



April 7, 2023

Mr. Joseph Sarracino, Planner Lee County Department of Community Development 1500 Monroe Street, 2<sup>nd</sup> Floor Fort Myers, FL 33901

RE: Cary+Duke+Povia Map Amendment CPA2022-00019 – Resubmittal 1

Dear Mr. Sarracino,

It is my pleasure to submit to you the attached revised documents related to the map amendment request for the Cary+Duke+Povia RPD. Please see the following responses to your comments received on January 23, 2023.

The following information has been provided to assist in your review of the petition:

- 1. Comment Letter Responses;
- 2. Revised Exhibit M1 CPA Map Application;
- 3. Revised Exhibit M3 Surrounding Owner List, Labels & Map;
- Revised Exhibit M5 Existing Land Uses;
- 5. Revised Exhibit M7 Sketch and Legal Description;
- 6. Revised Exhibits M11 & M18 Lee Plan Analysis;
- 7. Exhibit M12 Environmental Assessment;
- 8. Exhibit M13 Archaeological Report;
- 9. Revised Exhibit M14 & M16 Impacts of Proposed Changes:
- 10. Exhibit M15 Traffic Circulation Analysis: and
- 11. Revised Exhibit M17 Letters of Service Availability;
- 12. Revised Exhibit M20 Community Plan Requirements; and
- 13. Physical Copy of Mailing Labels;

The following is a list of Staff's comments with the Applicant's responses in **bold**.

#### **APPLICATION MATERIALS COMMENTS**

 Please update page 1 of the application to indicate the correct allowable density under the current Lee Plan. The subject property would not be eligible for the Rare & Unique Preservation Incentive under the current Lee Plan without connection to public water and sewer services.

RESPONSE: The revised Application in Exhibit M1 indicates the current allowable density of 771 units.

2. The properties located at STRAPs 17-43-26-01-00001.0000 and 17-43-26-0100002.0000 appear in both the variance report and the legal description of the subject property. Please

clarify if these parcels are included in the request. Please update application materials to reflect the status of the parcels.

RESPONSE: The STRAP numbers referenced above are included in the subject property and should not be listed as an adjacent property in the Variance Report. The revised Variance Report included in this resubmittal as Exhibit M3 no longer include these STRAPs as surrounding owners to be noticed.

3. Please provide physical copies of the mailing labels in Exhibit M3.

RESPONSE: Physical copies of mailing labels have been hand delivered to your attention.

4. Please include a description of the existing use(s) of the subject property on the map of existing uses on surrounding property.

RESPONSE: The requested description has been added to revised Exhibit M5 – Existing Land Uses.

#### **LEGAL REVIEW COMMENTS:**

5. The sketch accompanying the legal description 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.

RESPONSE: The sketch has been revised in Exhibit M7 – Sketch and Legal Description as requested.

6. If the 0.114 acre parcel located on the southern side of Duke Highway, the southeastern corner of the project boundary as described, is a part of this project, a metes and bounds legal description must be provided for it and it must be depicted in the legal sketch with all necessary calls.

RESPONSE: The sketch and description have been updated as requested in Revised Exhibit M7.

#### LEVEL OF SERVICE ANALYSIS COMMENTS:

7. Please review the Lee County 2022 Concurrency Report to determine if new Level of Service analyses are required within the Public Facilities Existing and Future Conditions Analysis - Exhibit M16.

RESPONSE: The analysis in Exhibit M14 & M16, has been updated with information from the Lee County 2022 Concurrency Report, as requested. The proposed amendment continues to comply with all current adopted LOS standards.

8. Please provide an existing and future conditions analysis of Parks and Recreation based on Lee County's 2022 Concurrency Report.

RESPONSE: The analysis in Exhibit M14 & M16, has been updated with information from the Lee County 2022 Concurrency Report for Parks and Recreation, as requested.

9. Please provide an existing and future conditions analysis for public schools based on Lee County's 2022 Concurrency Report.

