	160	2LN	800	28.5%	Y
7000	Corkscrew Rd.	6 Ls Farm Rd.	Project Entrance	70.0	73.3	71.7	114	193	275	194	2LN	800	34.4%	Y
7000	Corkscrew Rd.	Project Entrance	County Line	26.7	14.8	20.8	56	33	56	80	2LN	800	10.0%	Y

Notes: 1) Figure 3 And Appendix D
2) Appendix E
3) Table 9
4) Peak Direction PM Project Traffic as a Percentage of the LOS C Service Volume

Rezone – Background Traffic Characteristics

Table 11 contains information about the background traffic on the analyzed segments. The directional splits are from Permanent Count Station (PCS) #70 (**Appendix F**). The 2020 existing year volume is from the 2021 Concurrency Report (**Appendix E**). The only count station with sufficient data to deduce a volume trend is also station 70. That five-year trend is downward (see **Appendix F**) so two percent is the assumed short term growth rate. It also is the source of the AM/PM Ratio which divides the total percentage of daily traffic in the 7 am to 9 am period (12.15%) by the total percentage in the 4 pm to 6 pm period (14.68%). It is used to convert PM peak hour two-way volume estimates to AM peak hour two- way volume estimates.

Table 11 – Background Traffic Information

Link No.	Link	From	To	AM Direct-ional Split N/E (1)	AM Direct-ional Split S/W (1)	PM Direct-ional Split N/E (1)	PM Direct-ional Split S/W (1)	2020 LOS Report Year Peak Hour Peak Direct-ion Vol-ume (2)	Annual Growth Rate G	AM/ PM Ratio (1)
7000	Corkscrew Rd.	Alico Rd.	6 Ls Farm Rd.	0.41	0.59	0.62	0.38	499	2.0%	0.83
7000	Corkscrew Rd.	6 Ls Farm Rd.	Project Entrance	0.41	0.59	0.62	0.38	499	2.0%	0.83
7000	Corkscrew Rd.	Project Entrance	County Line	0.41	0.59	0.62	0.38	499	2.0%	0.83

Notes: 1) Appendix F
2) Appendix E

Rezone Level of Service Analysis

Table 12 displays PM peak period conditions in 2027 under background and total traffic. The Concurrency Report PM peak hour volume is inflated to the analysis year using the growth rate from **Table 11**. The directional components of the background traffic are consistent with the directional splits contained in **Table 11**. PM peak background traffic in 2027 is projected to achieve acceptable level of service using the LOS E capacity from **Table 9**. The PM peak project traffic from **Table 10** is added to the directional components of the background traffic. The resulting peak direction total traffic is projected to achieve acceptable level of service in 2027.

Table 13 displays AM peak period conditions in 2027 under background and total traffic. The analysis year PM peak period two- way volume developed in **Table 12** is converted to AM peak condition using the AM/PM Ratio from **Table 11**. The directional components of the background traffic are consistent with the directional splits contained in **Table 11**. AM peak background traffic in 2027 is projected to achieve acceptable level of service using the LOS E capacity from **Table 9**. The AM peak project traffic from **Table 10** is added to the directional components of the background traffic. The resulting peak direction total traffic is projected to achieve acceptable level of service in 2027.

The calculations that the tables contain are performed with more decimal places than those displayed. Using only the displayed decimals will yield slightly different results.

Table 12 – Rezone 2027 PM Peak Period Analysis

Link No.	Link	From	To	2020 LOS Report Year Peak Hour Peak Direction Volume (1)	Annual Growth Rate G (1)	2027 PM Future Year Background Traffic N/E (2)	2027 PM Future Year Background Traffic S/W (2)	2027 PM Future Year Background 2-Way Traffic (2)	LOS E Service Volume (3)	2027 PM Future Year Background V/C	2027 PM Future Year Background Deficient Y/N	PM Project Traffic N/E (4)	PM Project Traffic S/W (4)	2027 PM Total Traffic N/E	2027 PM Total Traffic S/W	2027 PM Future Year Total Traffic V/C	2027 PM Future Year Total Traffic Deficient Y/N
7000	Corkscrew Rd.	Alico Rd.	6 Ls Farm Rd.	499	2.0%	573	351	924	860	0.67	N	228	160	801	511	0.93	N
7000	Corkscrew Rd.	6 Ls Farm Rd.	Project Entrance	499	2.0%	573	351	924	860	0.67	N	275	194	848	545	0.99	N
7000	Corkscrew Rd.	Project Entrance	County Line	499	2.0%	573	351	924	860	0.67	N	56	80	629	431	0.73	N

Notes: 1) Table 11

2) LOS Report Year Volume with exponential growth to analysis year : V(27) = V(20) * (1+G)^7

3) Table 9

4) Table 10

Table 13 – Rezone 2027 AM Peak Period Analysis

Link No.	Link	From	To	2027 PM Future Year Back-ground 2-Way Traffic (1)	AM/ PM Ratio (2)	2027 AM Future Year Back-ground 2-Way Traffic	2027 AM Future Year Back-ground Traffic N/E	2027 AM Future Year Back-ground Traffic S/W	LOS E Serv-ice Vol-ume (3)	2027 AM Future Year Back-ground V/C	2027 AM Future Year Back-ground Defic-ient Y/N	AM Project Traffic N/E (4)	AM Project Traffic S/W (4)	2027 AM Total Traffic N/E	2027 AM Total Traffic S/W	2027 AM Future Year Total Traffic V/C	2027 AM Future Year Total Traffic Defic-ient Y/N
7000	Corkscrew Rd.	Alico Rd.	6 Ls Farm Rd.	924	0.83	770	316	454	860	0.53	N	94	161	410	615	0.72	N
7000	Corkscrew Rd.	6 Ls Farm Rd.	Project Entrance	924	0.83	770	316	454	860	0.53	N	114	193	430	647	0.75	N
7000	Corkscrew Rd.	Project Entrance	County Line	924	0.83	770	316	454	860	0.53	N	56	33	372	487	0.57	N

Notes: 1) Table 12
2) Table 11
3) Table 9
4) Table 10

Access Management

Analysis of turn lane requirements per AC-11-4 and connection spacing per LDC Section 10-285 will be included with the development order application.

Improvement Analysis

Based on the link analysis and trip distribution, the proposed project is a significant traffic generator for the roadway network at this location. There is adequate and sufficient roadway capacity to accommodate the proposed development buildout condition in 2027 and 2045.

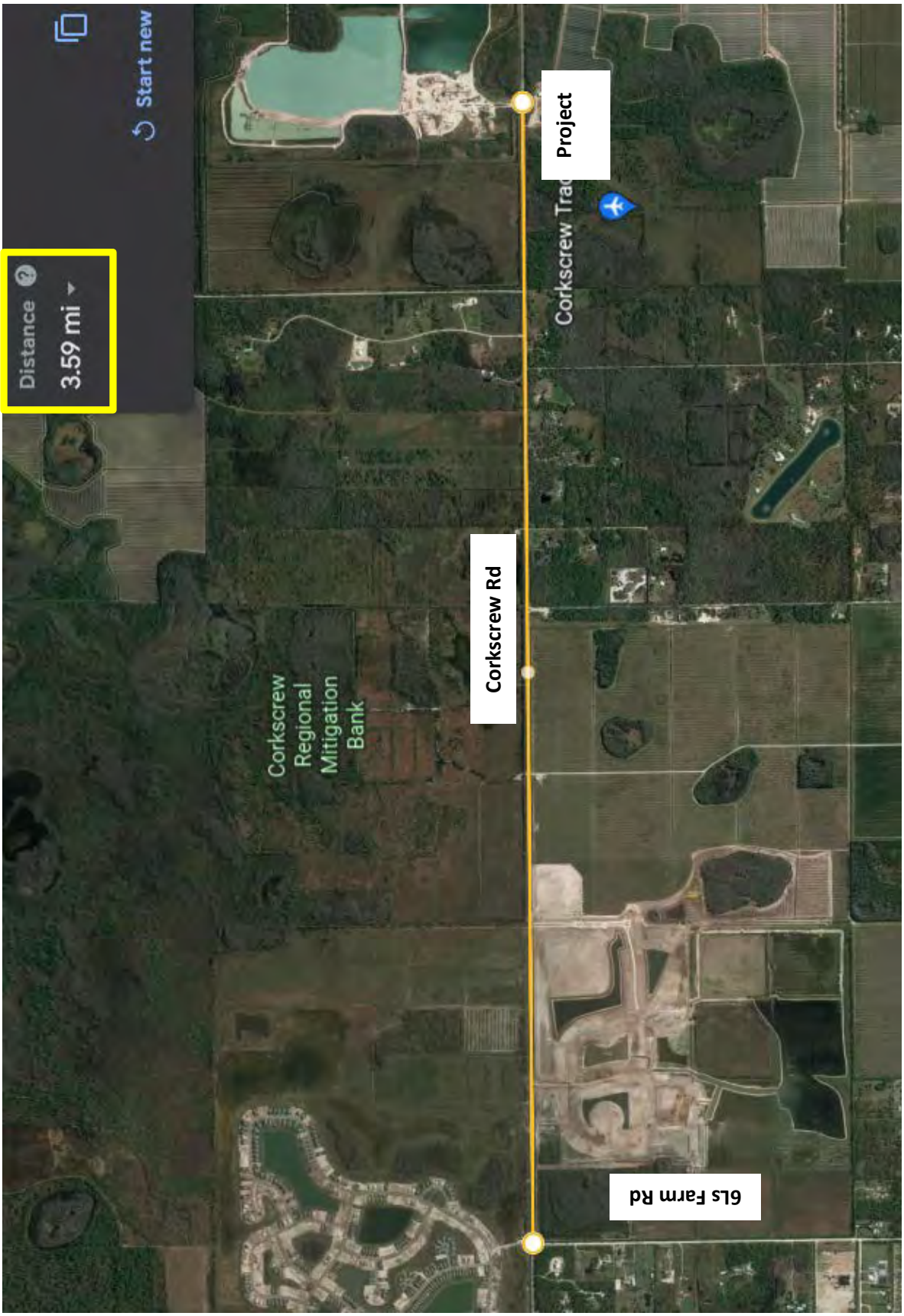
Mitigation of Impact

The developer proposes to pay the appropriate Lee County transportation impact fees as building permits are issued for the project.

Appendix A:

Project Master Site Plan and Location


SITE LOCATION
CORKSCREW ROAD
NAPLES/ESTERO, FL
8 - RANCH STYLE HOMESTEADS
GRAZING FIELDS W/ SUPPORT FACILITES
1,000 YD RANGE & RETAIL
WORLD CLASS EQUINE FACILITY
CORKSCREW RD.
6 MILE BRIDLE TRAIL
OPEN SPACE SANCTUARY
BOAT HOUSE W/ BOAT LAUNCH
GRAND B&B RESTAURANT W/ BANQUET FACILITES
POOL COMPLEX W/ LAZY RIVER
GOLF & RACQUET CLUB HOUSE
TPI RD.
COURT FACILITIES (16 TENNIS COURTS) (12) PICKLEBALL COURTS
92 SINGLE FAMILY HOMES
18 HOLE CHAMPIONSHIP GOLF COURSE & TRAINING FACILITY
3 MILE MAIN CIRCULATION ROAD
HUNTING/FISHING LODGE W/ GAME CENTER & GATHERING SPACE
FISHING POND W/ 1-1/4 MILE TRAIL FOR 20 CABINS
CARTER RD.
SERVICE ROAD
32 ACRE HUNTING/DOG TRAINING FIELD
16 ACRE HUNTING/ DOG TRAINING FIELD
16 ACRE HUNTING/ DOG TRAINING FIELD
TRAINING FIELD
CARTER ROAD SERVICE ENTRY/EXIT
30,000 ACRES OPEN SPACE
HIGH TOWER
MAINTENANCE FACILITY/ SUPPLY STORAGE
LEGEND
401 - TOTAL UNITS
PRESERVE
SPORTING CLUB & RESIDENCES AT PEPPER PLACE
NAPLES, FL
CONCEPTUAL PLAN
SCALE: 1"=500'


Start new
Distance
3.59 mi
Project
Corkscrew Trac
Corkscrew Rd
Corkscrew Regional Mitigation Bank
6Ls Farm Rd

Appendix B:

Initial Meeting Checklist (Methodology Meeting)

METHODOLOGY - INITIAL MEETING CHECKLIST

Date: September 26, 2022

Location: N/A – Via Email

People Attending:
Name, Organization, and Telephone Numbers

1) Marcus Evans, Lee County Department of Community Development
2) Norman Trebilcock, TCS
3) Gavin Jones, TCS

Study Preparer:
Preparer's Name and Title: Norman Trebilcock, AICP, PTOE, PE
Organization: Trebilcock Consulting Solutions, PA
Address & Telephone Number: 2800 Davis Boulevard, Suite 200, Naples, FL 34104; ph.:239-566-9551

Reviewer(s):
Reviewer's Name & Title: Marcus Evans, PE
Organization: Lee County Department of Community Development
Address: 1500 Monroe Street, Fort Myers, FL 33901
Telephone Number: 239-533-8355

Applicant:
Applicant's Name: JR Evans Engineering
Address: 9351 Corkscrew Road, Suite 102, Estero, FL 33928
Telephone Number: 239-405-9148

Proposed Development:
Name: Pepper Place
Location: South of Corkscrew Road, the main entrance approximately 1.6 miles east of the Carter Road and Corkscrew Road intersection, in unincorporated Lee County, Florida – refer to **Figure 1.**
Description: The project site is currently vacant or agricultural. The proposed project is a members only residential/recreational complex. The proposed uses include:

- 250 single family homes
- 225,000 square foot (SF) clubhouse containing spa (15,000 SF), health club (10,000 SF), restaurant (7,500 SF) and 100 overnight accommodations.
- 15,000 SF retail shop -open to the public
- 18 hole golf course

Page **1** of **4**

- 1000 yard rifle range
- Trap and skeet ranges
- Equestrian Center
- Tennis courts
- Fishing ponds
- Hiking, biking and all terrain trails

Figure 1 – Location Map

Findings of the Preliminary Study:
The proposed trip generation assumes that the source of trips to and from all the recreational uses will be the occupants of either the single-family dwelling units or the 100 rooms in the clubhouse. The retail shop is intended for public access and thus added as a contributing use The proposed ITE land ues code (LUC) (Strip Retail Plaza <40K) appears the most appropriate.

Resort hotel (ITE LUC 330) is proposed for the trip generation of the 100 rooms. Resort hotel's trip generation includes the generation of staff arrivals and departures at a resort that typically includes some of the recreational uses here. As used here it also assume 100% occupancy.

Because no separate trip generation estimates are being developed for the various recreational uses (many of which do not have any exact or similar ITE LUC), no internal capture is being proposed. Golf Course will be added as a trip generation contributor to provide a conservative estimate of staff related trip generation.

The estimated net new trip generation for the project is greater than 300 peak hour trips.
Trip Generation – ITE Trip Generation Manual 11th Edition.
Internal capture - No internal capture traffic reductions are considered for this project.
Pass-by Traffic – No pass-by reductions are considered for this project.
Concurrency analysis – based on AM and PM peak hour new external trips within the area of influence. LOS determination based on the Lee County DOT Link Specific Service Volumes and FDOT 2020 Generalized Level of Service tables as needed.
Operational - Site access turn lanes analysis – To be provided at the time of development order approval.

Study Area:
Roadway Links: Corkscrew Road
Additional intersections to be analyzed: N/A
Build Out Year: 2026
Horizon Year: 2027
Analysis Time Period(s): AM/PM Peak Hour,
Future Off-Site Developments: to be determined
Source of Trip Generation Rates: ITE 11th Edition
Reductions in Trip Generation Rates:
None: N/A
Pass-by trips: N/A
Internal trips: N/A
Transit use: N/A
Horizon Year Roadway Network Improvements: 2027

Methodology & Assumptions:
Non-site traffic estimates: Lee County 2021 Concurrency Report Inventory and Projections; 2021 Traffic Count Report
Site-trip generation: ITE Trip Generation Manual 11th Edition
Trip distribution - assignment method: Based on engineering judgment, see **Figure 2**.
Turning Movements: Site access – Based on engineering judgment and consistent with the trip distribution.
Traffic growth rate: 2% minimum or historical growth rate, whichever is greater.

Page **3** of **4**

Figure 2 – Project Traffic Percent Distribution

Special Features: (from preliminary study or prior experience)
Accident locations: N/A
Sight distance: N/A
Queuing: to be determined
Access location & configuration: N/A
Traffic control: MUTCD
Signal system location & progression needs: N/A
On-site parking needs: N/A
Data Sources: ITE Trip Generation Manual 11th Edition
Base maps: N/A
Prior study reports: N/A
Access policy and jurisdiction: N/A
Review process: N/A
Requirements: N/A
Miscellaneous: N/A

SIGNATURES

Norman Trebilcock

Study Preparer—Norman Trebilcock

Trebilcock planning-engineering

Gavin Jones <gjones@trebilcock.biz>

RE: [EXTERNAL] Pepper Place Traffic Impact Methodology

1 message

Evans, Marcus <MEvans@leegov.com> Fri, Oct 21, 2022 at 1:13 PM
To: Gavin Jones <gjones@trebilcock.biz>
Cc: "Wu, Lili" <LWu@leegov.com>, "Butt, Farhan" <FButt@leegov.com>, "Dunn, Brandon" <BDunn@leegov.com>

Gavin,

Just a quick correction to (C) below: the latter portion of the sentence should reference that the model volumes may be used for the long-term analysis. If you have questions regarding this, please let me know. Thanks.

Marcus

From: Evans, Marcus
Sent: Friday, October 21, 2022 7:48 AM
To: 'Gavin Jones' <gjones@trebilcock.biz>
Cc: Wu, Lili <LWu@leegov.com>; Butt, Farhan <FButt@leegov.com>; Dunn, Brandon <BDunn@leegov.com>
Subject: RE: [EXTERNAL] Pepper Place Traffic Impact Methodology

Gavin,

Staff has reviewed the subject project traffic study methodology and provides the following comments for your consideration with respect to a proposed comprehensive plan amendment:

(A) study area: all arterials and collectors within a 3-mile radius of the project shall be included in the analysis

(B) analysis horizon year: a short-term (5-year) and long-term (year 2045) analysis is required

(C) background traffic: historical growth rates may be used for the short-term analysis and growth rates derived from the current 2045 FSUTMS model traffic volumes may be used for long-term analysis

(D) service volumes: Lee County's generalized service volumes shall be used for the both the short-term and long-term analyses

(E) trip generation: ITE's 11th Edition *Trip Generation Manual* shall be used for the analysis

(F) trip distribution: the FSUTMS model should be used to determine project trip distributions

(G) analysis time period(s): AM/PM peak hour; the appropriate Lee County K-100 and D-factors shall be used for the analysis

Staff has reviewed the subject project zoning traffic study methodology and provides the following comments for your consideration with respect to a proposed rezoning:

(1) Lee County's current generalized service volume tables must be used for determining future roadway levels of service

(2) project trip distribution should be determined by use of the Florida Department of Transportation's FSUTMS travel demand model

(3) the AM/PM peak hour trip generation calculations for ITE Land Use Code 330 appear incorrect

(4) the traffic study must comply with the requirements of the current Lee County Land Development Code and related codes/policies (including Lee County Administrative Code AC-13-17)

Hopefully, the above proves useful. If you have questions regarding any of the comments, please let me know. Thanks.

Marcus

Marcus Evans

Lee County Department of Community Development

(239) 533-8355

From: Gavin Jones <gjones@trebilcock.biz>
Sent: Tuesday, October 11, 2022 4:59 PM
To: Evans, Marcus <MEvans@leegov.com>
Cc: Norman Trebilcock <ntrebilcock@trebilcock.biz>; Ciprian Malaescu <cmalaescu@trebilcock.biz>
Subject: [EXTERNAL] Pepper Place Traffic Impact Methodology

Good afternoon Marcus,

Attached for your review is a methodology memo for the traffic analysis of a residential/recreation complex along with the estimated trip generation reflecting the current thinking on the uses involved, and a conceptual plan of the complex.

Thank you,

Gavin Jones, PE, AICP

Trebilcock Consulting Solutions, PA

2800 Davis Blvd, Suite 200

Naples, FL 34104

O 239.566.9551 / F 239.566.9553 / M 239.775.6026

www.trebilcock.biz

Appendix C:

ITE Trip Generation Manual 11th Ed.

Land Use: 210
Single-Family Detached Housing

Description

A single-family detached housing site includes any single-family detached home on an individual lot. A typical site surveyed is a suburban subdivision.

Specialized Land Use

Data have been submitted for several single-family detached housing developments with homes that are commonly referred to as patio homes. A patio home is a detached housing unit that is located on a small lot with little (or no) front or back yard. In some subdivisions, communal maintenance of outside grounds is provided for the patio homes. The three patio home sites total 299 dwelling units with overall weighted average trip generation rates of 5.35 vehicle trips per dwelling unit for weekday, 0.26 for the AM adjacent street peak hour, and 0.47 for the PM adjacent street peak hour. These patio home rates based on a small sample of sites are lower than those for single-family detached housing (Land Use 210), lower than those for single-family attached housing (Land Use 251), and higher than those for senior adult housing -- single-family (Land Use 251). Further analysis of this housing type will be conducted in a future edition of *Trip Generation Manual*.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

For 30 of the study sites, data on the number of residents and number of household vehicles are available. The overall averages for the 30 sites are 3.6 residents per dwelling unit and 1.5 vehicles per dwelling unit.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Arizona, California, Connecticut, Delaware, Illinois, Indiana, Kentucky, Maryland, Massachusetts, Minnesota, Montana, New Jersey, North Carolina, Ohio, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Vermont, Virginia, and West Virginia.