RESPONSE: The analysis in Exhibit M14 & M16, has been updated with information from the Lee County 2022 Concurrency Report for public schools, as requested.

10. Please provide letters of service availability from the appropriate agencies for fire protection, emergency medical service, law enforcement, solid waste, mass transit, and schools.

RESPONSE: Letters of availability are attached as requested.

11. Please provide the correspondence provided to each service provider when requesting the letters of availability.

RESPONSE: Correspondence to each service provider is attached to the letters of availability as requested.

12. How does the applicant plan on connecting sewer service across the Caloosahatchee?

RESPONSE: It is anticipated that horizontal directional drilling under the Caloosahatchee River will be used to establish sewer service to the site. Drilling activity will be permitted through the Army Corps of Engineers and will be designed to ensure there are no impacts to the River or wildlife.

#### **HISTORIC RESOURCES COMMENTS:**

13. Please provide write-ups of archeological sites at Twisted Oak (LL02395) and Trout Creek (LL02396).

**RESPONSE:** Please see the description in Exhibit M13.

14. How will the project be accommodating the archeological sites? Will the accommodations impact the allowable density on the property?

RESPONSE: Please see the revised Narrative and MCP, which shows these sites located within designated preserve areas.

#### **LEE PLAN ANALYSIS COMMENTS:**

15. Please analyze Policy 1.4.1 to discuss the applicability of the request to the future land use category of the subject property.

RESPONSE: Policy 1.4.1 has been added to the revised Lee Plan Analysis in Exhibit M11 & M18 – Lee Plan Analysis.

16. Please analyze Policy 1.5.1, 5.1.2, 17.3.2, 17.3.3, 101.1.4.

RESPONSE: The above referenced policies have been added to the revised Lee Plan Analysis in Exhibit M11 & M18 – Lee Plan Analysis.

17. Please analyze the relevant objectives and policies in Goals 60 and 124.

RESPONSE: The above referenced Goals have been added to the revised Lee Plan Analysis in Exhibit M11 & M18 – Lee Plan Analysis.

18. Staff acknowledges the applicant's analysis of Policy 27.1.8. Please provide materials from the community meetings once they are completed.

RESPONSE: A meeting was held in North Olga on January 26, 2023, and the meeting summary has been added to the revised Exhibit M20. A meeting in Alva is scheduled for March 14, 2023, and the summary for this second meeting will be provided at that time.

19. Please analyze the relevant policies in Objectives 2.1 and 2.2

RESPONSE: Objectives 2.1 and 2.2 have been added to the revised Lee Plan Analysis in Exhibit M11 & M18 – Lee Plan Analysis.

20. Please analyze Policy 1.6.5 to determine if changes to Table 1 (b) will be necessary to accommodate a future development order on the property.

RESPONSE: Policy 1.6.5 has been added to the revised Lee Plan Analysis in Exhibit M11 & M18 – Lee Plan Analysis.

#### TRANSPORTATION ANALYSIS COMMENTS:

21. Please provide a Traffic Impact Statement including information regarding the Traffic Circulation Analysis.

**RESPONSE:** Please see the attached Traffic Circulation Analysis in Exhibit M15.

#### **ENVIRONMENTAL ANALYSIS COMMENTS:**

22. Please provide an Environmental Impacts Analysis, as the proposed amendment would increase the allowable density on the subject property.

RESPONSE: Please find attached the Environmental Assessment prepared by Passarella and Associates, Inc.in Exhibit M12.

We appreciate staff's time and consideration of the above information. Please contact me with any questions or concerns at (239) 319-0026 or <a href="mailto:jfrantz@rviplanning.com">jfrantz@rviplanning.com</a>.

Sincerely,

**RVi** Planning + Landscape Architecture

Jeremy Frantz, AICP

**Project Director** 

cc: Jack Weber, Neal Communities

Steve Hartsell, Esq., Pavese Law

Shane Johnson, Passarella & Associates

Yury Bykau, TR Transportation, Inc.

Brandon Frey, P.E., JR Evans Engineering



## APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - MAP

Proj	ectName: Cary+Duke+Povia RPD				
Proj	ect Description: A request to amend the Lee County Utilities Future Water Service Areas Map (Map 4A) the Lee				
Cou	nty Utilities Future Sewer Service Areas Map (Map 4B) and to include a 788+/- acre property within the Future				
Wat	er Service Area and Sewer Service Area. The request is associated with a proposed RPD Rezone to allow for a				
max	imum of 1,099 single-family dwelling units.				
Map	(s) to Be Amended: <u>Lee County Utilities Future Water Service Areas Map (Map-4A) and Future Water Service</u>				
<u>Area</u>	as Map (Map-4B).				
Stat	te Review Process:   Small-Scale Review   State Coordinated Review   Expedited State Review				
1.	Name of Applicant: Neal Communities of Southwest Florida, Inc.				
	Address: 28100 Bonita Grande Dr., Suite 106				
	City, State, Zip: Bonita Springs, FL, 34135				
	Phone Number: 239-405-7366 E-mail: toak@nealcommunities.com				
2.	Name of Contact: Jeremy Frantz, AICP				
	Address: 28100 Bonita Grande Dr., Suite 305				
	City, State, Zip: Bonita Springs, FL, 34135				
	Phone Number: <u>239-357-9580</u> E-mail: <u>jfrantz@rviplanning.com</u>				
3.	Owner(s) of Record: See Attached.				
•	Address:				
	City, State, Zip:				
	Phone Number: E-mail:				
4.	Property Location:				
	1. SiteAddress: 13230 N River Road, Alva, FL 33920; 14406 Duke Hwy, Alva, FL 33920 & Access Undetermined				
	<b>2.</b> STRAP(s): 17-43-26-00-00001.0000; 17-43-26-01-00003.0000; 17-43-26-01-00008.0000; 17-43-26-01-00009.0000				
	16-43-26-00-00001.0040; 16-43-26-00-00001.0070; 16-43-26-00-00001.0000; 17-43-26-01-00004.0000				
5.	Property Information:				
	Total Acreage of Property: <u>788+/- acres</u> Total Acreage Included in Request: <u>788+/- acres</u>				
	Total Uplands: 718+/-acres				
	Current Future LandUse Category(ies): Rural & Wetlands				
	Area in Each Future Land Use Category: Rural = 718+/- ac Wetlands = 70+/- ac				
	Existing Land Use: Agriculture / Pasture				
6.	Calculation of maximum allowable development under current Lee Plan:				
0.	Residential Units/Density: 771 Commercial Intensity: 0 Industrial Intensity: 0				
	industrial intensity. U				
7.	Calculation of maximum allowable development with proposed amendments:				
,•	Residential Units/Density: 1,099 Commercial Intensity: 0 Industrial Intensity: 0				
	1105100 miles 2 miles 2 miles 2 miles 2 miles 1100 miles 2 mil				

#### **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 trip generation.
    - 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 range improvements
- g. Provide a letter of service availability from the appropriate utility for sanitary sewer and potable water