Source Numbers

100, 105, 114, 126, 157, 167, 177, 197, 207, 211, 217, 267, 275, 293, 300, 319, 320, 356, 357, 367, 384, 387, 407, 435, 522, 550, 552, 579, 598, 601, 603, 614, 637, 711, 716, 720, 728, 735, 868, 869, 903, 925, 936, 1005, 1007, 1008, 1010, 1033, 1066, 1077,1078, 1079

Single-Family Detached Housing
(210)

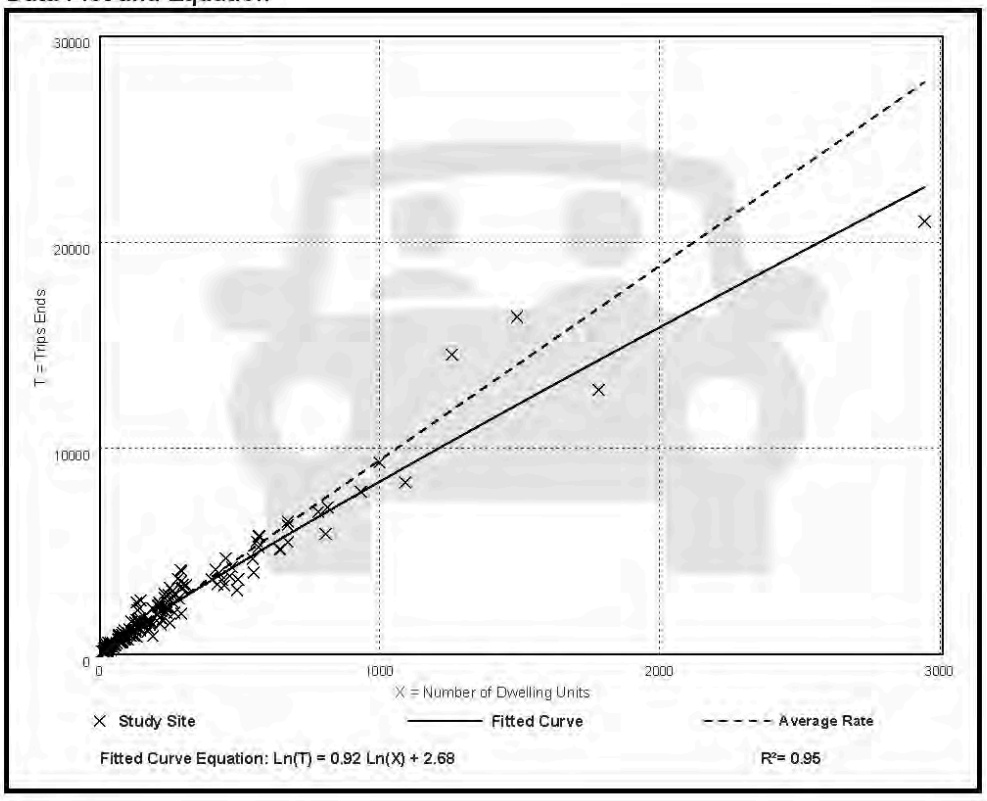
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 174
Avg. Num. of Dwelling Units: 246
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

Data Plot and Equation



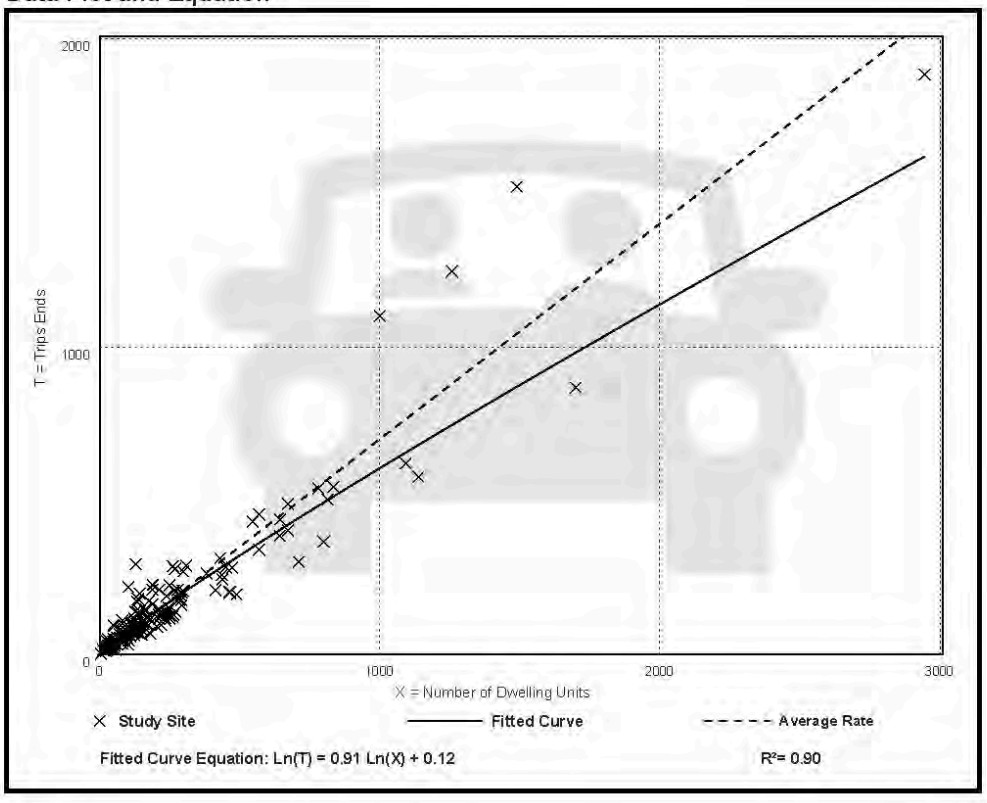
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 192
Avg. Num. of Dwelling Units: 226
Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

Data Plot and Equation



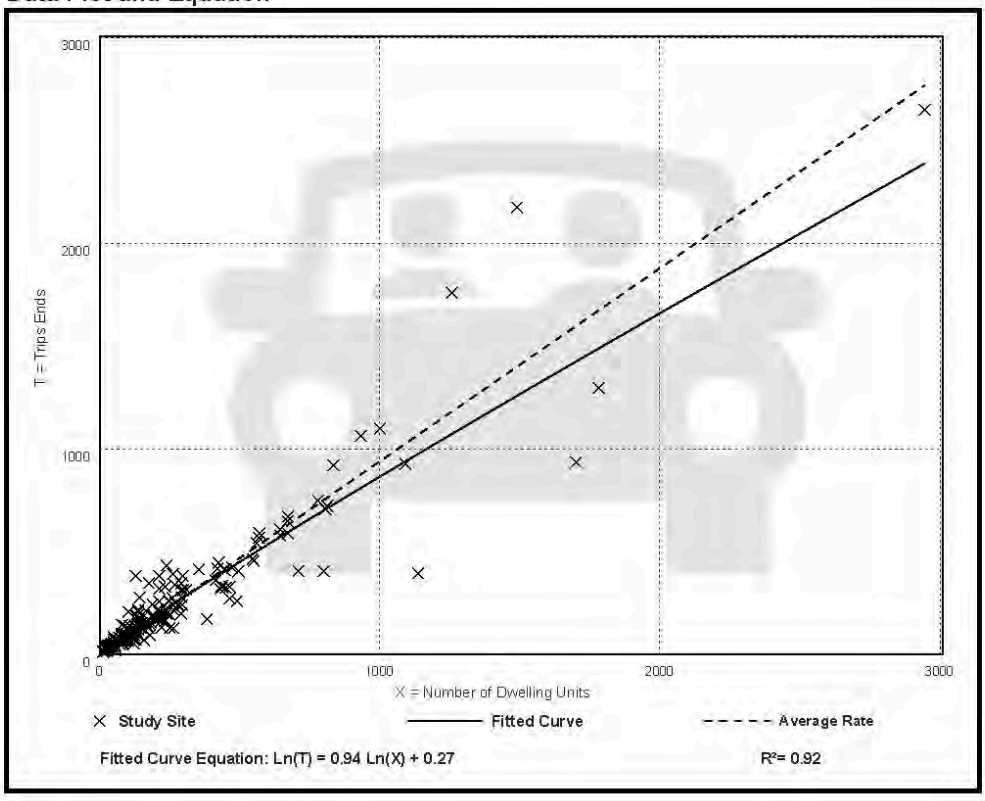
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 208
Avg. Num. of Dwelling Units: 248
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

Data Plot and Equation



Land Use: 330
Resort Hotel

Description

A resort hotel is similar to a hotel (Land Use 310) in that it provides sleeping accommodations, full-service restaurants, cocktail lounges, retail shops, and guest services. The primary difference is that a resort hotel caters to the tourist and vacation industry, often providing a wide variety of recreational facilities/programs (e.g., golf courses, tennis courts, beach access, or other amenities) rather than convention and meeting business. Hotel (Land Use 310), all suites hotel (Land Use 311), business hotel (Land Use 312), and motel (Land Use 320) are related uses.

Additional Data

It is recognized that some resort hotels cater to convention business as well as the tourist and vacation industry. The sites in the database do not have convention facilities. A resort hotel with convention facilities is likely to have a different level and pattern of trip generation than is presented in the data plots.

Nine studies provided information on room occupancy at the time of data collection. The average occupancy rate for these sites was approximately 88 percent.

Some properties in this land use provide guest transportation services (e.g., airport shuttle, limousine service, golf course shuttle service) which may have an impact on the overall trip generation rates.

The sites were surveyed in the 1980s and the 1990s in California, Florida, and South Carolina.

For all lodging uses, it is important to collect data on occupied rooms as well as total rooms in order to accurately predict trip generation characteristics for the site.

Source Numbers

270, 381, 436

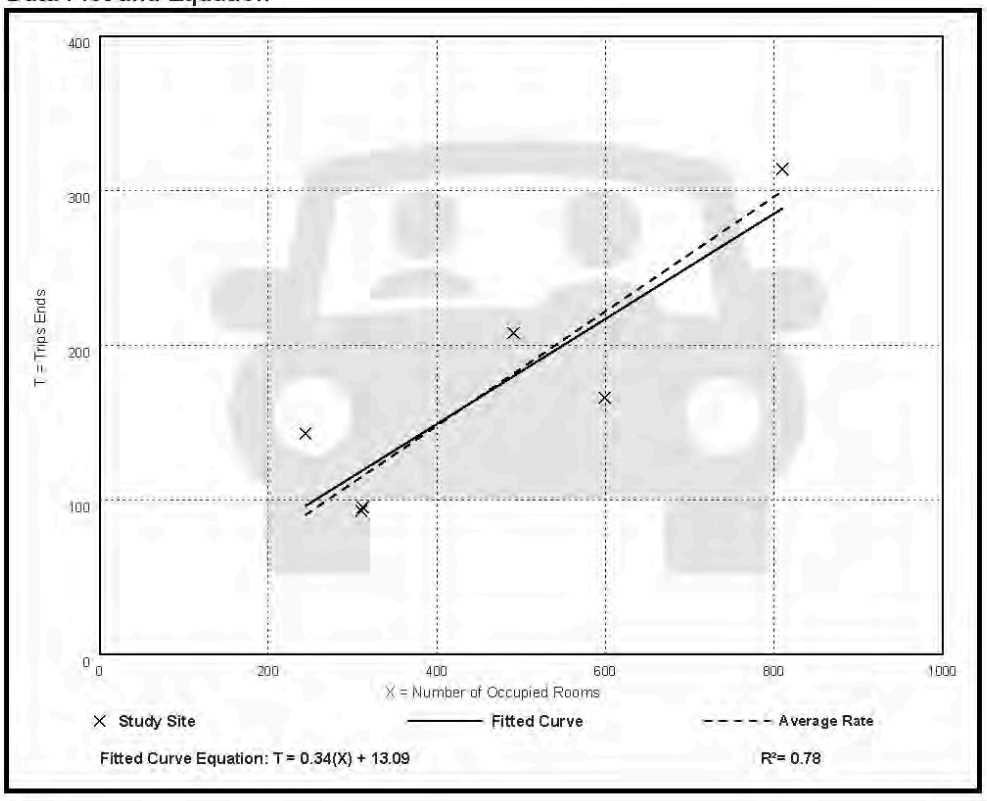
Resort Hotel
(330)

Vehicle Trip Ends vs: Occupied Rooms
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 6
Avg. Num. of Occupied Rooms: 461
Directional Distribution: 72% entering, 28% exiting

Vehicle Trip Generation per Occupied Room

Average Rate	Range of Rates	Standard Deviation
0.37	0.28 - 0.59	0.10

Data Plot and Equation



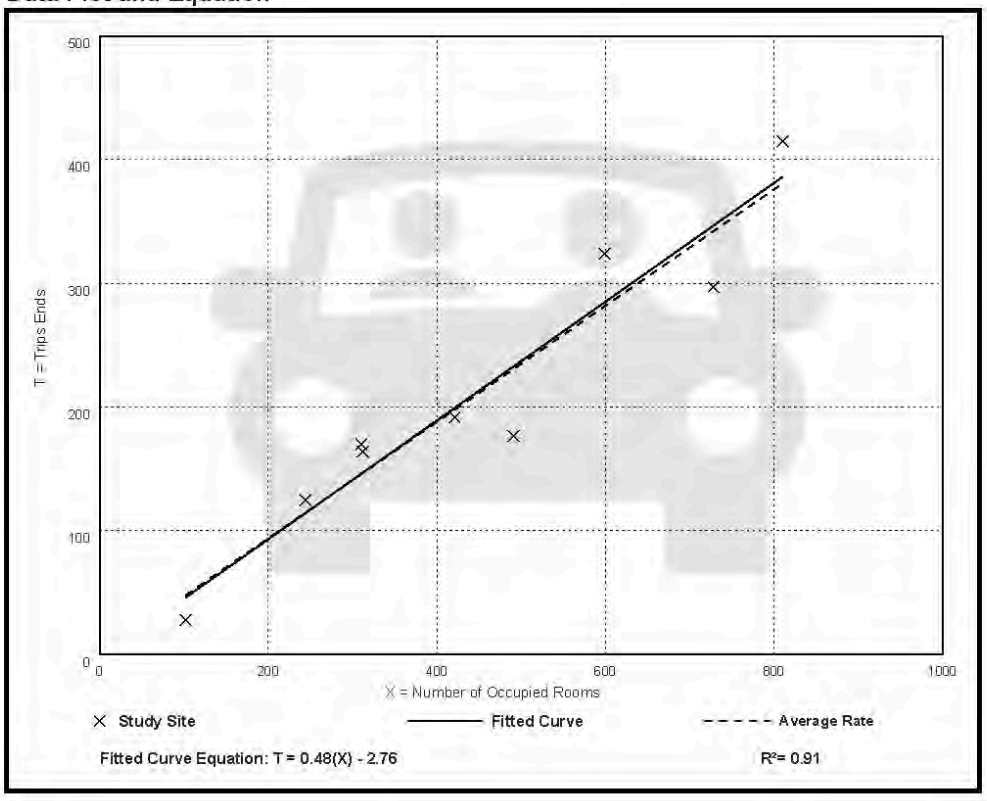
Resort Hotel
(330)

Vehicle Trip Ends vs: Occupied Rooms
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 9
Avg. Num. of Occupied Rooms: 446
Directional Distribution: 43% entering, 57% exiting

Vehicle Trip Generation per Occupied Room

Average Rate	Range of Rates	Standard Deviation
0.47	0.27 - 0.55	0.08

Data Plot and Equation



Land Use: 430
Golf Course

Description

A golf course is an expansive landscaped area that includes a series of golf holes, each consisting of a tee, fairway, and putting green. The site may have a driving range, clubhouse with a pro shop, restaurant, lounge, or banquet facility. Miniature golf course (Land Use 431), golf driving range (Land Use 432), and multipurpose recreational facility (Land Use 435) are related uses.

Additional Data

The golf courses in this land use are 9-, 18-, and 36-hole municipal courses.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, New Jersey, New York, Oregon, Pennsylvania, and Vermont.

Source Numbers

378, 407, 440, 629, 728, 925, 940, 970

Golf Course
(430)

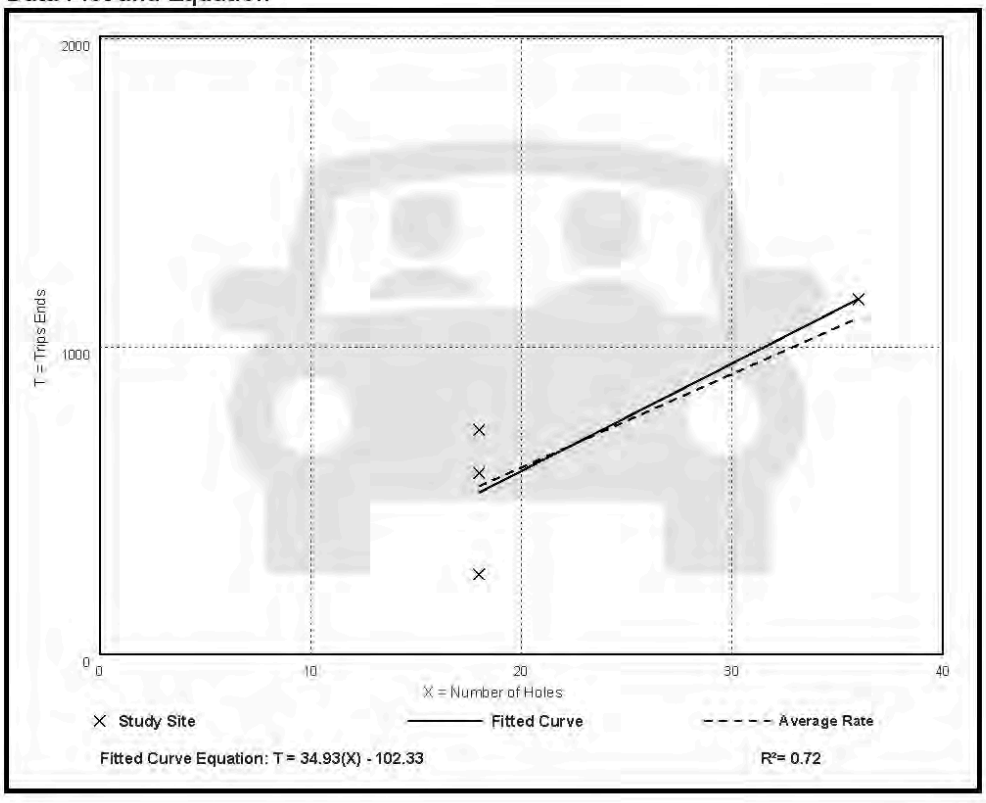
Vehicle Trip Ends vs: Holes
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 4
Avg. Num. of Holes: 23
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Hole

Average Rate	Range of Rates	Standard Deviation
30.38	14.50 - 40.50	9.88

Data Plot and Equation



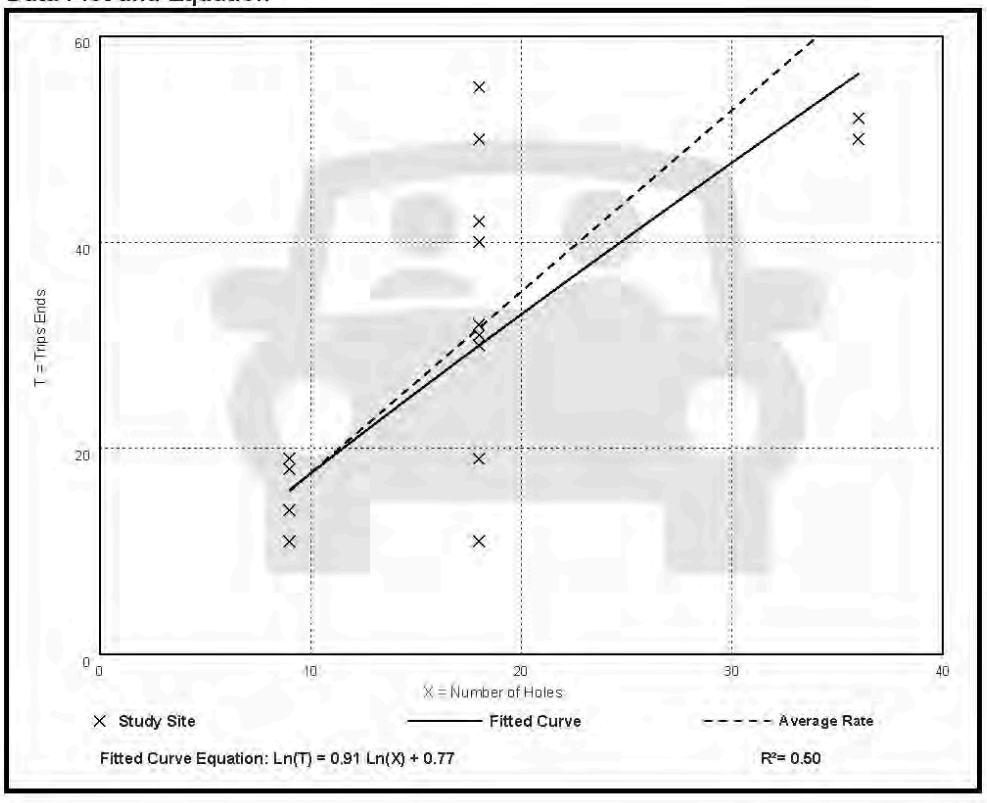
Golf Course
(430)

Vehicle Trip Ends vs: Holes
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 15
Avg. Num. of Holes: 18
Directional Distribution: 79% entering, 21% exiting

Vehicle Trip Generation per Hole

Average Rate	Range of Rates	Standard Deviation
1.76	0.61 - 3.06	0.64

Data Plot and Equation



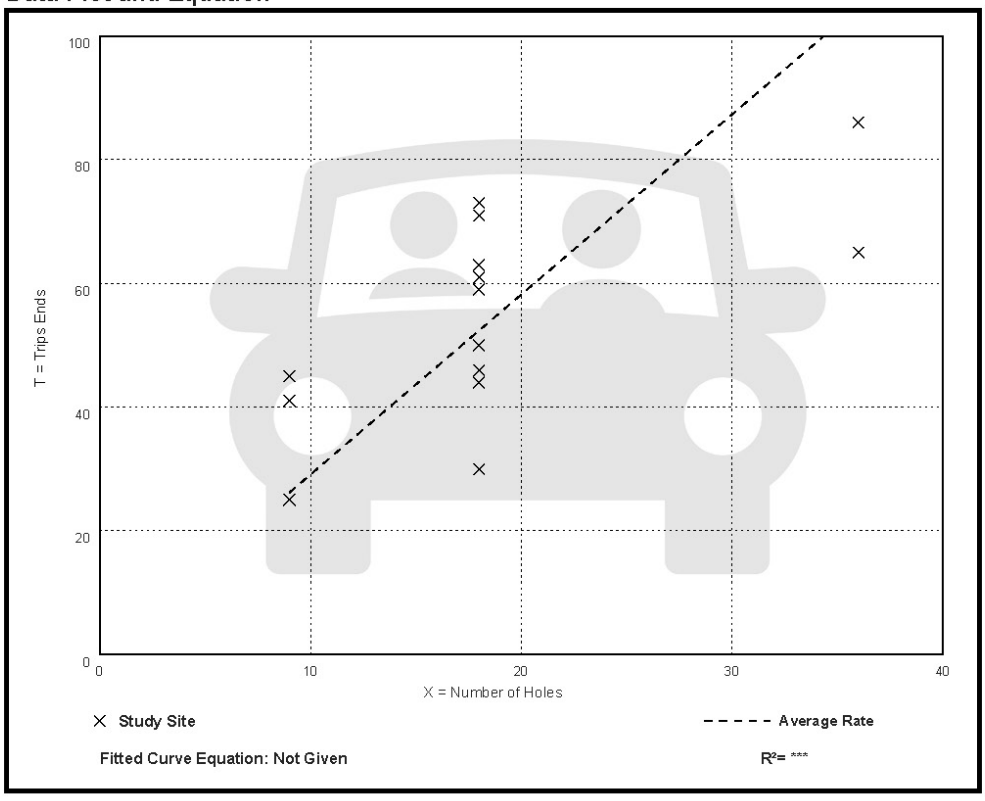
Golf Course
(430)

Vehicle Trip Ends vs: Holes
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 14
Avg. Num. of Holes: 19
Directional Distribution: 53% entering, 47% exiting

Vehicle Trip Generation per Hole

Average Rate	Range of Rates	Standard Deviation
2.91	1.67 - 5.00	0.93

Data Plot and Equation



Land Use: 822
Strip Retail Plaza (<40k)

Description

A strip retail plaza is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. Each study site in this land use has less than 40,000 square feet of gross leasable area (GLA). Because a strip retail plaza is open-air, the GLA is the same as the gross floor area of the building.

The 40,000 square feet GFA threshold between strip retail plaza and shopping plaza (Land Use 821) was selected based on an examination of the overall shopping center/plaza database. No shopping plaza with a supermarket as its anchor is smaller than 40,000 square feet GLA.

Shopping center (>150k) (Land use 820), shopping plaza (40-150k) (Land Use 821), and factory outlet center (Land Use 823) are related uses.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Delaware, Florida, New Jersey, Ontario (CAN), South Dakota, Vermont, Washington, and Wisconsin.

Source Numbers

304, 358, 423, 428, 437, 507, 715, 728, 936, 960, 961, 974, 1009

Strip Retail Plaza (<40k)
(822)

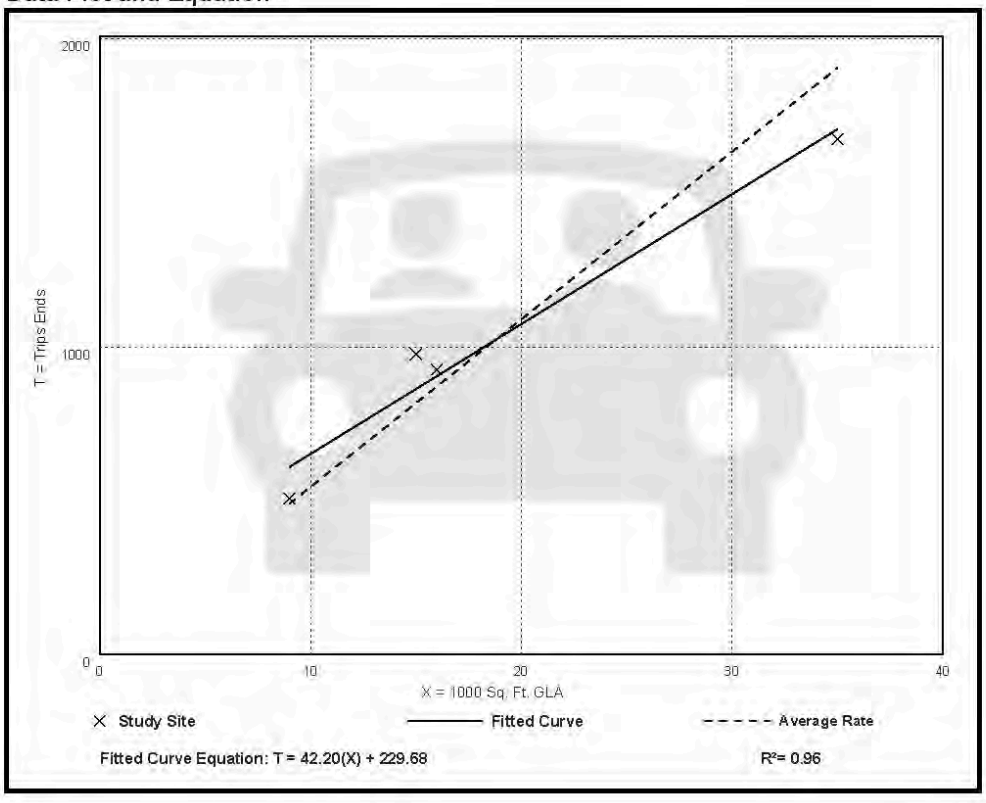
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 4
Avg. 1000 Sq. Ft. GLA: 19
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
54.45	47.86 - 65.07	7.81

Data Plot and Equation



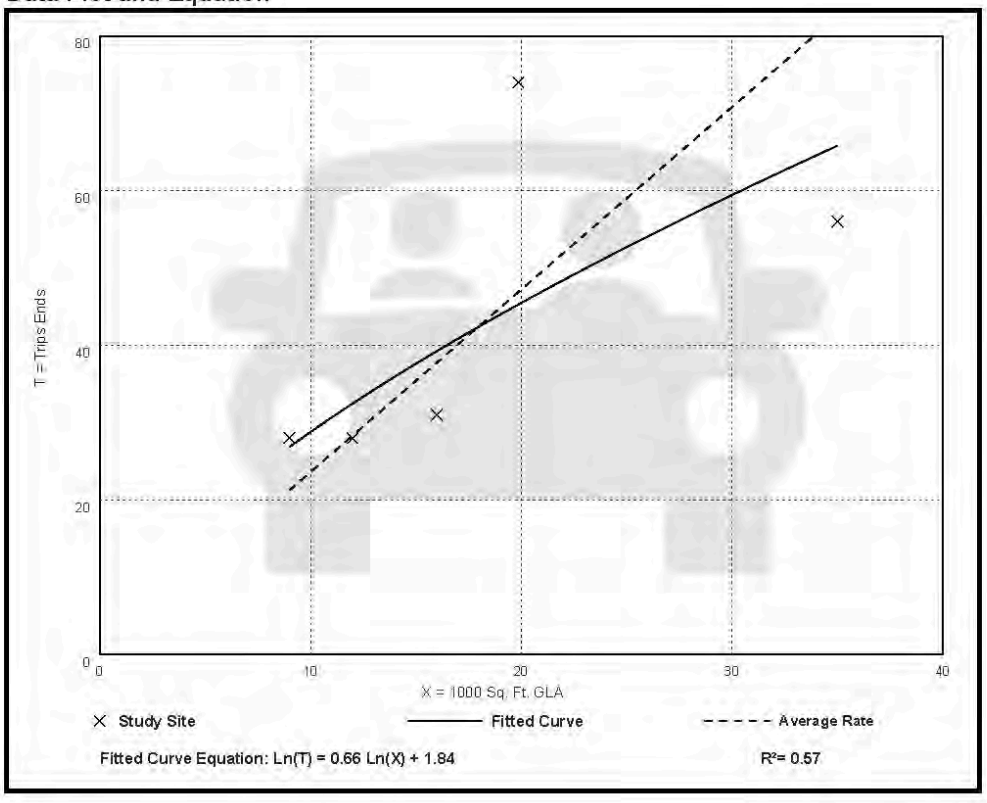
Strip Retail Plaza (<40k)
(822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 5
Avg. 1000 Sq. Ft. GLA: 18
Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
2.36	1.60 - 3.73	0.94

Data Plot and Equation



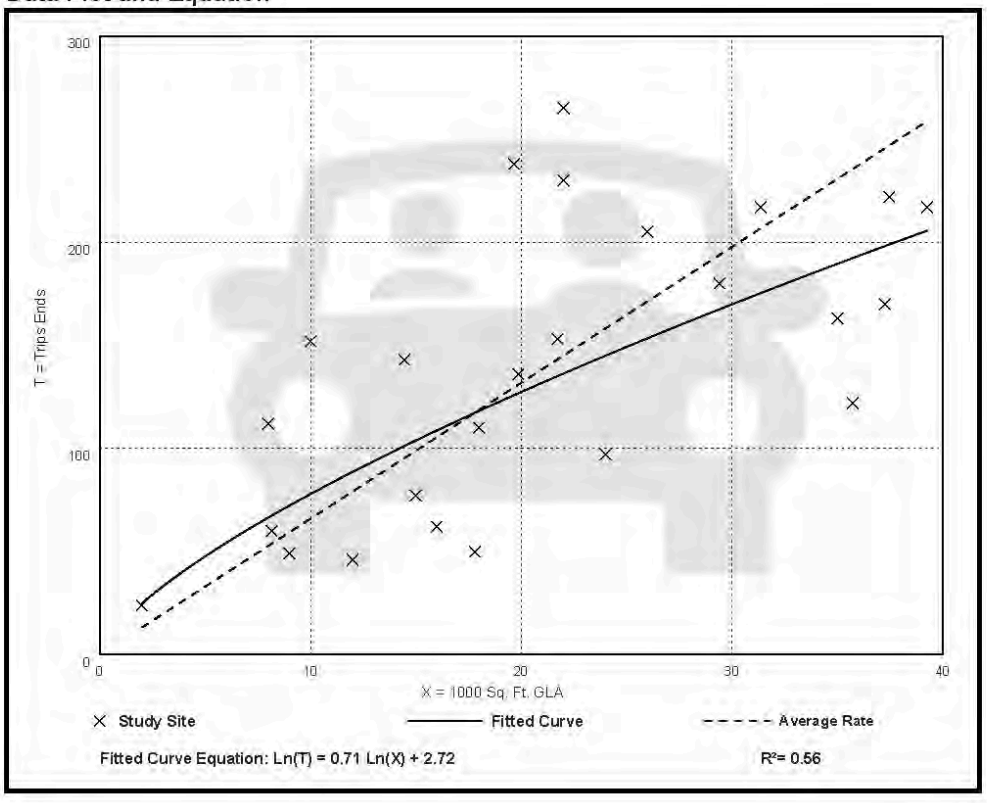
Strip Retail Plaza (<40k)
(822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 25
Avg. 1000 Sq. Ft. GLA: 21
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
6.59	2.81 - 15.20	2.94

Data Plot and Equation



Land Use: 932
High-Turnover (Sit-Down) Restaurant

Description

This land use consists of sit-down, full-service eating establishments with a typical duration of stay of 60 minutes or less. This type of restaurant is usually moderately priced, frequently belongs to a restaurant chain, and is commonly referred to as casual dining. Generally, these restaurants serve lunch and dinner; they may also be open for breakfast and are sometimes open 24 hours a day. These restaurants typically do not accept reservations. A patron commonly waits to be seated, is served by wait staff, orders from a menu, and pays after the meal.

Some facilities offer carry-out for a small proportion of its customers. Some facilities within this land use may also contain a bar area for serving food and alcoholic drinks.

Fast casual restaurant (Land Use 930), fine dining restaurant (Land Use 931), fast-food restaurant without drive-through window (Land Use 933), and fast-food restaurant with drive-through window (Land Use 934) are related uses.

Additional Data

Users should exercise caution when applying statistics during the AM peak periods, as the sites contained in the database for this land use may or may not be open for breakfast. In cases where it was confirmed that the sites were not open for breakfast, data for the AM peak hour of the adjacent street traffic were removed from the database.

If the restaurant has outdoor seating, its area is not included in the overall gross floor area. For a restaurant that has significant outdoor seating, the number of seats may be more reliable than GFA as an independent variable on which to establish a trip generation rate.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Florida, Georgia, Indiana, Kentucky, Massachusetts, Minnesota, New Hampshire, New Jersey, New York, Ohio, Oklahoma, Oregon, Pennsylvania, South Carolina, South Dakota, Texas, Vermont, and Wisconsin.

Source Numbers

126, 269, 275, 280, 300, 301, 305, 338, 340, 341, 358, 384, 424, 432, 437, 438, 444, 507, 555, 577, 589, 617, 618, 728, 868, 884, 885, 903, 927, 939, 944, 961, 962, 977, 1048

High-Turnover (Sit-Down) Restaurant (932)

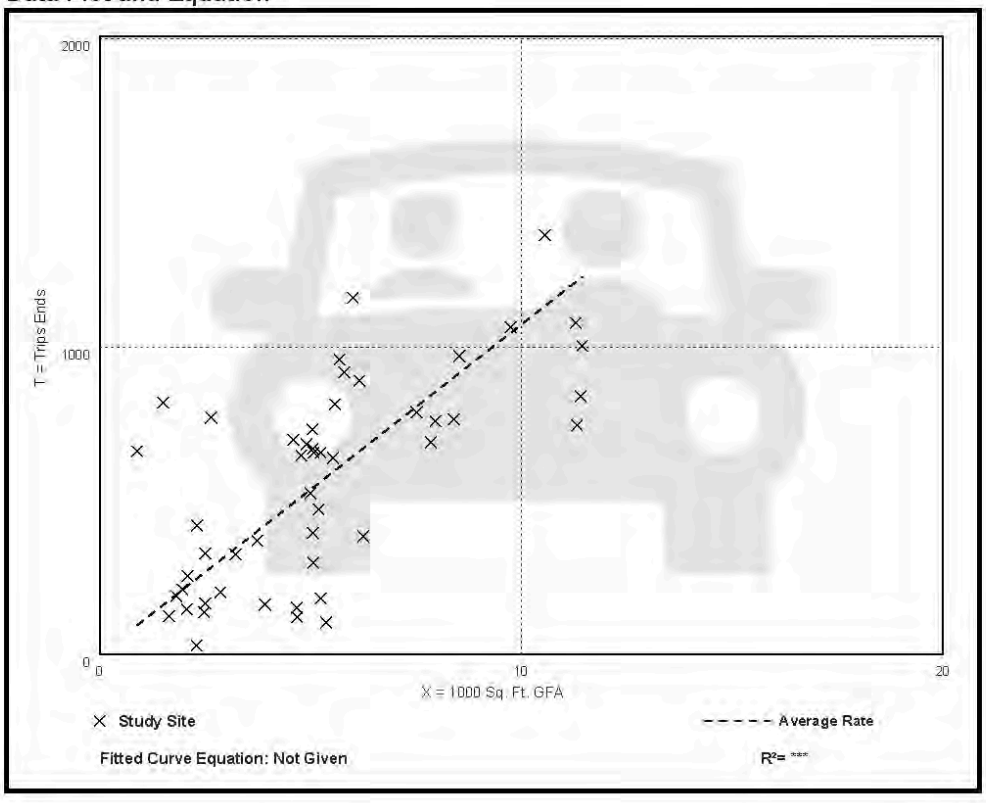
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 50
Avg. 1000 Sq. Ft. GFA: 5
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
107.20	13.04 - 742.41	66.72

Data Plot and Equation



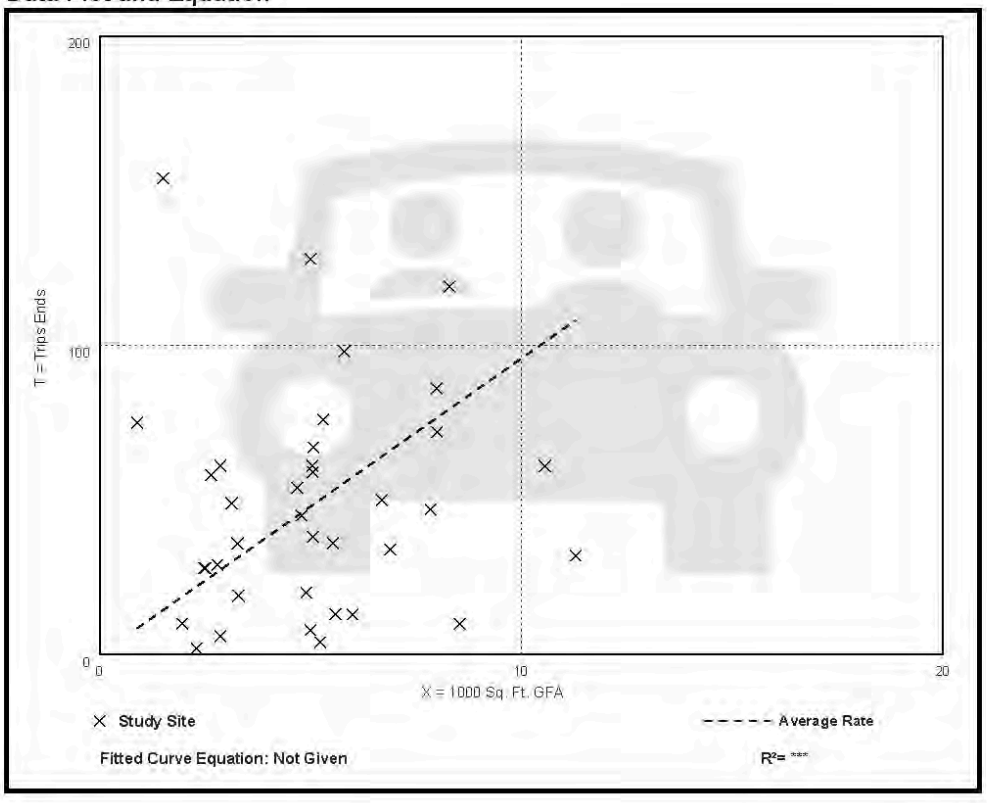
High-Turnover (Sit-Down) Restaurant (932)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 37
Avg. 1000 Sq. Ft. GFA: 5
Directional Distribution: 55% entering, 45% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.57	0.76 - 102.39	11.61

Data Plot and Equation



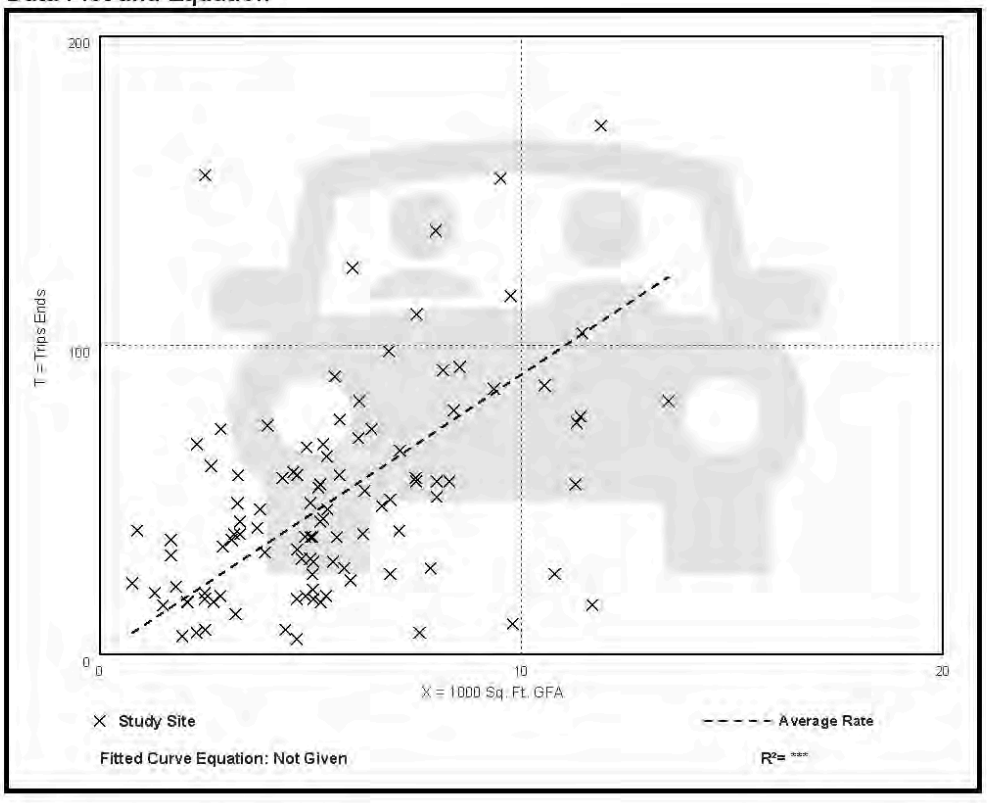
High-Turnover (Sit-Down) Restaurant (932)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 104
Avg. 1000 Sq. Ft. GFA: 6
Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.05	0.92 - 62.00	6.18

Data Plot and Equation



High-Turnover (Sit-Down) Restaurant (932)

Vehicle Trip Ends vs: Seats
On a: Weekday

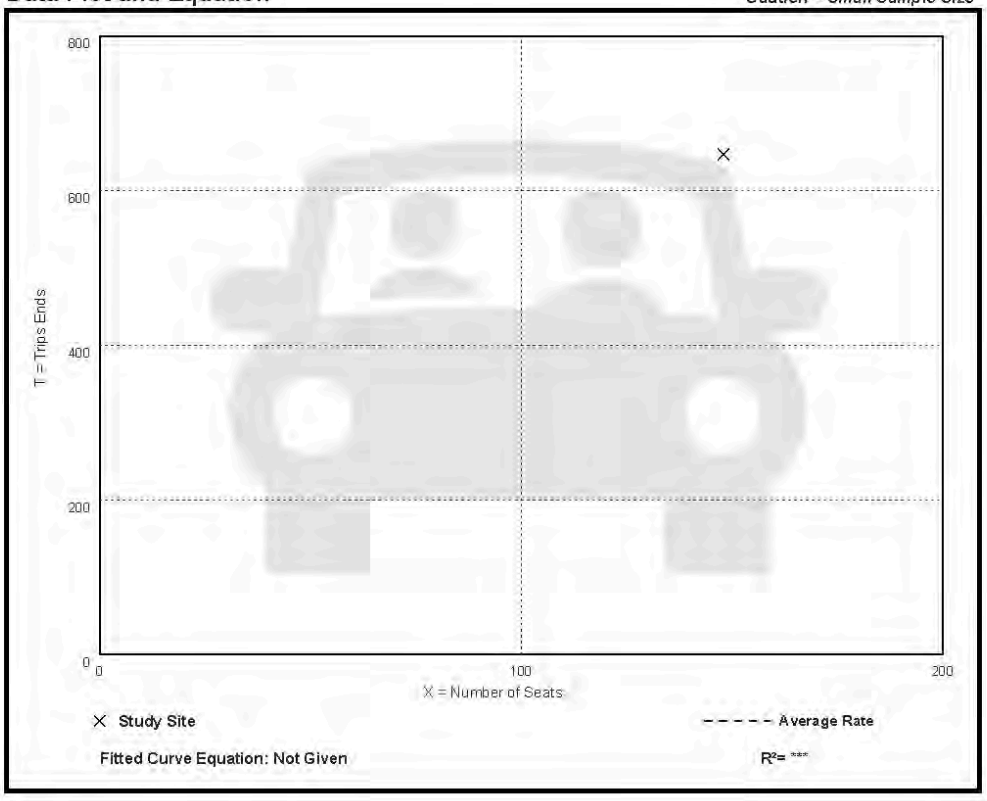
Setting/Location: General Urban/Suburban
Number of Studies: 1
Avg. Num. of Seats: 148
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Seat

Average Rate	Range of Rates	Standard Deviation
4.37	4.37 - 4.37	***

Data Plot and Equation

Caution – Small Sample Size



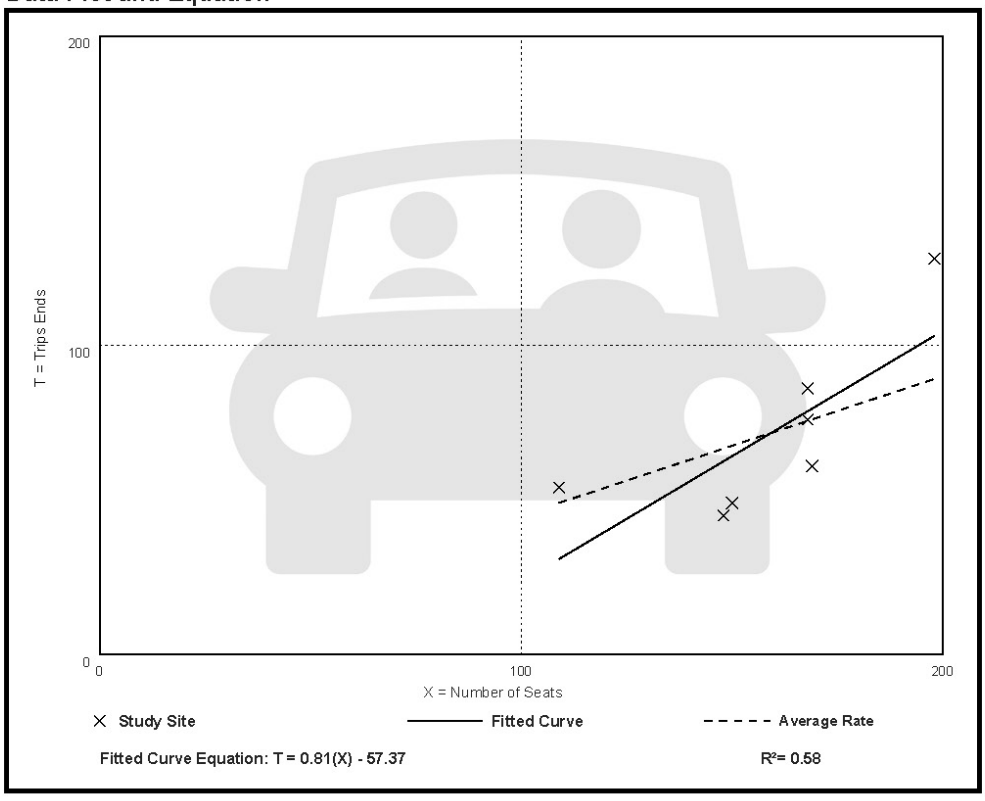
High-Turnover (Sit-Down) Restaurant (932)

Vehicle Trip Ends vs: Seats
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 7
Avg. Num. of Seats: 159
Directional Distribution: 52% entering, 48% exiting

Vehicle Trip Generation per Seat

Average Rate	Range of Rates	Standard Deviation
0.45	0.30 - 0.65	0.13

Data Plot and Equation



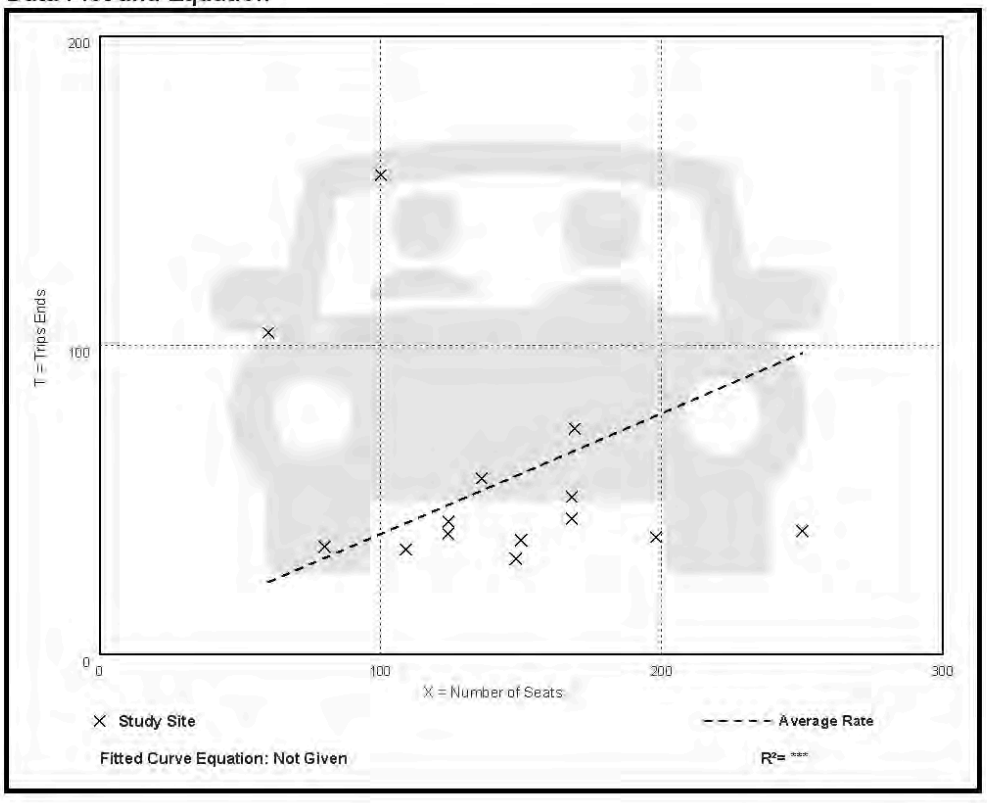
High-Turnover (Sit-Down) Restaurant (932)

Vehicle Trip Ends vs: Seats
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 14
Avg. Num. of Seats: 142
Directional Distribution: 57% entering, 43% exiting

Vehicle Trip Generation per Seat

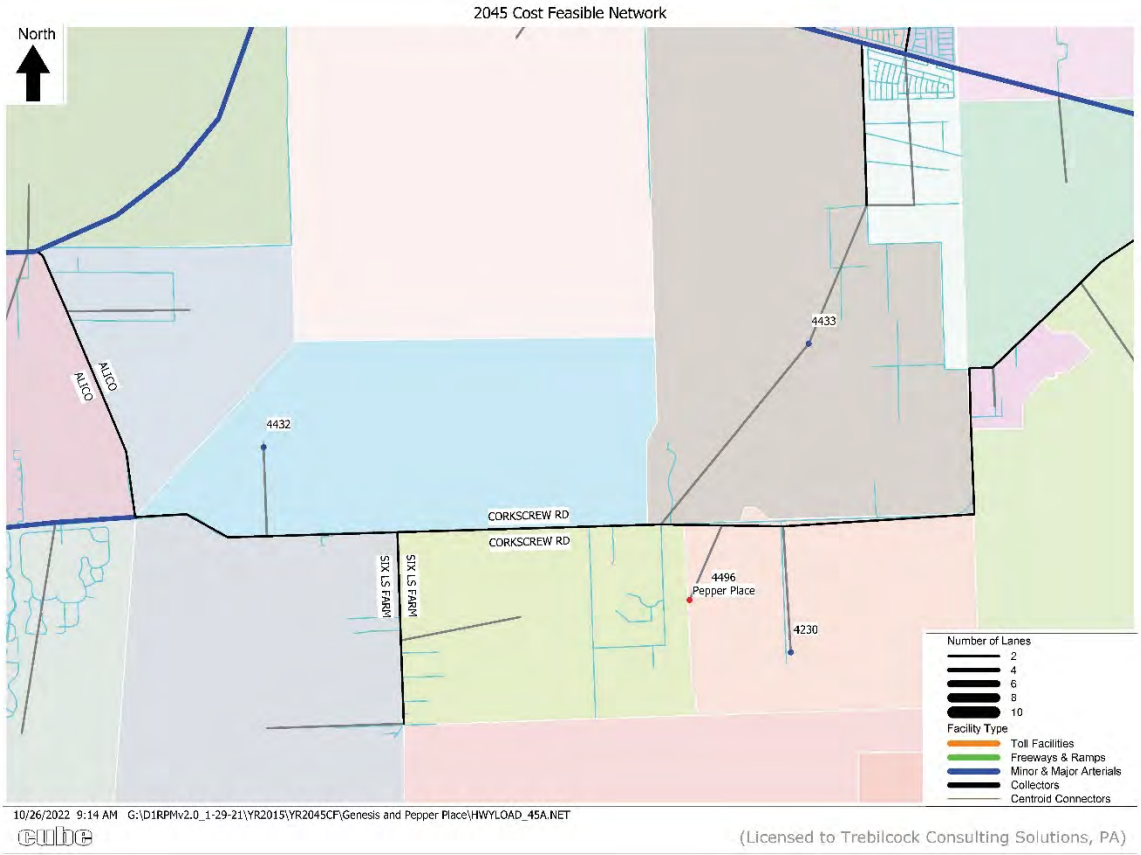
Average Rate	Range of Rates	Standard Deviation
0.39	0.16 - 1.73	0.39

Data Plot and Equation



Appendix D:

D1RPM Inputs and Outputs


2045 Cost Feasible Network
North
ALICO
ALICO
4432
4433
CORKSCREW RD
CORKSCREW RD
SIX LS FARM
SIX LS FARM
4496
Pepper Place
4230
Number of Lanes
2
4
6
8
10
Facility Type
Toll Facilities
Freeways & Ramps
Minor & Major Arterials
Collectors
Centroid Connectors
10/26/2022 9:14 AM G:\D1RPMv2.0_1-29-21\YR2015\YR2045CF\Genesis and Pepper Place\HWYLOAD_45A.NET
cube
(Licensed to Trebilcock Consulting Solutions, PA)

Land Use	Total Size	Units	Employees per Unit	SF	MF	Industrial Employees	Commercial Employees	Service Employees	Students
Single Family Detached Dus	500	DUs		500					
Retail	15,000	SF	3				45		
Resort Hotel	100	Rooms	1					100	
Golf Course	18	Holes	1					18	
			Total	500	0	0	45	118	0
Employees per Unit from FDOT Transportation Site Impact Handbook Exhibit 19									

9) Factor the total number of ITE external project trips by the link distribution percentages calculated earlier for each link in the loaded network
10) Resulting ITE trips times link distribution percentages can be plotted link by link
11) Adjust trips to commercial properties on site to account for agreed upon pass-by trip percentages
12) Factor the total number of ITE external trips (with Internal Capture and Pass by subtracted) by the link distribution percentages)

Exhibit 19

Land Use Conversion Rates for Traffic Impact Assessments

Land Use	Conversion Rate*
Single-Family Dwelling Unit	3 persons per DU
Multi-Family Dwelling Unit	2 persons per DU
Office	4 service employees per 1,000 sq ft
Hospital	3 service employees per 1,000 sq ft
Retail <200k sq ft	2 - 3 commercial employees per 1,000 sq ft
Large Retail	1.5 - 2 commercial employees per 1,000 sq ft
Industrial	2 industrial employees per 1,000 sq ft
Warehousing	1 industrial employee per 1,000 sq ft
Hotel	.5 - 1 service employee per room

*This data is a compilation of "Rules of Thumb" and calculations using the ITE *Trip Generation Manual*. These conversion rates should only be considered when local data, FDOT District guidance or more specific knowledge is not available.

Justification and documentation of all adjustments to the model generated distribution should be included in the traffic analysis.

Model methods are commonly used with manual assignment processes when determining distribution percentages of vehicles. A blended methodology (using manual adjustments to model trip assignments) should be approved by FDOT or another reviewing agency prior to use.

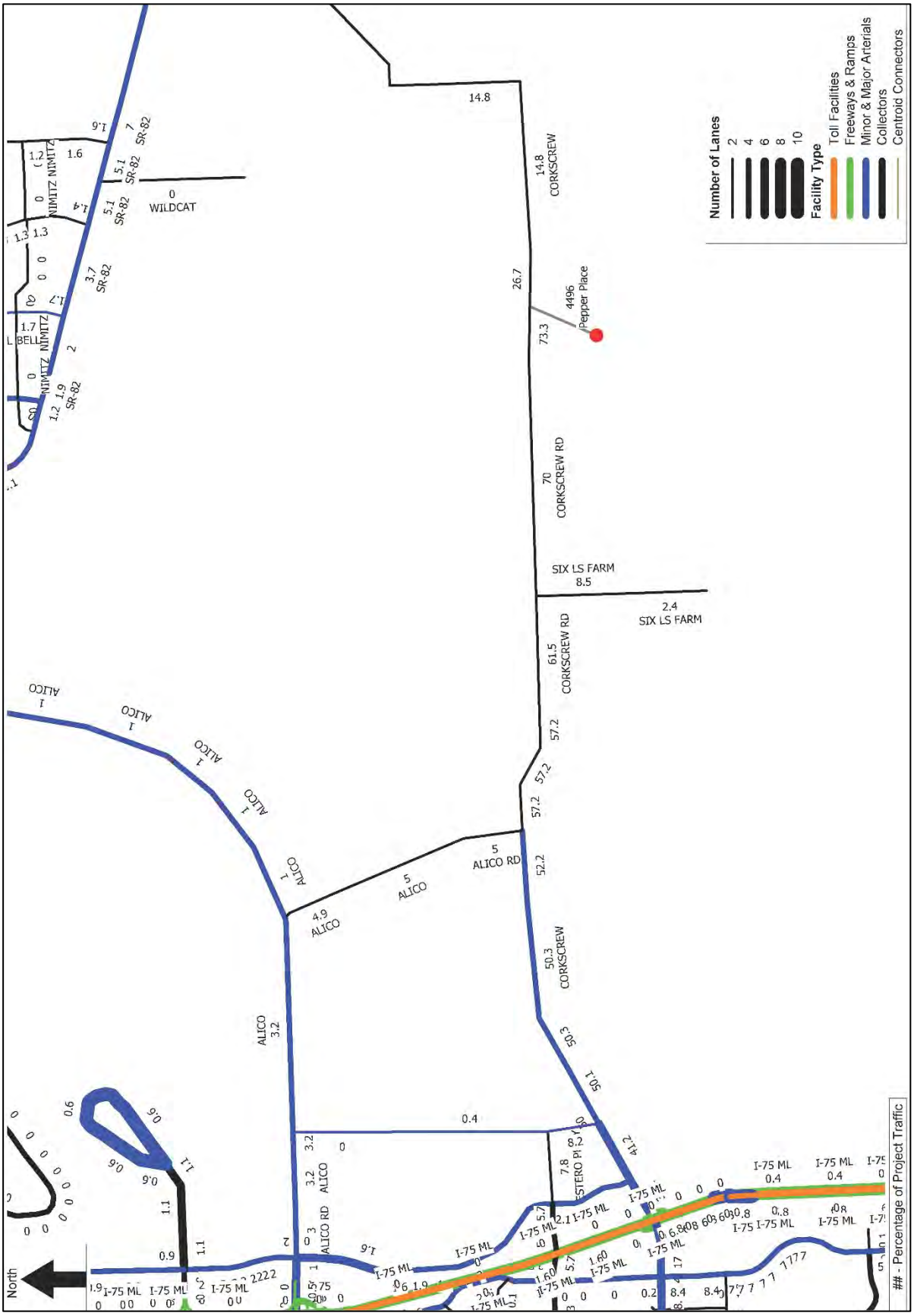
Manual trip distribution results and model outputs can be compared to provide reasonableness checks. Model methods may be used to determine an initial trip distribution and then manual adjustments may be made based on professional judgment and familiarity with the transportation network. Justification and documentation of all adjustments to the model generated distribution should be included in the traffic analysis. The model adjustments must be documented and approved by FDOT.

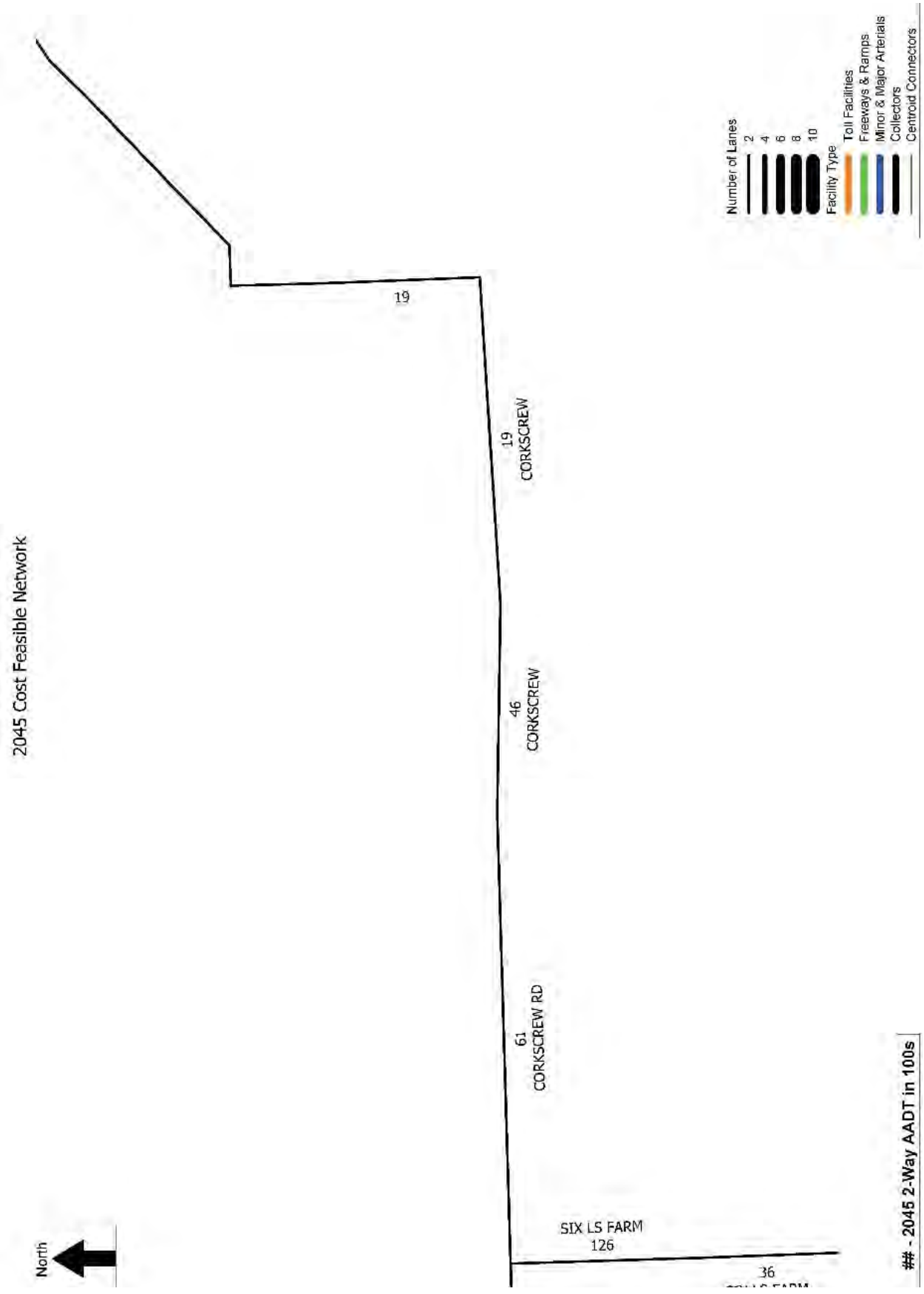
Understand the model's strengths and limitations

It is essential that the model user has a thorough understanding of a given model's analysis strengths and limitations so that model output can be properly interpreted and used.

Year	TAZ 15	TAZ 10	CC	COUNTY NAME	ZONE	ST CNTY	SFDU	SF PCT VAC	SF PCT VNP	SF POP	SF POP DU	SF 0 AUTO	SF 1 AUTO	SF 2 AUTO	MF DU	MF PCT VAC	MF PCT VNP	MF POP	MF POP DU	MF 0 AUTO	MF 1 AUTO	MF 2 AUTO
2045	4432	4007	9	LEE	4432	12071	1571	15	17	3284	2.09	5	30	65	0	17	21	0	1	0	29	71
2045	4433	4007	9	LEE	4433	12071	387	15	17	818	2.11	5	30	65	2	17	21	6	3	0	29	71
2045	4230	3728	9	LEE	4230	12071	668	7	7	1393	2.09	0	53	47	0	0	0	0	2	8	43	49
Source AVERAGE						12071		12	14		2.1	3	38	59		11	14		2	3	34	64
New	4496		9	LEE	4496	12071	500	12	14	1050	2.1	3	38	59	0	11	14	0	2	3	34	64

Year	TAZ 15	RESD HHLD	RESD POP	POP P HHLD	HH IN-COME	HH INC INDEX	HHLD SIZE	WRKR P HHLD	WORK-ERS	IND EMP	COMM EMP	SERV EMP	TOT EMP	HM DU	HM OCC	HM POP	SCHOOL	UNI-VERS-ITY	SHORT PARK	LONG PARK	NOTES
2045	4432	1571	3284	2.09	40027	1023	1.5	0.76	1194	0	0	31	31	0	0	0	0	0	0	0	0
2045	4433	389	824	2.12	40027	1023	2.1	1.2	467	22	7	17	46	0	0	0	0	0	0	0	0
2045	4230	668	1393	2.09	47014	760	1.73	0.85	568	0	0	16	16	0	0	0	0	0	0	0	
Source AVERAGE					42356	935	1.78	0.94													
New	4496	500	1050	2.1	42356	935	1.78	0.94	470	0	45	118	163	100	87	174	0	0	0	0	0


Number of Lanes
2
4
6
8
10
Facility Type
Toll Facilities
Freeways & Ramps
Minor & Major Arterials
Collectors
Centroid Connectors
14.8
CORKSCREW
WILDCAT
SR-82
NIMITZ
4496
Pepper Place
26.7
73.3
70
CORKSCREW RD
SIX LS FARM
8.5
2.4
SIX LS FARM
61.5
CORKSCREW RD
57.2
ALICO
5
ALICO RD
52.2
4.9
50.3
CORKSCREW
ALICO
3.2
0.4
I-75 ML
I-75
North
- Percentage of Project Traffic


2045 Cost Feasible Network
Number of Lanes
2
4
6
8
10
Facility Type
Toll Facilities
Freeways & Ramps
Minor & Major Arterials
Collectors
Centroid Connectors
19
19
CORKSCREW
46
CORKSCREW
61
CORKSCREW RD
SIX LS FARM
126
36
North
- 2045 2-Way AADT in 100s

Appendix E:

Lee County 2021 Concurrency Report (Excerpts)

9/23/2021

LEE COUNTY Road Link Volumes (County- and State-Maintained Roadways)

LINK NO.	ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD LOS	CAPACITY	2020 100TH HIGHEST HOUR LOS	VOLUME	FORECAST FUTURE LOS	VOLUME	NOTES
00100	A & W BULB RD	GLADIOLUS DR	McGREGOR BLVD	2LN	E	860	C	410	C	431	
00200	ALABAMA RD	SR 82	MILWAUKEE BLVD	2LN	E	990	C	270	C	284	
00300	ALABAMA RD	MILWAUKEE BLVD	HOMESTEAD RD	2LN	E	990	C	355	C	373	
00400	ALEXANDER BELL	SR 82	MILWAUKEE BLVD	2LN	E	990	D	571	D	600	
00500	ALEXANDER BELL	MILWAUKEE BLVD	LEELAND HEIGHTS	2LN	E	990	D	571	E	664	Shadow Lakes
00590	ALICO RD	US 41	DUSTY RD	4LD	E	1,980	B	1,171	B	1,230	
00600	ALICO RD	DUSTY RD	LEE RD	6LD	E	2,960	B	1,171	B	1,532	Alico Business Park
00700	ALICO RD	LEE RD	THREE OAKS PKWY	6LD	E	2,960	B	1,171	B	1,419	Three Oaks Regional Center
00800	ALICO RD	THREE OAKS PKWY	I-75	6LD	E	2,960	B	2,051	B	2,156	EEPCO Study
00900	ALICO RD	I-75	BEN HILL GRIFFIN BLVD	6LD	E	2,960	B	1,061	B	1,208	EEPCO Study
01000	ALICO RD	BEN HILL GRIFFIN BLVD	GREEN MEADOW DR	2LN	E	1,100/1,840	C	378	B	782	4 Ln constr 2018, EEPCO Study*
01050	ALICO RD	GREEN MEADOW DR	CORKSCREW RD	2LN	E	1,100	B	131	B	224	EEPCO Study
01200	BABCOCK RD	US 41	ROCKEFELLER CIR	2LN	E	860	C	55	C	162	old count
01400	BARRETT RD	PONDELLA RD	PINE ISLAND RD	2LN	E	860	C	103	C	116	old count projection(2009)
01500	BASS RD	SUMMERLIN RD	GLADIOLUS DR	4LN	E	1,790	C	607	C	865	
01600	BAYSHORE RD (SR 78)	BUS 41	NEW POST RD/HART RD	4LD	D	2,100	C	1,750	C	1,925	
01700	BAYSHORE RD (SR 78)	HART RD	SLATER RD	4LD	D	2,100	C	1,774	F	2,236	
01800	BAYSHORE RD (SR 78)	SLATER RD	I-75	4LD	D	2,100	C	1,191	C	1,462	
01900	BAYSHORE RD (SR 78)	I-75	NALLE RD	2LN	D	924	C	691	C	877	
02000	BAYSHORE RD (SR 78)	NALLE RD	SR 31	2LN	D	924	C	532	C	673	
02100	BEN HILL GRIFFIN PKWY	CORKSCREW RD	FGCU ENTRANCE	4LD	E	2,000	B	1,403	B	1,475	
02200	BEN HILL GRIFFIN PKWY	FGCU BOULEVARD S	COLLEGE CLUB DR	4LD	E	2,000	B	1,403	B	1,475	
02250	BEN HILL GRIFFIN PKWY	COLLEGE CLUB DR	ALICO RD	6LD	E	3,000	A	1,129	A	1,221	
26950	BEN HILL GRIFFIN PKWY	ALICO RD	TERMINAL ACCESS RD	4LD	E	1,980	A	985	A	1,035	
02300	BETH STACEY BLVD	23RD ST	HOMESTEAD RD	2LN	E	860	C	346	C	548	
02400	BONITA BEACH RD	HICKORY BLVD	VANDERBILT DR	4LD	E	1,900	C	651	C	685	Constrained In City Plan *
02500	BONITA BEACH RD	VANDERBILT DR	US 41	4LD	E	1,900	C	1,494	C	1,571	Constrained In City Plan
02600	BONITA BEACH RD	US 41	OLD 41	4LD	E	1,860	C	1,532	C	1,610	Constrained, old count projection(2010)
02700	BONITA BEACH RD	OLD 41	IMPERIAL ST	6LD	E	2,800	C	1,818	C	1,910	Constrained In City Plan(2010)
02800	BONITA BEACH RD	IMPERIAL ST	W OF I-75	6LD	E	2,800	C	1,995	C	2,097	Constrained In City Plan
02900	BONITA BEACH RD	E OF I-75	BONITA GRAND DR	4LD	E	2,020	B	667	B	701	Constrained In City Plan
02950	BONITA BEACH RD	BONITA GRANDE DR	END OF CO. MAINTAINED	4LD	E	2,020	B	667	B	701	Constrained In City Plan
03100	BONITA GRANDE DR	BONITA BEACH RD	E TERRY ST	2LN	E	860	D	692	E	782	old count projection(2009)
03200	BOYSCOUT RD	SUMMERLIN RD	US 41	6LN	E	2,520	E	1,766	E	1,856	
03300	BRANTLEY RD	SUMMERLIN RD	US 41	2LN	E	860	C	275	C	289	
03400	BRIARCLIFF RD	US 41	TRIPLE CROWN CT	2LN	E	860	C	157	C	165	
03500	BROADWAY RD (ALVA)	SR 80	N. RIVER RD	2LN	E	860	C	299	C	314	old count projection(2009)
03700	BUCKINGHAM RD	SR 82	GUNNERY RD	2LN	E	990	D	477	D	501	
03730	BUCKINGHAM RD	GUNNERY RD	ORANGE RIVER BLVD	2LN	E	990	C	383	C	403	
03800	BUCKINGHAM RD	ORANGE RIVER BLVD	SR 80	2LN	E	990	D	529	E	884	Buckingham 345, Portico
03900	BURNT STORE RD	SR 78	VAN BUREN PKWY	4LD	E	2,950	B	923	B	970	
04000	BURNT STORE RD	VAN BUREN PKWY	COUNTY LINE	2LN	E	1,140	C	506	C	604	
04200	BUS 41 (N TAMIAMI TR, SR 7	CITY LIMITS (N END EDIS	PONDELLA RD	6LD	D	3,171	C	1,249	C	1,554	
04300	BUS 41 (N TAMIAMI TR, SR 7	PONDELLA RD	SR 78	6LD	D	3,171	C	1,249	C	1,554	
04400	BUS 41 (N TAMIAMI TR, SR 7	SR 78	LITTLETON RD	4LD	D	2,100	C	1,000	C	1,275	
04500	BUS 41 (N TAMIAMI TR, SR 7	LITTLETON RD	US 41	4LD	D	2,100	C	614	C	827	
04600	CAPE CORAL BRIDGE	DEL PRADO BLVD	McGREGOR BLVD	4LB	E	4,000	D	3,053	D	3,209	
04700	CAPTIVA DR	BLIND PASS	SOUTH SEAS	2LN	E	860	C	267	C	302	Constrained, old count(2010)
04800	CEMETERY RD	BUCKINGHAM RD	HIGGINS AVE	2LN	E	860	C	328	C	345	
04900	CHAMBERLIN PKWY	AIRPORT ENT	DANIELS PKWY	4LN	E	1,790	C	105	C	150	Port Authority maintained
05000	COCONUT RD	WEST END	VIA VENETTO BLVD	2LN	E	860	C	268	C	420	Estero maintains to east
05100	COLLEGE PKWY	McGREGOR BLVD	WINKLER RD	6LD	E	2,980	D	2,292	D	2,409	*
05200	COLLEGE PKWY	WINKLER RD	WHISKEY CREEK DR	6LD	E	2,980	D	2,059	D	2,164	
05300	COLLEGE PKWY	WHISKEY CREEK DR	SUMMERLIN RD	6LD	E	2,980	D	2,059	D	2,164	
05400	COLLEGE PKWY	SUMMERLIN RD	US 41	6LD	E	2,980	D	1,815	D	1,907	
05500	COLONIAL BLVD	McGREGOR BLVD	SUMMERLIN RD	6LD	E	2,840	F	3,049	F	3,204	*
05600	COLONIAL BLVD	SUMMERLIN RD	US 41	6LD	E	2,840	D	2,821	F	2,965	
06200	COLONIAL BLVD	DYNASTY DR	SR 82	6LD	D	3,040	B	2,241	C	2,355	*
06300	COLUMBUS BLVD	SR 82	MILWAUKEE BLVD	2LN	E	860	C	100	C	105	old count
06400	CONSTITUTION BLVD	US 41	CONSTITUTION CIR	2LN	E	860	C	217	C	245	old count projection(2010)
06500	CORBETT RD	SR 78 (PINE ISLAND RD)	LITTLETON RD	2LN	E	860	C	22	C	226	old count, added VA clinic(2009)
06600	CORKSCREW RD	US 41	THREE OAKS PKWY	4LD	E	1,900	C	1,007	C	1,272	Galleria at Corkscrew
06700	CORKSCREW RD	THREE OAKS PKWY	W OF I-75	4LD	E	1,900	F	2,129	F	2,238	
06800	CORKSCREW RD	E OF I-75	BEN HILL GRIFFIN BLVD	4LD	E	1,900	C	1,022	C	1,234	
06900	CORKSCREW RD	BEN HILL GRIFFIN BLVD	ALICO RD	4LD	E	1,900	C	1,181	C	1,393	
07000	CORKSCREW RD	ALICO RD	COUNTY LINE	2LN	E	1,140	C	499	E	978	EEPCO Study, The Place, Verdana Village
07100	COUNTRY LAKES BLVD	LUCKETT RD	TICE ST	2LN	E	860	C	143	C	293	old count projection(2010)
07200	CRYSTAL DR	US 41	METRO PKWY	2LN	E	860	C	336	C	353	
07300	CRYSTAL DR	METRO PKWY	PLANTATION RD	2LN	E	860	C	225	C	237	

Appendix F:

Lee County 2021 Traffic Count Report (Excerpts)

Updated 3/31/22			Daily Traffic Volume (AADT)									
STREET	LOCATION	Station #	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
COLLEGE PKWY	W OF SOUTH POINTE BLVD	83				38000	40900					
COLLEGE PKWY	E OF WINKLER RD	43	30400	31700	32300	36100	37600	37100	37200	37500		
COLLEGE PKWY	W OF NEW BRITTANY	87				33500	33300			32200	28900	
COLLEGE PKWY	E OF KENWOOD LN	237			26900							
COLONIAL BLVD	E OF SUMMERLIN RD	14	51500	52500	53100	54600	55600	55900	56900	56500	51100	57700
COLONIAL BLVD	W OF WINKLER AVE	78				56000						
COLONIAL BLVD	W OF TREELINE AVE	91				45100	45500			48300	53400	
COLONIAL BLVD	W OF IMMOKALEE RD	246		35400	39500	41500		43000				44500
CORKSCREW RD	E OF US 41	247		14300		16600		17000		20000		20800
CORKSCREW RD	W OF I - 75	15	29500	28800	30600	31600	33400	34200	36500	39500		
CORKSCREW RD	E OF I - 75			13000								
CORKSCREW RD	E OF I-75	70		21900	21900	22000	22200	22000	22900	20300	16900	17600
CORKSCREW RD	E OF BEN HILL GRIFFIN PKWAY	249				15600		18900		20900		
CORKSCREW RD	W OF ALICO RD	248		3800								
CORKSCREW RD	E OF ALICO RD	250			3100		4400		6700			
CRYSTAL DR	E OF US 41	254		8600	11200		12300		12100		8200	
CRYSTAL DR	E OF METRO PKWY	255			6100		6400		7900		5500	
CYPRESS LAKE DR	E OF SOUTH POINTE BLVD	81				20300	22300	22300		20900	18200	20000
CYPRESS LAKE DR	E OF OVERLOOK DR	73		29400	24700	25800	24200	27100	27200	27100	22600	25400
CYPRESS LAKE DR	W OF SUMMERLIN RD	259	27900	27800				27700		29000		28900
CYPRESS LAKE DR	E OF REFLECTION PKWY	82				42300	38900	39900	40700		35100	39800
CYPRESS LAKE DR	W OF US 41	258	31700	34000	35900	35200				36000		35400
DANIELS PKWY	W OF METRO PKWY	30	40500	40100	46400	47400	48300	48300	49400	49900	41900	49300
DANIELS PKWY	W OF PLANTATION RD	263			48000		47600					
DANIELS PKWY	E OF SIX MILE PKWY	31	52200	53200	51800	53200	59700		60700	62500	54100	63100

PCS 70 - Corkscrew Rd west of Ben Hill Griffin Pkwy

2021 AADT = 17,600 VPD

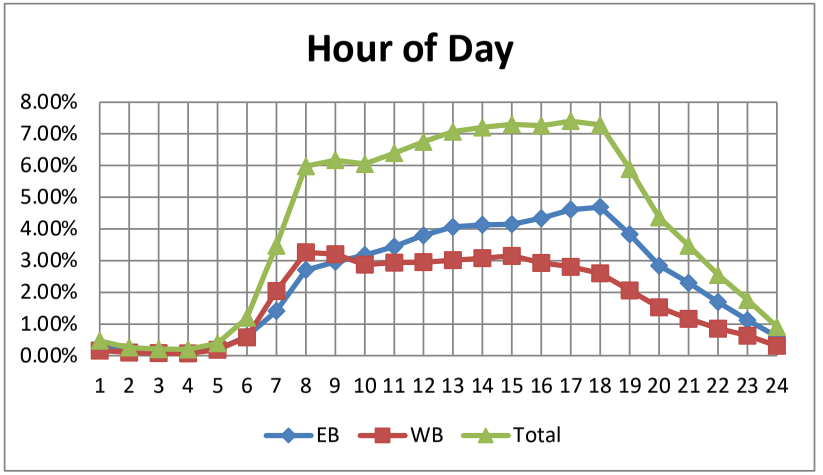
Hour	EB	WB	Total
0	0.31%	0.17%	0.47%
1	0.16%	0.10%	0.26%
2	0.13%	0.08%	0.21%
3	0.13%	0.07%	0.20%
4	0.20%	0.19%	0.39%
5	0.61%	0.58%	1.20%
6	1.41%	2.05%	3.47%
7	2.70%	3.26%	5.98%
8	2.96%	3.20%	6.17%
9	3.17%	2.87%	6.05%
10	3.44%	2.94%	6.39%
11	3.80%	2.95%	6.75%
12	4.06%	3.01%	7.07%
13	4.13%	3.08%	7.20%
14	4.15%	3.15%	7.30%
15	4.34%	2.93%	7.26%
16	4.61%	2.81%	7.40%
17	4.69%	2.60%	7.28%
18	3.83%	2.06%	5.89%
19	2.84%	1.53%	4.36%
20	2.30%	1.17%	3.47%
21	1.69%	0.86%	2.55%
22	1.12%	0.63%	1.76%
23	0.60%	0.31%	0.91%

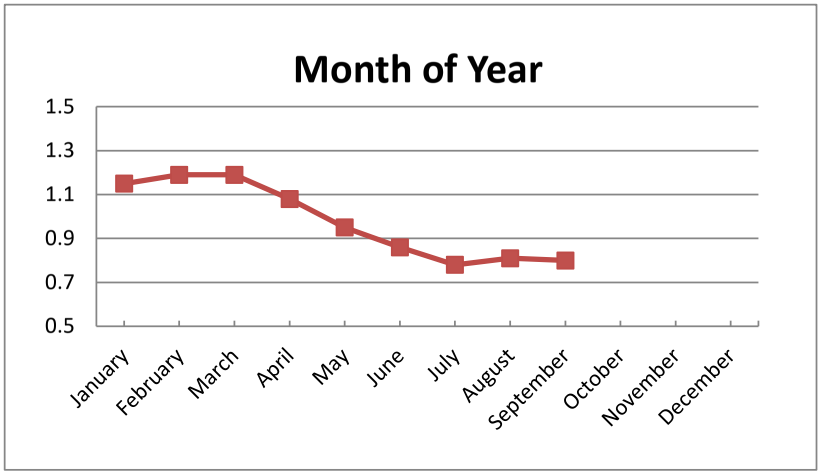
Month of Year	Fraction
January	1.15
February	1.19
March	1.19
April	1.08
May	0.95
June	0.86
July	0.78
August	0.81
September	0.8
October	
November	
December	

Directional Factor		
AM	0.59	WB
PM	0.62	EB

Day of Week	Fraction
Sunday	0.71
Monday	1.01
Tuesday	1.05
Wednesday	1.08
Thursday	1.11
Friday	1.12
Saturday	0.91

Design Hour Volume		
#	Volume	Factor
5	1885	0.107
10	1867	0.106
20	1844	0.105
30	1820	0.103
50	1780	0.101
100	1731	0.098
150	1693	0.096
200	1664	0.095





Appendix G:

Lee County Generalized Peak Hour Directional Service Volumes

Lee County
Generalized Peak Hour Directional Service Volumes
Urbanized Areas

April 2016 c:\input5

Uninterrupted Flow Highway

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	130	420	850	1,210	1,640
2	Divided	1,060	1,810	2,560	3,240	3,590
3	Divided	1,600	2,720	3,840	4,860	5,380

Arterials

Class I (40 mph or higher posted speed limit)

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	140	800	860	860
2	Divided	*	250	1,840	1,960	1,960
3	Divided	*	400	2,840	2,940	2,940
4	Divided	*	540	3,830	3,940	3,940

Class II (35 mph or slower posted speed limit)

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	*	330	710	780
2	Divided	*	*	710	1,590	1,660
3	Divided	*	*	1,150	2,450	2,500
4	Divided	*	*	1,580	3,310	3,340

Controlled Access Facilities

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	160	880	940	940
2	Divided	*	270	1,970	2,100	2,100
3	Divided	*	430	3,050	3,180	3,180

Collectors

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	*	310	660	740
1	Divided	*	*	330	700	780
2	Undivided	*	*	730	1,440	1,520
2	Divided	*	*	770	1,510	1,600

Note: the service volumes for I-75 (freeway), bicycle mode, pedestrian mode, and bus mode should be from FDOT's most current version of LOS Handbook.

DELISI
Land Use Planning & Water Policy

Planning Justification
Exhibits - M16 and M19

Location and Property Description
The subject property is located along the south side of Corkscrew Road adjacent on the west and south sides of the Kingston development and approximately 1 mile east of Verdana Village along Corkscrew Road. The property is in the Density Reduction/Groundwater Resource land use category and is proximate, on both the north, east and west sides of the property to future and existing residential communities. The request is for a change to Maps 1F, 4A and 4B, concurrent with a text change to Goal 13 to allow for a Private Recreational Facility Planned Development (PRFPD) on the subject property with the programmatic mix of the proposed development – golf, indoor gun range, equestrian facilities, hunting and fishing, along with 500 residential units, a 100-room lodge/hotel and associated commercial area.

Background of the Private Recreational Facilities Overlay
The PRFPD overlay was adopted in 1999, just a decade after the creation of the Density Reduction/Groundwater Resource Area (DR/GR) in order to allow for limited recreational development opportunities in the area, consistent with the water conservation and water quality goals of the land use category. In 1999 residential development along Corkscrew Road extended to Wildcat Run in Estero, and residential communities including Stoneybrook, Grandezza, Bella Terra, were permitted but not yet developed. While Goal 13 includes many of the same water quality and water conservation measures that are also contained in Goal 33 with the Environmental Enhancement and Preservation Overlay, Goal 13 was centered specifically around the development of golf courses and was proposed and created by a golf course developer.

Since its establishment, only 1 development has occurred under the PRFPD overlay, the Old Corkscrew Golf Club (zoned as "The Retreat"). Stand-alone private recreational facilities experienced a decline following the Overlay's adoption in the early 2000s. At the same time, the market for residential development along east Corkscrew Road expanded. With the adoption of the Environmental Enhancement and Preservation Overlay, residential development was offered as an incentive to implement the DR/GR's goals of environmental restoration and conservation of the County's future water supplies.

The recognition that the viability of standalone private recreational facilities was and is very limited led to amendments to the PRFPD overlay, including the allowance for fractional ownership units, and a bed and breakfast on the Old Corkscrew Golf Club site in order to allow for increased usership of the recreational facility by having users stay

on the golf course. Later an amendment to the overlay was approved to allow for Commercial use to meet the demand of the EEPCO neighborhoods that have been developed along Corkscrew Road. The amendment to allow commercial uses recognized the changing character of the Corkscrew Road corridor, while maintaining the environmental protections that the DR/GR necessitates.

This proposed amendment seeks to allow for the development of a multi-use recreational facility, that includes complementary recreational activities along with a single golf course. Similar to the prior amendments to the PRFPD, the proposed amendment recognizes the changing characteristics of the Corkscrew Road community, including the addition of over 15,000 new and future residential units, while focusing on low impact recreational uses that maintain the environmental protections and natural lands restoration goals of prior amendments and the DR/GR.

Surrounding Uses/Compatibility

The property is located is in an area of existing and proposed development to the north, east and west. The attached regional location map shows the existing and approved residential communities, putting the subject property in context geographically. Immediately adjacent to the subject property on the east is the proposed Kingston development, which has been adopted by the Board of County Commissioners. Directly to the north of the subject property is the Titan mining operation, which appears to be nearing completion. Kingston is also located north of the Titan mine. To the west of the subject property are scattered large lot residential units, and other recreational and residential facilities like The Ultimate Ski Lake Resort and Verdana Village. The Corkscrew Swamp Sanctuary is located to the south of the subject property in Collier County.

Existing and Future Conditions Analysis

In accordance with Policy 95.1.3 below is an analysis on public facilities that corresponds to the parameters in the Text amendment and the concurrent PRFPD application. In addition, attached are analyses of the impacts to sanitary sewer, potable water and surface water by Brandon Frey, PE, JR Evans Engineering and a Transportation Impact Study by Norman Trebilcock, PE, AICP. In addition, attached are letters of service availability for each County service provider.

The current Lee Plan will allow for the development of 98 residential units as shown below. The proposed amendment would allow for the development of 500, residential units, private recreational facilities, 20,000 square feet of commercial floor area and 100 hotel units.

Current Entitlements

Future Land Use	Acres	Density Allowed	Units
DR/GR	911.32	1 du/10 acres	91
Wetlands	141.15	1 du/20 acres	7
Total	**1,052.47**		**98**

Parks

The level of service for Parks is established in Policy 95.1.3.6 as follows:

NON-REGULATORY STANDARDS

6. Parks and Recreation Facilities:
Minimum Level of Service:

> *(a) Regional Parks - 6 acres of developed regional park land open for public use per 1000 total seasonal county population.*
>
> *(b) Community Parks - 0.8 acres of developed standard community parks open for public use per 1000 permanent population, unincorporated county only.*

The proposed amendment is for a Private Recreational facility, consisting of a golf course, equestrian facilities and other recreational activities on over 1,000 acres. The addition of 402 units proposed (500 minus 98) would create the demand for an additional 6 acres of regional park and .8 acres of Community Park, assuming 2 people per unit. The on-site recreation will more than off-set any additional need.

Lee County Schools

Attached is a letter from the Lee County School District. The Lee County School Board projects student generation by dwelling unit. According to the School Board, the school children generation rate for single family homes is .297 students per unit. This student generation rate is further broken down by grade level into the following, .149 for elementary, .071 for middle and .077 for high. Assuming a total of 500 units, all single family, a total of 148 school-aged children would be generated and utilized for the purpose of determining sufficient capacity to serve the development.

Student Generation Rates		
	Rate	Projected Students
Elementary	.149	74.5
Middle	.071	35.5
High	.077	38.5
Total	.297	148

According to the analysis offered by the School District, "*Capacity is an issue within the Concurrency Service Area (CSA) at the elementary school level, however, capacity is available in the adjacent CSA*."

Environmental Impacts

The proposed amendment will have no impact on environmentally sensitive resources in Lee County as demonstrated in Exhibit M12 of this application. The subject property has already been mostly cleared and is being used for active agriculture. The criteria of the PRFPD and the attached master concept plan demonstrate that future development will occur on the existing agricultural fields, the existing wetland area will be preserved, and additional lands will be provided for environmental restoration, consistent with the DR/GR and the County's goal of restoring surface and groundwater in the area.

The Preserve Sporting Club & Residences at Pepper Place

Private Recreational Facilities Planned Development

Potable Water Summary

The Preserve Sporting Club & Residences at Pepper Place is a proposed Private Recreational Facilities Planned Development that covers approximately 1,052 acres within Southeastern Lee County. Currently, the land is split into a number of parcels that are used primarily as farming and other agricultural production. These properties will be merged into a single parcel and PRFPD, with a unified potable water distribution system. This application proposes to eliminate the need for 98 residential wells, and proposes to connect the various uses onsite with a centralized potable water distribution system. This project proposes to properly cap/abandon the existing wells, and serve the proposed uses via a central potable water distribution system, with potable water being provide by Lee County Utilities. Included within this submittal is a letter of availability from Lee County Utilities outlining not only the ability to serve, but the capacity to serve the proposed project and its proposed uses. The existing uses require an approximate 17 Gallons Per Minute (GPM), whereas the proposed uses require an approximate 100 GPM.

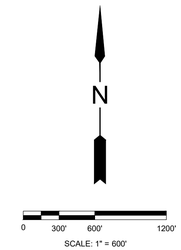
The Preserve Sporting Club & Residences at Pepper Place

Private Recreational Facilities Planned Development

Wastewater Summary

The Preserve Sporting Club & Residences at Pepper Place is a proposed Private Recreational Facilities Planned Development that covers approximately 1,052 acres within Southeastern Lee County. Currently, the land is split into a number of parcels that are used primarily as farming and other agricultural production. These properties will be merged into a single parcel and PRFPD, with a unified wastewater collection and transmission system.

Currently the generated wastewater is treated and discharged to a number of septic systems within the project area. This project proposes to properly remove the existing septic systems, as well as the potential for 98 additional septic systems within the environmentally sensitive DR/GR, and serve the proposed uses via a central wastewater collection and transmission system, with treatment being provide by Lee County Utilities. Included within this submittal is a letter of availability from Lee County Utilities outlining not only the ability to serve, but the capacity to serve the proposed project and its proposed uses. The existing uses are anticipated to generate approximately 17 Gallons Per Minute (GPM) in wastewater flow, whereas the proposed uses will generate an approximate 100 GPM.



LEGEND

- PROPOSED FLOW PATTERN
- PROPOSED STORM WATER PIPES
- EXISTING OUTFALL STRUCTURE
- PROPOSED PRESERVE
- EXISTING WETLAND
- PROPOSED LAKE

NOTE: SITE PLAN IS PRELIMINARY AND SUBJECT TO CHANGE. FINAL SITE PLAN TO BE DETERMINED WITH DEVELOPMENT ORDER(S).

J.R. EVANS ENGINEERING

THE PRESERVE CLUB & RESIDENCES AT PEPPER PLACE

STORM WATER DRAINAGE PATTERN

November 2, 2022

Water Resources Report
Preserve at Pepper Place, Lee County, Florida

MTM Naples Investments, LLC
87 Kingstown Road
Richmond, Rhode Island 02898

NOVEMBER 2022

13620 Metropolis Avenue, Suite 110
Fort Myers, Florida 33912
O 239.204.5300 - F 866.398.2426
www.waterscienceassociates.com

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SECTION A

EXECUTIVE SUMMARY

The Preserve Sporting Club & Residences at Pepper Place project (Preserve at Pepper Place) is a proposed mixed-use development located on the south side of Corkscrew Road approximately two miles west of the Collier County line in portions of Sections 27, 33, and 34, Township 46 South, Range 27 East in, Lee County Florida. The project is situated between Titan Aggregates Mine to the north across Corkscrew Road, existing agricultural and vacant areas to the east and west, and the undeveloped vacant land that is part of the Panther Island Mitigation Bank Expansion area to the south. The site consists of approximately 1,000 +/- acres of predominantly farm fields that have been heavily drained through an extensive network of ditches that have lowered surface and groundwater levels on the site. The fields also have a historic agricultural irrigation water use extending from the 1960's through present with permitted water use exceeding 3.5 million gallons per day from the Surficial Aquifer System and Sandstone Aquifer.

Projected irrigation water demands for the Preserve at Pepper Place are significantly lower than the historic agricultural use and proposed irrigation supplies will be developed from a combination of stormwater harvesting of the project stormwater management system with supplements from freshwater aquifers underlying the site. Lee County Utilities (LCU) currently utilizes groundwater sources from the Water Table and Sandstone Aquifers and maintains a public water supply wellfield located approximately three miles west of the project site. Potable water supplies and wastewater utility services for the project are anticipated to be provided by Lee County Utilities with privately funded extension of services to the project site.

The project currently lies within the Density Reduction Groundwater Resource (DRGR) land use designation of Lee County which is intended to provide protections to groundwater resources through restrictions on residential density and to maintain surface and groundwater levels at their historic levels. The proposed project can contribute to the County's water resource improvement initiatives through enhanced onsite water management design, including provision for coordinating stormwater management facilities to take advantage of regional connectivity opportunities. Site stormwater discharges can be routed to proposed flow-ways adjacent to the site to enhance water flows from north of the project to adjacent preserve lands to the south. In addition, improved water storage within the project boundaries can be managed to augment restoration on the Panther Island Mitigation Bank. The project also acknowledges the present character of the project site as severely impacted by agricultural uses. The project specifically recognizes the subject property's strategic location proximate to large conservation areas and its ability to implement and further the County's long-term goals of protecting groundwater and improving surface water management in eastern Lee County.

SECTION B
INTRODUCTION

Project Overview

The Preserve at Pepper Place project is an approximately 1,000 acre proposed mixed-use development located on the south side of Corkscrew Road approximately two miles west of the Collier County line in portions of Sections 27, 33, and 34, Township 46 South, Range 27 East in, Lee County Florida (**Figure 1**) within the Density Reduction Groundwater Recharge (DRGR) area. The property is currently used for agricultural purposes and consists of multiple active farm fields and heavily impacted wetland areas. The project is located on five parcels that currently maintain agricultural water use permits, including the Pepperplace North, Pepperplace South, Keystone-Lee Grove, Carter Road Citrus, and Corkscrew Tree, LLC projects.

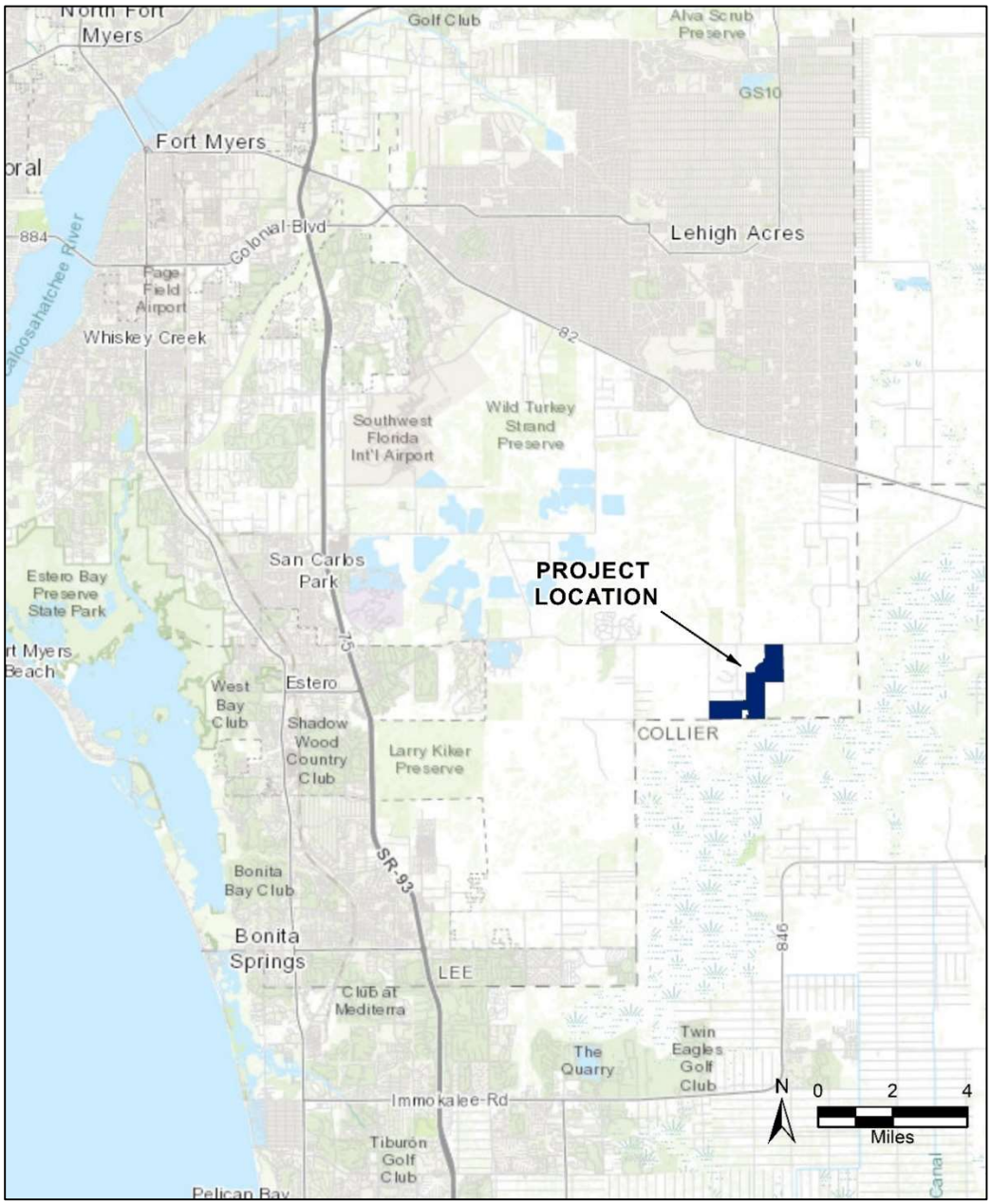

Figure 1. Location of the Preserve at Pepper Place Project

The project is bordered to the north by the Titan Aggregates Mine across Corkscrew Road, to the east and west by existing agricultural and vacant areas, and to the south by undeveloped conservation lands that are part of the Panther Island Mitigation Bank Expansion area. The project is located approximately two miles east of the 10-year Travel Time of the Lee County wellfield protection zone and approximately two and a half miles from the nearest public water supply well. Lee County Utilities (LCU) currently utilizes groundwater sources from the Water Table and Sandstone Aquifers and maintains a public water supply wellfield located approximately three miles west of the project site. The project lies within the Trafford watershed and namely within the Corkscrew – West sub-watershed (**Figure 2**). East of the Preserve at Pepper Place project lies the regionally extensive Corkscrew - East watershed.

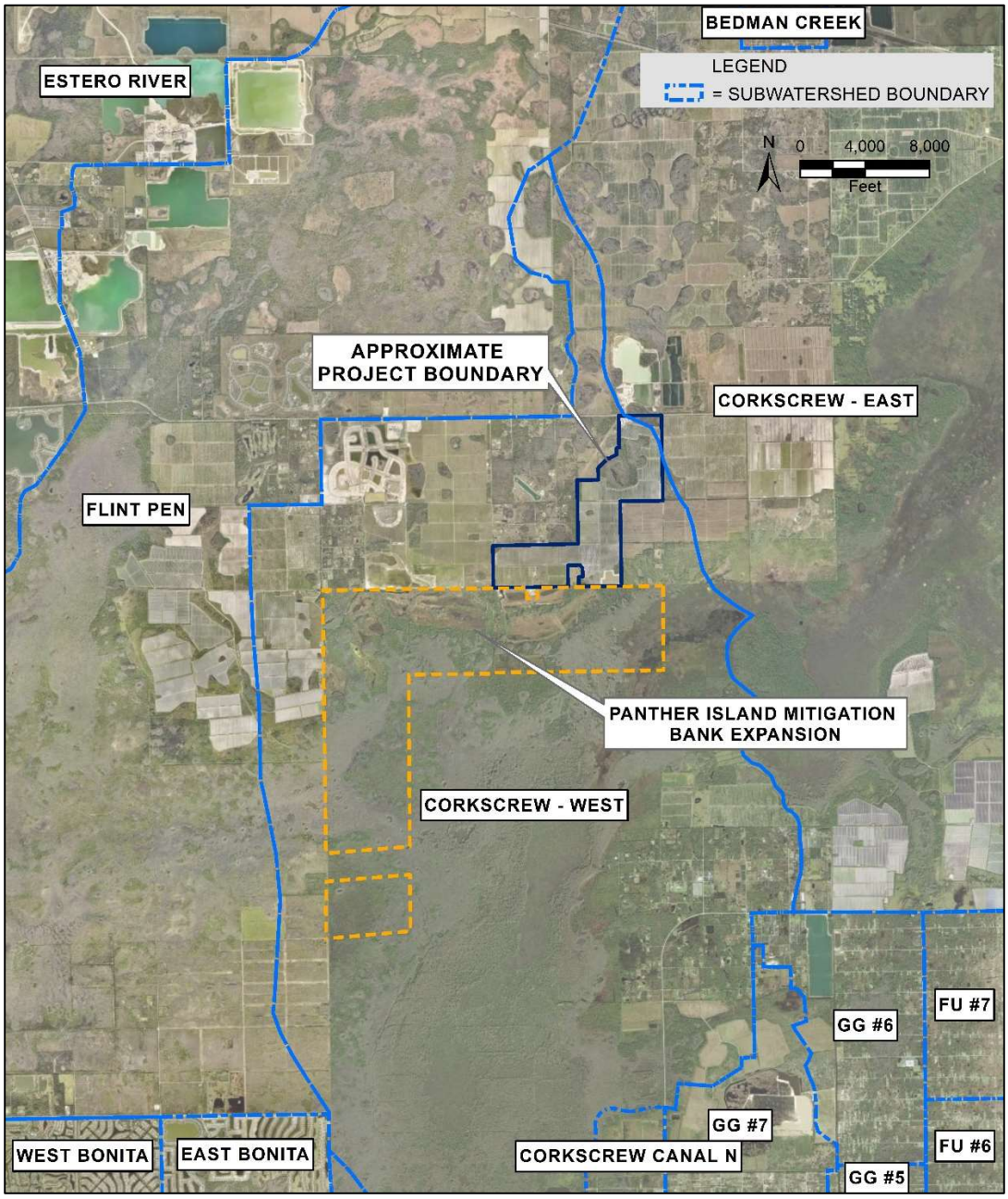

Figure 2. Pepper Place Project Site, Regional Watershed Setting

Past Land Use and Water Use

The Preserve at Pepper Place project falls within five permitted parcels that are currently used for agricultural production, including the Pepperplace North, Pepperplace South, Keystone-Lee Grove, Carter Road Citrus, and Corkscrew Tree, LLC projects. The project site was partially logged and undisturbed land until the late 1960's when it was largely converted to agricultural use. Review of aerial photography indicates that active agricultural activity has continued from the late 1960's to present. The earliest water use permit (WUP No. 36-0094-W/Carter Road Citrus) was issued by the South Florida Water Management District for the irrigation of 60 acres of citrus in 1979. Subsequently, in 1980, the Pepperplace and Keystone-Lee Grove parcels obtained a water use permit (WUP No. 36-00201-W) for the irrigation of approximately 426 acres of citrus. At its peak permitted use in 2007, the project area included the addition of the Pepperplace North water use permit (WUP No. 36-06587-W) for the irrigation of 237 acres of small vegetables with a total irrigated area of approximately 717 acres of small vegetables and citrus. Irrigation water supply was permitted for withdrawals from the Sandstone Aquifer and Surficial Aquifer system with an allocation of approximately 641 million gallons per year (about 1.75 mgd) on an annual average basis and approximately 115 million gallons per month (about 3.70 mgd) on a maximum monthly basis.

In 2008 the Pepperplace and Keystone-Lee Grove farms projects were bifurcated with approximately 151 acres of citrus remaining on the Pepperplace project (WUP No. 36-00201-W) and approximately 268 acres of citrus for the Keystone Lee Grove farm permitted under WUP No. 36-07002-W. The most recently added water use permit was issued in 2019 (WUP No. 36-09164-W) for the irrigation of 13 acres of nursery plants on the Corkscrew Tree, LLC project area. **Figure 3** provides a project area map showing current agricultural water use permits and groundwater well facilities.

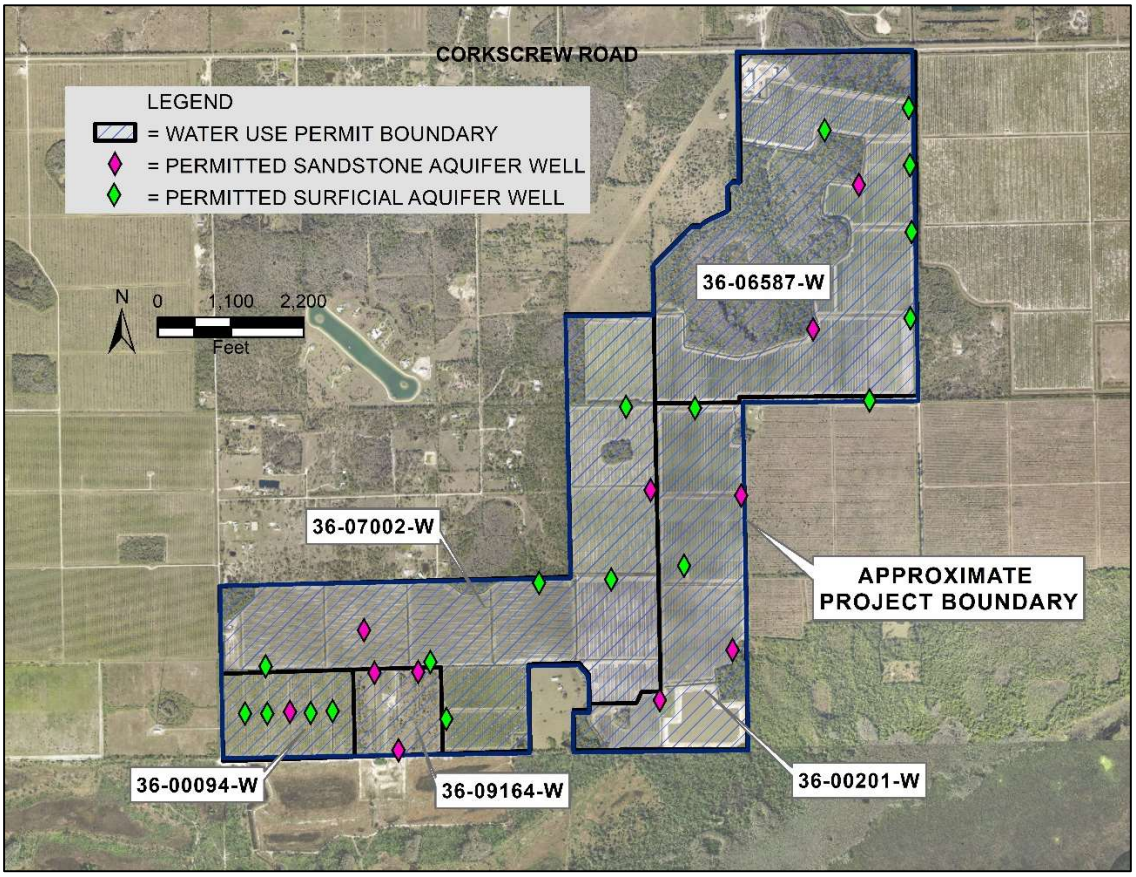

Figure 3. Preserve at Pepper Place Project Site, Existing Agricultural Water Use Permits

SECTION C
GROUNDWATER RESOURCES

Introduction

The hydrostratigraphy underlying the Preserve at Pepper Place project is typical for southern Lee County with a series of aquifers and confining beds occupying the Surficial, Intermediate, and Floridan Aquifer Systems. **Figure 4** provides a schematic showing the groundwater sources in Lee County. In general, freshwater sources are the Water Table and the Lower Tamiami Aquifers of the Surficial Aquifer System. The underlying Sandstone and Hawthorn Zone 1 Aquifers of the Intermediate Aquifer System are fresh to moderately brackish respectively. Brackish and saline water sources include the Lower Hawthorn Aquifer and underlying zones of the Upper Floridan Aquifer.

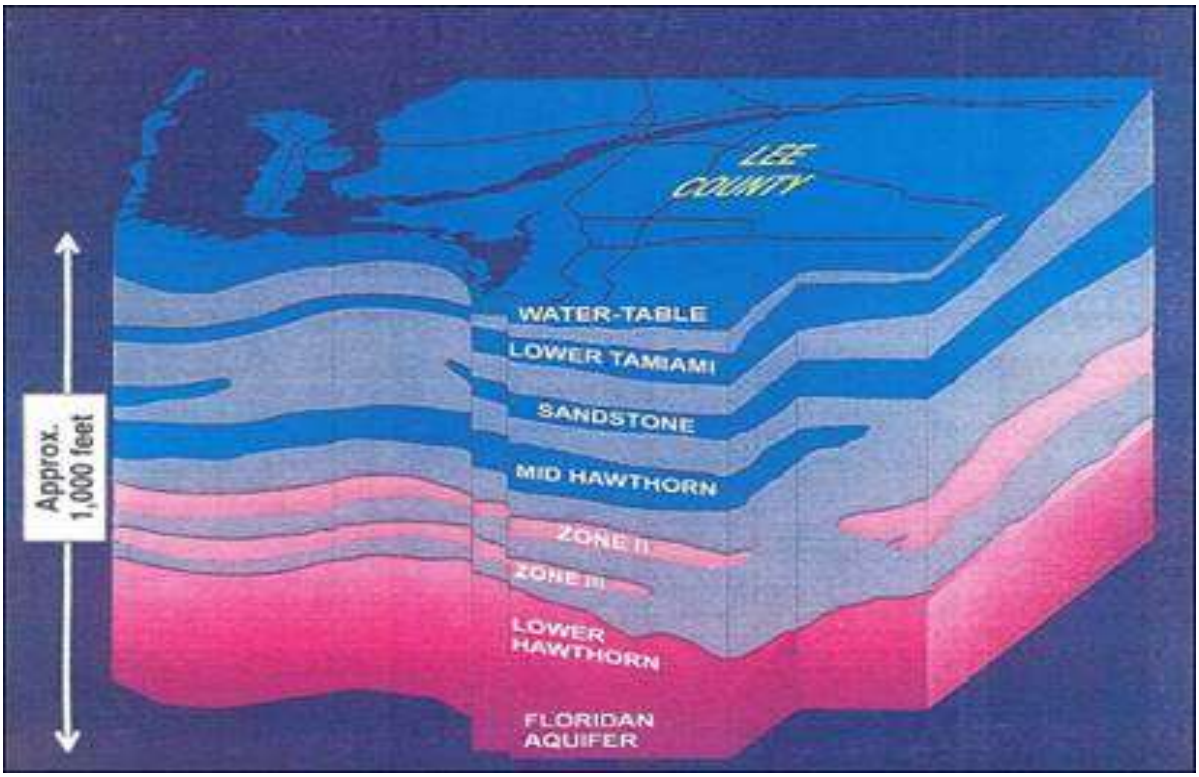

Figure 4. Aquifer System Underlying Lee County

Four primary aquifers are of significance beneath the Preserve at Pepper Place site and are described below in order of increasing depth. These are the Water Table, the Sandstone, the Mid-Hawthorn, and the Lower Hawthorn Aquifers. The Lower Tamiami aquifer is unconfined at this location and therefore considered a part of the Water Table Aquifer or Surficial Aquifer System. Deeper underlying aquifers are generally too saline for direct use at the site. The primary sources of information used to characterize the groundwater resources include information from Lee County, South Florida Water Management District, and U. S. Geological Society.

Surficial Aquifer System

The Water Table aquifer is an unconfined aquifer that covers all of Lee County. The aquifer is defined as occurring at or near land surface downward to the top of the first regional confining bed. Beneath the Preserve at Pepper Place project site, the aquifer occurs within

an upper section of unconsolidated sand and shells and an underlying lower section of limestone. Beneath the Preserve at Pepper Place project, the thickness of the aquifer is approximately 100 feet. The aquifer generally consists of sand, shell and limestone. The limestone portions of the aquifer typically have a moderate to high permeability making the aquifer suitable for medium to large capacity water production wells. The aquifer is used for public water supply, domestic self-supply, and irrigation of agricultural and landscaping foliage. Use of the aquifer is typically limited by the potential for impacts to natural wetland areas from drawdown in the aquifer water level. The aquifer is recharged directly by rainfall. Discharge from the aquifer generally occurs through the transpiration of plants, evaporation of soils, drainage to surface water bodies, and pumpage from wells. Groundwater flow and levels in the aquifer fluctuate seasonally in response to climatic conditions but are also impacted by local and regional drainage features. Water quality in the aquifer is generally very good and useful for both drinking water and irrigation water needs although high concentrations of naturally occurring iron and organic material are common. Lake extraction is the most efficient use of this aquifer for irrigation purposes, which also typically results in less iron and organic staining, as well as reduced impact to area water levels. Confining beds consisting of low permeable clays and silts of the Bonita Springs Marl are generally absent in the vicinity of the project site so that the Water Table Aquifer includes the Tamiami Limestone beds that make the Lower Tamiami Aquifer south of Preserve at Pepper Place. Beneath the project site, the base of the Surficial Aquifer System extends to about 110 feet below land surface. Productivity of the aquifer is moderate to high.

The Surficial Aquifer System is primarily used in the area of the project site for public water supply by Lee County, for agricultural irrigation, livestock, and by private residences for domestic self-supply. To prevent potential interference with these users, the Preserve at Pepper Place project proposes to significantly reduce the use of groundwater from the Water Table Aquifer below that amount currently used for irrigation of crops (see discussion in Section E). In addition, the project will include a surface water management system that provides for improved management of water levels in the Water Table Aquifer that will increase overall groundwater recharge to the aquifer in the vicinity of the project site. Use of the Surficial Aquifer System to supplement stormwater from the onsite lake system is proposed to meet a portion of the irrigation demands at the Preserve at Pepper Place project.

Sandstone Aquifer

The Sandstone Aquifer is the uppermost aquifer in the Intermediate Aquifer system which underlies approximately 100 feet of regional confining beds that create a hydraulic separation from the overlying Water Table Aquifer. Review of hydrostratigraphy data of nearby wells indicates that the top of the Sandstone Aquifer in the area of the Preserve at Pepper Place project site is expected to occur between about 190 to 215 feet below land surface. The Sandstone Aquifer and consists of unconsolidated sands and poorly consolidated sandstone. The unit varies in thickness in the area of the project site, ranging from about 40 to 80 feet.

The Sandstone Aquifer is considered a freshwater source although there are large areas, especially in the southwestern portions of Lee County and areas near and parallel to the Caloosahatchee River where there are elevated salinity levels which may limit the usefulness of the aquifer for public supply. Salinities however, are generally low enough for either general irrigation supply or blending with fresher water sources for irrigation supply. Productivity of the aquifer is moderate to low but it does provide large quantities of water for public water supply by Lee County Utilities, for domestic self-supply in eastern Lee County,

and for agricultural irrigation in eastern Lee and western Hendry Counties. The aquifer is recharged where overlying confining beds are thin or absent in Hendry and Glades County. Discharge from the aquifer generally occurs as pumpage from wells. Large fluctuations in seasonal water levels are common further north of the project site due to the heavy use of the aquifer in those areas with wet season levels near their historic highs but dry season water levels often at depths of 50 feet or more. To prevent potential interference with existing public and private water supply wells, the project proposes to significantly reduce the use of groundwater from the Sandstone Aquifer below that amount currently used for irrigation of crops (see discussion in Section E). Use of the Sandstone Aquifer to supplement stormwater from the onsite lake system is proposed to meet a portion of the irrigation demands at the Preserve at Pepper Place project.

Mid Hawthorn Aquifer

The Hawthorn Zone 1 Aquifer, also referred to the Mid Hawthorn Aquifer in south Lee and Collier counties, is the lowermost aquifer in the Intermediate Aquifer System in Lee County. It consists of moderately permeable limestones of the Arcadia Formation and is separated from the overlying Sandstone Aquifer and underlying Lower Hawthorn Aquifer by thick clay confining beds of the Peace River and Arcadia Formations. Based upon reports by the USGS and Florida Geological Survey, there is little viable yield from the limestones of the upper part of the Arcadia Formation in this part of Lee County. Test drilling has indicated that the limestone section is marly and that the aquifer is not present in the vicinity of the Preserve at Pepper Place project site. At the Corkscrew Water Treatment Plant, located about seven miles northwest of the project site, Lee County uses a permeable portion of the Mid Hawthorn Aquifer for aquifer storage and recovery (ASR) to store seasonally available water in wet summer months to meet peak season demands in dryer winter and spring periods.

Where present, the Mid Hawthorn Aquifer is a generally a lower yield, discontinuous water bearing unit that has utility as a limited supply resource or for seasonal storage in an ASR system. This aquifer is recharged north of Charlotte County where the aquifer is much nearer to land surface and overlying confinement is thin or nonexistent. The Mid-Hawthorn Aquifer is typically brackish in southern Lee County and salinity increases considerably to the south into Collier County. Review of data from wells that tap into this aquifer within about a mile of the project site indicates dissolved chloride concentrations between about 250 and 1,600 mg/l. Use of the Mid-Hawthorn Aquifer to supplement stormwater from the onsite lake system is not proposed to meet irrigation demands at the Preserve at Pepper Place project.

Lower Hawthorn Aquifer

The Lower Hawthorn Aquifer is the uppermost water bearing unit in the Upper Floridan Aquifer System. The aquifer has good yield potential but contains brackish water that is only useful for irrigation if blended with other freshwater resources and is only useful for public water supply using reverse osmosis or other desalination technologies. The top of this aquifer is anticipated to be encountered at depths between about 500 and 600 feet below grade at the Preserve at Pepper Place project site. The aquifer is separated from the overlying Mid-Hawthorn Aquifer by the Lower Hawthorn Confining Zone which consists of marine silts and clays of very low permeability. The Lower Hawthorn Confining Zone has a thickness of about 100 feet.

The aquifer is recharged in the central Florida highlands area between Tampa and Orlando where the aquifer beds are near land surface and confining beds are thin or absent. In general, the South Florida Water Management District supports increased use of the Lower Hawthorn/Upper Floridan aquifer especially for public water supply use. Use of the Lower Hawthorn Aquifer to supplement stormwater from the onsite lake system is not proposed to meet irrigation demands at the Preserve at Pepper Place project.

SECTION D

SURFACE WATER RESOURCES

Onsite Lakes

The development will include stormwater management lakes to provide flood control and water quality treatment of runoff. A number of design and control features are planned for the Preserve at Pepper Place project to protect and enhance the quality of water in the lakes and adjacent watersheds and provide for hydrological improvements on the project site (refer to **Figure 6** for a conceptual site plan). These elements include collection, treatment, and conveyance of stormwater within the project water management system, future drainage conveyance/restoration areas, and other water treatment BMP's, and centralized control over the application of irrigation water.

Figure 5. Typical Stormwater Management Lake

Centralized control of the operation of the irrigation system results in improved adherence to Best Management Practices and water use compliance. Application of fertilizers and pesticides within the common areas will be controlled and managed by the Property Owners Association.

The stormwater management system will include the collection and detention of all stormwater generated on the site and will provide stormwater treatment through various dry and wet detention elements within the development footprint that meet or exceed water quality requirements of the South Florida Water Management District, the Florida Department of Environmental Protection, and Lee County.

Figure 6. Conceptual Site Plan

The Preserve at Pepper Place stormwater management system will incorporate multiple required best management practices to ensure a maximum potential treatment of stormwater. Details and goals of the Preserve at Pepper Place stormwater management system are provided in the Surface Water Management / Drainage Report included in the Comprehensive Plan Amendment. Additional polishing of the water quality and nutrient uptake will occur in the future Pepper Place restoration area further reducing downstream nutrient loading and improve stormwater quality and regional flows.

The project is adjacent to a proposed north south future drainage conveyance/restoration area located east of the Preserve at Pepper Place property boundary that will allow for flow augmentation from the project if needed to facilitate regional watershed restoration and improvement initiatives. Due to treatment within the Pepper Place stormwater management system and further polishing within restored natural lands in Pepper Place, any discharges to adjacent regional flow-ways or mitigation lands will have nutrient concentration that will be at background levels.

SECTION E

WATER DEMANDS

Water demands at the project site will consist of in-house potable water and outside irrigation uses. Amendments to Lee County's Future Water Service Area map (Lee Plan Map 4-A) and Lee County's Future Sewer Service Area map (Lee Plan Map 4-B) are proposed to include the Preserve at Pepper Place project to allow for privately funded extension of water and sanitary sewer services to the development. Irrigation demands will be met with onsite sources including harvesting stormwater from the onsite stormwater lake system with re-supply by groundwater withdrawals when needed. The lake withdrawals will provide an efficient and low impact method for tapping the Water Table Aquifer underlying the project site and effectively harvest available stormwater supplies. Lake volume storage will minimize potential impacts to surface and groundwater levels. The project has a long history of permitted agricultural withdrawals from the Surficial Aquifer System and Sandstone Aquifer that are larger than the proposed irrigation demands for the Preserve at Pepper Place project. Analysis of potential impacts attributed to proposed irrigation withdrawals for the Preserve at Pepper Place project are presented in Section E.

Potable Water and Wastewater

Lee County Utilities (LCU) will provide potable water and wastewater services to the project. This will eliminate the need for individual domestic self-supply wells and individual onsite sewage treatment and disposal systems (septic tanks) which are common for many areas of Lee County. Provision of central public utilities to the Pepper Place project will provide a number of desirable environmental and hydrological advantages. Supplying potable water to the project from the nearby LCU Corkscrew Water Treatment Plant water treatment facility will remove a potentially competing water use from the freshwater aquifers and allow for improved planning and control of area water resources. Similarly, provision of a central sewer system will eliminate septic tank discharges in the area providing a higher level of protection to the adjacent wetland mitigation properties and existing Lee County wellfields to the west.

Irrigation Water

The project was historically permitted for Surficial and Sandstone Aquifer withdrawals for agricultural production. The current total permitted withdrawals of groundwater within the Preserve at Pepper Place project allocates about 2.82 MGD on a maximum monthly basis and about 1.47 MGD on an average annual basis for agricultural irrigation.

The Preseve at Pepper Place project will include stormwater management lakes that will be located within the Water Table Aquifer. The proposed irrigation system will consist of stormwater harvesting from the stormwater lake management system with these withdrawals re-supplied by a combination of groundwater from the Surficial Aquifer System and Sandstone Aquifer. Actual percentages of lake and groundwater withdrawals will be determined during the water use permitting process with the SFWMD. Use of stormwater as a primary irrigation resource reduces use of potable water supplies, provides additional stormwater treatment, reduces offsite discharges of stormwater, reduces nutrient levels of the stormwater outfalls, and reduces reliance on groundwater systems being used to supply potable water to Lee County Utilities and home sites on individual wells.

Irrigated area for the Preserve at Pepper Place project is estimated to include 230 acres of turf grass and landscaping. Using standard Blaney-Criddle calculations used by the SFWMD for irrigation supply permitting, this acreage will result in irrigation water demands of 37.75 million gallons per month (MGM) on a maximum monthly basis (or about 1.22 million gallons per day) and 300.2 million gallons per year (MGY) on an average annual basis (or about 0.82 million gallons per day). **Table 1** provides a summary of historic/current water use on the property and proposed allocations for the Preserve at Pepper Place project. Projected irrigation demands for the project indicate a reduction in the historic maximum monthly use by approximately 57%.

Table 1. Summary of Historic and Proposed Allocations.

Allocation	Existing Permit					Current Total Allocations	Proposed Total Allocations	Change from Current Allocations
	36-06587-W	36-00201-W	36-07002-W	36-00094-W	36-09164-W			
Maximum Monthly (MGM)	17.4 MG	13.0 MG	46.3 MG	8.9 MG	1.9 MG	87.5	37.75 MG	-49.75 MG
Annual Average (MGY)	116.3 MG	86.8 MG	267.4 MG	51.2 MG	15.4 MG	537.1	300.2 MG	-236.9 MG

The proposed project will also explore the use of computerized irrigation systems that incorporate onsite data and conditions to provide irrigation on an as-needed bases rather than simply on a scheduled basis. Such systems have been shown to result in reductions in irrigation water use by over 30% in Southwest Florida. In general, these systems operate based on computer software that accounts for soil moisture, rainfall, and elements that influence evaporation and transpiration to determine which locations require irrigation, how much irrigation is needed, and when to apply irrigation water.

SECTION F

IRRIGATION IMPACT ASSESSMENT

Water Levels

Water Science Associates reviewed hydrographs of nearby monitoring wells maintained by Lee County Division of Natural Resources (LCDNR) as well as data from a monitoring well on the Panther Island Mitigation Bank that was utilized in a recent hydrologic modeling study conducted for the Coastal & Heartlands National Estuary Partnership (CHNEP) (**Figure 7)**. The nearest Water Table Aquifer wells with long term water level data (1990 to present) are 49-GW23, located on the northern border of the Preserve at Pepper Place project and 49-GW24, located about one mile north of the project site. Monitoring well PIMB MW-9 is located less than one mile south of the project site. The Preserve at Pepper Place and these three monitoring stations are in the Panther Island E sub-basin that discharges to Corkscrew Swamp Sanctuary. The Panther Island E sub-basin is part of the Trafford Basin.

The upstream monitoring wells have water levels ranging seasonally between 21 and 28 feet NAVD88 with 49-GW23 showing slightly lower water levels between 2010 and 2018 and 49-GW24 showing relatively consistent dry and wet season water levels starting from 2007 to present. The ground elevation at 49-GW23 is 28.5 ft-NAVD, 1.5 to 2.5 feet above measured water levels at 49-GW23. The ground elevation at 49-GW24 is 27.8 ft-NAVD, 1 – 2 feet above measured water levels at 49-GW24. The downstream monitoring well PIMB MW-9 has a shorter period of record and shows water levels ranging between approximately 14 and 18 feet NAVD88. Measured water levels at PIMB MW-9 were above ground during the wet seasons of 2016 and 2017 at PIMB MW-9, which has a ground elevation of 17.8 ft-NAVD.

Irrigation withdrawals from the stormwater management system will be partially re-supplied with groundwater from the Water Table Aquifer and/or the Sandstone Aquifer. Projected irrigation demands for the Preserve at Pepper Place project indicate a reduction in the historic maximum monthly use by approximately 57% based on the proposed land use changes and reduction from more than 770 irrigated agricultural acres to 230 irrigated acres associated with the proposed development. The proposed augmentation rate will be less than prior permitted demands from the Water Table and Sandstone aquifers. Additionally, the project's water management system will provide enhanced water quality treatment and storage thereby providing a positive impact to groundwater recharge and regional water quality.

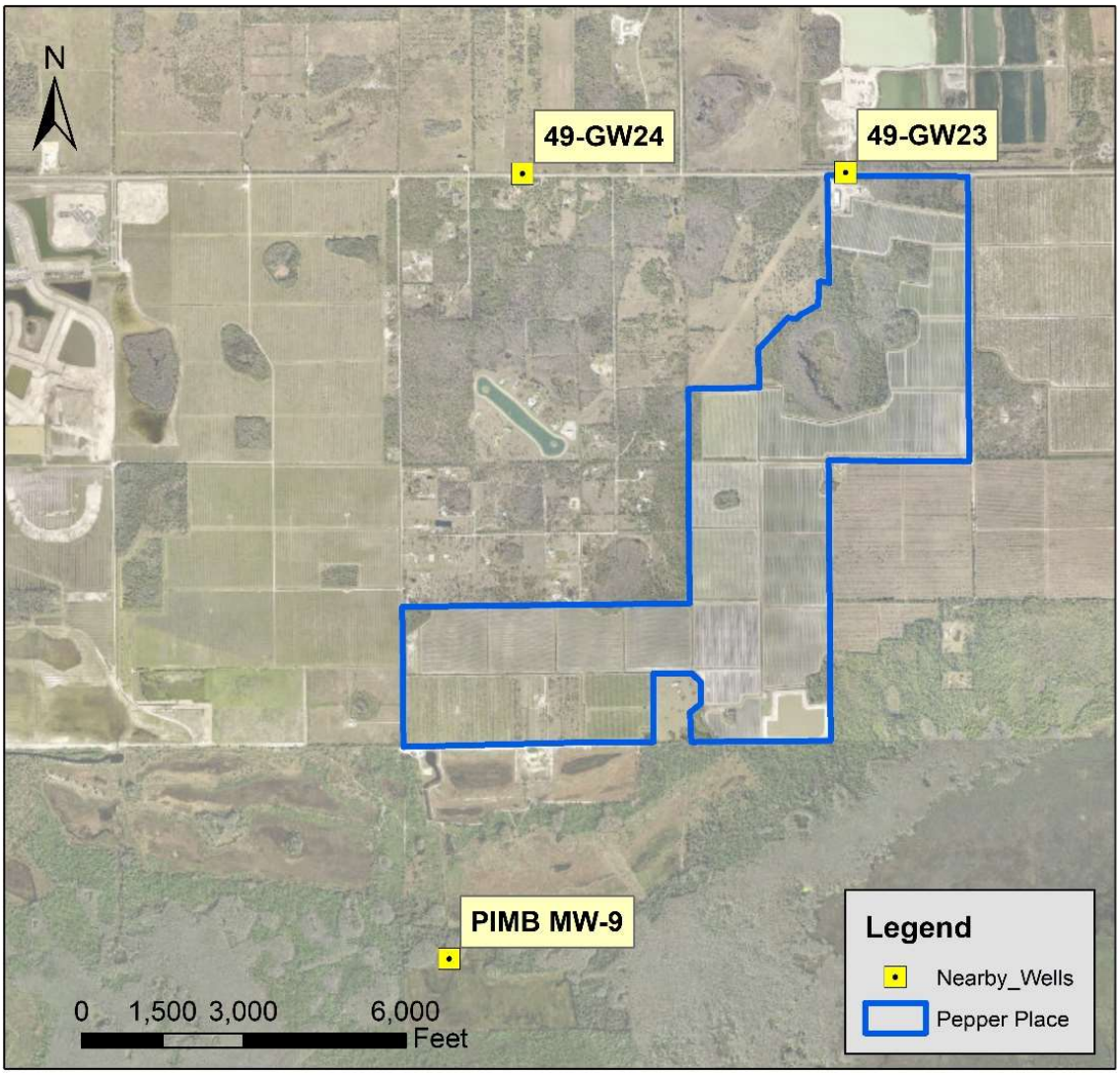

Figure 7. Location of Nearby Monitoring Wells

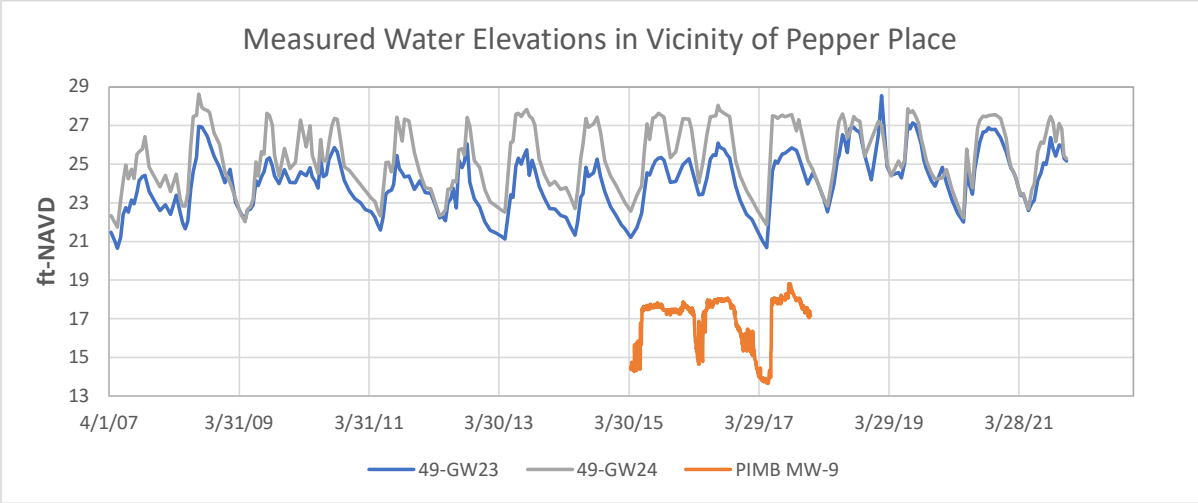

Figure 8. Water Table Aquifer Hydrographs of Nearby Monitoring Wells

SECTION G

SURFACE WATER AND GROUNDWATER MONITORING PLAN

Purpose

A Surface Water and Groundwater Monitoring Plan will be initiated to establish baseline conditions for the Preserve at Pepper Place project site and to quantify the potential adverse impacts as a result of the proposed development. The Surface Water and Groundwater Monitoring Plan includes sampling locations, sampling frequency, reporting requirements, and evaluations of the water level and water quality within the project site. The proposed monitoring plan may be further refined during the Development Order process that may include additional or removal of groundwater and/or surface water sampling locations.

Monitoring

The Surface Water and Groundwater Monitoring Plan will include the installation of two shallow monitor wells tapping the upper portion of the Water Table Aquifer (WT-1 & WT-2), located upstream and downstream within the project area, a deeper monitor well tapping the upper portion of the Sandstone Aquifer (SS-1), various surface water sample locations (to be located at the designated outfall locations), and staff gauge(s) installed within the irrigation withdrawal lake(s). All monitor wells and the staff gauge(s) will be equipped with electronic water level transducers set to record water levels every 6 hours. Proposed surface water and groundwater quality monitoring parameters are provided in **Table 2** and include contaminant target levels where applicable for surface water and groundwater.

Table 2. Summary of Surface Water and Groundwater Sampling Parameters

PARAMETER	Sample Source (SW/GW)	UNITS	Groundwater Target Level	Surface Water Target Levels	ANALYSIS TYPE
Total Kjeldahl Nitrogen (TKN)	SW & GW	mg/L as N	NA	NON-NUMERIC	Laboratory
Chloride	SW & GW	mg/L	250	250	Laboratory
Arsenic	SW & GW	µg/L	10	10	Laboratory
Lead	SW & GW	mg/L	0.015	NON-NUMERIC	Laboratory
Temperature	SW & GW	C	NA	NA	Field
Specific Conductance	SW & GW	umhos/cm	NA	1275 or <50% Increase	Field
pH	SW & GW	S.U.	6.5-8.5	1 unit from background	Field
Nitrite	SW	mg/L as N	1	NON-NUMERIC	Laboratory
Nitrate	SW	mg/L as N	10	10	Laboratory
Total Phosphorus	SW	mg/L as P	NA	NON-NUMERIC	Laboratory
E. coli	SW	MPN/100mL	NA	200 Average	Laboratory
Chlorophyll A	SW	mg/m^3	NA	NA	Laboratory
Dissolved Oxygen (DO)	SW	mg/L	NA	>5.0	Field
Discharge Condition	SW	Yes or No			Field
Lake Stage	SW	Feet (NAVD)	NA	NA	Field/Recorder
Groundwater Elevations	GW	Feet (NAVD)	NA	NA	Field/Recorder

NA=Not Applicable

Note - Groundwater Target Levels per Chapter 62-550 and Rule 62-520.420, FAC. Surface Water Target Levels per Chapter 62-302.

The proposed Surface Water and Groundwater Monitor Plan includes a baseline sampling event prior to construction commencement followed by subsequent semi-annual events. The semi-annual sampling events are proposed to occur twice per year during the wet season (June through October). The early wet season monitoring event is proposed to occur in June while the late we season event is proposed to occur in October. The monitoring will include stage measurements of the stormwater management system and the discharge condition will be recorded noting whether or not water is flowing through the control structure at the time of sampling.

Quality Assurance

Water samples will be collected and handled following protocols contained in Florida Department of Environmental Protection (FDEP) Quality Assurance Rule F.A.C. 62-160 and adopted as the 2014 FDEP Standard Operating Procedures for Field Activities (DEP-SOP-001/01), effective 7/30/2014. Water Quality samples will be collected from both monitor wells and the staff gauge monitoring station. One field blank and a field duplicate will be collected during each sampling event for quality assurance purposes. Chain of custody forms and laboratory analysis reports will be provided in corresponding quarterly reports.

Water samples will be tested by a certified laboratory under the National Environmental Laboratory Accreditation Program (NELAP) using approved test methods and QA testing requirements (i.e. blanks, sample duplicates, surrogates, matrix spikes etc.) as contained in F.A.C 62-160 QA Rules.

Water Monitoring Reporting and Analysis

An annual report which will include a comparison of State water quality standards, plots of parameters, and any conclusions or recommendations will be provided to the Lee County Division of Natural Resources annually for a minimum of 5 years. The monitoring reports will include a continuous hydrograph of the recorded water levels and updated tables of quarterly water quality sampling results. The monitoring reports will be submitted once per year as an Electric Data Deliverable (EDD) in a comma delimited text format approved by the Lee County Division of Natural Resources (LCDNR) in their approved format within 60 days of receipt of laboratory reports from two wet season monitoring events during the reporting period. Conclusions and recommendations will be based on applicable target levels and statistical analyses and trends of measured constituents. Statistical methods to be used may include determination of standard deviations, linear regressions, and calculation of confidence intervals.

Results of water sampling will be compared to applicable target levels, if listed and deviation from the initial baseline sampling. Parameters that do not have numeric target levels will be evaluated for trends. The surface water laboratory results will undergo statistical analyses for the development of conclusions and recommendations within the annual reports.

Should indications of water level or water quality concerns be identified by exceeding target levels or through statistical trend analyses, site conditions will be reviewed and assessed and if indicated, additional samples will be collected. Following any re-sampling event, the LCDNR will be notified of necessary corrective actions. Should potential areas of concern be identified, the Applicant will coordinate with the LCDNR to aid in identifying potential causes and potential needs to modify monitoring parameters, frequency, and/or reporting.

Water Quality Monitoring will continue for a minimum of 5 years from the date of completion of the stormwater management system. After 5 years of meeting or exceeding state water quality monitoring standards, the developer may amend or discontinue water quality monitoring and reporting after written request, review, and approval by Lee County Division of Natural Resources.

Estero Fire Rescue
21500 Three Oaks Parkway
Estero, Florida 33928
(239) 390.8000
(239) 390.8020 (Fax)
www.esterofire.org

October 24, 2022

Daniel DeLisi, AICP
DeLisi, Inc.
520 27th Street
West Palm Beach, Florida 33407

Re: Letter of Service Availability

Mr. DeLisi,

Please accept this correspondence as evidence of service availability for the property located at 21750 Corkscrew Road, Estero Florida. I have also listed the property strap number below for the propertied located in the Estero Fire Rescue District.

Fire suppression and ALS Non-transport services will be provided from Estero Fire Rescue District Station 45 located at 18743 Corkscrew Road, Estero, Florida.

27-46-27-00-00001.0010
27-46-27-00-00002.0000
27-46-27-00-00002.0030
27-46-27-00-00100.0010
33-46-27-00-00001.1000
33-46-27-00-00001.2000
33-46-27-00-00002.0000
33-46-27-L4-00001.30A0
33-46-27-L4-00001.30B0
33-46-27-L4-00001.30C0
33-46-27-L4-00001.30D0
33-46-27-L4-00001.30E0
34-46-27-00-00001.0000
34-46-27-00-00001.0010

Should you request any additional information, please feel free to reach out to at 239-390-8000.

Respectfully,

Phillip Green
Fire Marshal

THE SCHOOL DISTRICT OF LEE COUNTY

Jacqueline Heredia
District Planning Specialist
2855 Colonial Boulevard, Fort Myers, FL 33966 | **O:** 239.335.1494

October 21, 2022

Daniel DeLisi, AICP

RE: Corkscrew Rd & Alico Rd

Dear Daniel DeLisi:

This letter is in response to your request for concurrency review dated October 18, 2022 for the subject property in Corkscrew Rd & Alico Rd in regard to educational impact. This project is located in south choice Zone.

This development is a request for 500 single-family housing units. With regard to the inter-local agreement for school concurrency the generation rates are created from the type of dwelling unit and further broken down by grade level.

For multi-family homes, the generation rate is .116 and further broken down by grade level into the following, .149 for elementary, .0071 for middle and .077 for high. A total of 148.50 school-aged children would be generated and utilized for the purpose of determining sufficient capacity to serve the development.

The Concurrency Analysis attached, displays the impact of this development. Capacity is an issue within the Concurrency Service Area (CSA) at the elementary school level, however, capacity is available in the adjacent CSA.

Thank you and if I may be of further assistance, please contact me at 239-335-1494

Sincerely,

Jacqueline Heredia, District Planning Specialist

LEE COUNTY SCHOOL DISTRICT'S SCHOOL CONCURRENCY ANALYSIS

REVIEWING AUTHORITY	Lee County School District
NAME/CASE NUMBER	
OWNER/AGENT	Delisi
ITEM DESCRIPTION	Estero
LOCATION	Corkscrew & Alico Rd
ACRES	1052.00
CURRENT FLU	Central Urban
CURRENT ZONING	

PROPOSED DWELLING UNITS BY TYPE

Single Family	Multi Family	Mobile Home
500		0

	Student Generation Rates			
STUDENT GENERATION	**SF**	**MF**	**MH**	**Projected Students**
Elementary School	0.149	0.058		74.50
Middle School	0.071	0.028		35.50
High School	0.077	0.03		38.50

Source: Lee County School District, September 8, 2018 letter

CSA SCHOOL NAME 2022/23	CSA Capacity (1)	CSA Projected Enrollment (2)	CSA Available Capacity	Projected Impact of Project	Available Capacity W/Impact	LOS is 100% Perm FISH Capacity	Adjacent CSA Available Capacity w/Impact
South CSA, Elementary	14,234	14,026	208	75	134	99%	
South CSA, Middle	7,293	6,912	381	36	346	95%	
South CSA, High	9,536	8,492	1,044	39	1006	89%	

(1) Permanent Capacity as defined in the Interlocal Agreement and adopted in the five (5) years of the School District's Five Year Plan

finding of capacity)

School Concurrency Manual

Prepared by: Jacqueline Heredia, Planning Specailist

Carmine Marceno
Sheriff

"Proud to Serve"

State of Florida
County of Lee

October 20, 2022

Daniel DeLisi
DeLisi, Inc.
520 27th St.
West Palm Beach, FL 33407

Mr. DeLisi,

The Lee County Sheriff's Office has reviewed your Comprehensive Plan Amendment request for a 1,052-acre project located at 21750 Corkscrew Road in Estero, approximately 6 miles east of the intersection with Alico Road that includes the following STRAPs:

27-46-27-00-00001.0010, 27-46-27-00-00002.0000, 27-46-27-00-00002.0030, 27-46-27-00-00100.0010, 33-46-27-00-00001.1000, 33-46-27-00-00001.2000, 33-46-27-00-00002.0000, 33-46-27-L4-00001.30A0, 33-46-27-L4-00001.30B0, 33-46-27-L4-00001.30C0, 33-46-27-L4-00001.30D0, 33-46-27-L4-00001.30E0, 34-46-27-00-00001.0000 and 34-46-27-00-00001.0010.

The proposed map amendments would extend a Private Recreational Facilities Planned Development Overlay over this property and extend future water and sewer service areas. It also would allow for recreational activities to include golf, an indoor gun range and equestrian facility. The proposed text amendment will allow for a 100-room hotel and increase dwelling units from 98 to 500, ancillary to the recreational use. These proposed changes would not affect our ability to provide law enforcement services to the project and surrounding area.

Law enforcement services will be provided from our South District offices in Bonita Springs. As this development builds out, we will factor its impact into our annual manpower review and make adjustments accordingly. At the time of application for a Development Order or building permit, we request that the applicant provide a Crime Prevention Through Environmental Design (CPTED) report done by the applicant and given to the Lee County Sheriff's Office for review and comment. Please contact Community Response Unit Crime Prevention Practitioner Beth Schell at (239) 477-1677 with any questions regarding the CPTED study.

Respectfully,

Chris Reeves
Major, Patrol Bureau

Lee County
Southwest Florida

Board of County Commissioners

October 19, 2022

Delisi Land Use Planning
Attn: Mr. Daniel Delisi
520 27th Street,
West Palm Beach, Florida 33407

RE: Solid Waste Letter of Availability - Corkscrew Rd

Dear Mr. Delisi:

The Lee County Solid Waste Department is capable of providing solid waste disposal service for the proposed land use establishment located at Corkscrew Road, approximately 6 miles east of the intersection with Alico Road. Disposal of the solid waste from this development will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Plans have been made, allowing for growth, to maintain long-term disposal capacity at these facilities.

Garbage and recycling collections require the owner/or the Management Company to secure a service agreement for the collection and an agreement for the purchase or lease of waste containers from the County's MSW and Recycling Collection Franchise Hauler, currently Waste Pro of Florida.

Sincerely,

Justin Lighthall

Justin Lighthall
Manager, Public Utilities
Lee County Solid Waste

State Policy Plan and Strategic Regional Policy Plan Analyses
Exhibit M-18

There are no State or Regional Policy Plan goals or policies that are relevant to the proposed amendment.