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

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

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

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

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

#### **Environmental Impacts**

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

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

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

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

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

#### **Internal Consistency with the Lee Plan**

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

#### State Policy Plan and Regional Policy Plan

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

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

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

#### Planning Communities/Community Plan Area Requirements

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

#### **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.

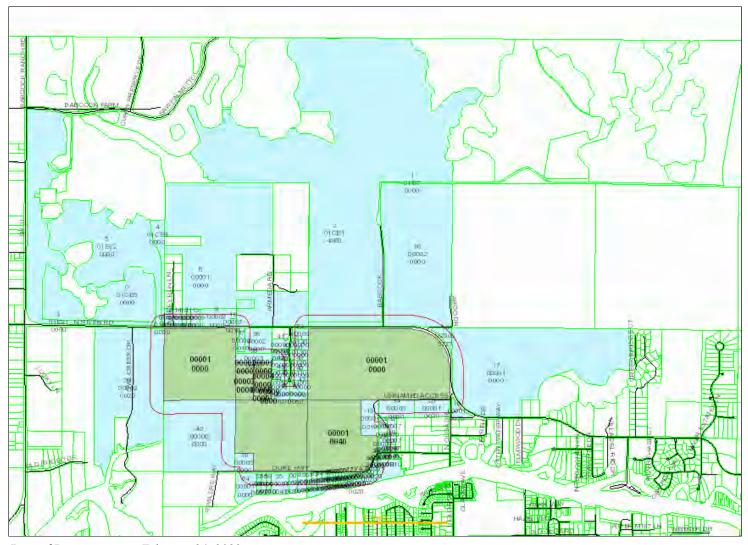
#### **MINIMUM SUBMITTAL ITEMS (3 Copies)**

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

#### <u>APPLICANT – PLEASE NOTE:</u>

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.



Date of Report: February 24, 2023

Buffer Distance: 500 feet Rerun

Parcels Affected: 76

Subject Parcels:

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

17-43-26-01-00009.0000

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

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
BABCOCK PROPERTY HOLDINGS LLC KITSON AND PARTNERS 4500 PGA BLVD STE 400 PALM BEACH GARDENS FL 33418	<b>03-43-26-L4-01167.0000</b> ACCESS UNDETERMINED ALVA FL 33920	BABCOCK RANCH COMMUNITY LEE COUNTY PHASE 1 AS DESC IN INSTRUMENT 2022000234859 TRACT I-67	1
BABCOCK PROPERTY HOLDINGS LLC KITSON AND PARTNERS 4500 PGA BLVD STE 400 PALM BEACH GARDENS FL 33418	<b>04-43-26-L4-01CE1.4000</b> ACCESS UNDETERMINED ALVA FL 33920	BABCOCK RANCH COMMUNITY LEE COUNTY PHASE 1 AS DESC IN INSTRUMENT 2022000234859 TRACT CE-14	2
BABCOCK PROPERTY HOLDINGS LLC KITSON AND PARTNERS 4500 PGA BLVD STE 400 PALM BEACH GARDENS FL 33418	<b>07-43-26-L1-01E31.0000</b> ACCESS UNDETERMINED ALVA FL 33920	BABCOCK RANCH COMMUNITY LEE COUNTY PHASE 1 AS DESC IN INSTRUMENT 2022000234859 TRACT E-31 LESS INSTRUMENT 2022000393608	3

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BABCOCK PROPERTY HOLDINGS LLC KITSON AND PARTNERS 4500 PGA BLVD STE 400 PALM BEACH GARDENS FL 33418	<b>07-43-26-L2-01CE9.0000</b> ACCESS UNDETERMINED ALVA FL 33920	BABCOCK RANCH COMMUNITY LEE COUNTY PHASE 1 AS DESC IN INSTRUMENT 2022000234859 TRACT CE-9	4
BABCOCK PROPERTY HOLDINGS LLC KITSON AND PARTNERS 4500 PGA BLVD STE 400 PALM BEACH GARDENS FL 33418	<b>07-43-26-L2-01E32.0000</b> ACCESS UNDETERMINED ALVA FL 33920	BABCOCK RANCH COMMUNITY LEE COUNTY PHASE 1 AS DESC IN INSTRUMENT 2022000234859 TRACT E-32 LESS INSTRUMENT 2022000393608	5
BABCOCK PROPERTY HOLDINGS LLC KITSON AND PARTNERS 4500 PGA BLVD STE 400 PALM BEACH GARDENS FL 33418	07-43-26-L3-01CE8.0000 ACCESS UNDETERMINED ALVA FL 33920	BABCOCK RANCH COMMUNITY LEE COUNTY PHASE 1 AS DESC IN INSTRUMENT 2022000234859 TRACT CE-8	6
BABCOCK PROPERTY HOLDINGS LLC KITSON AND PARTNERS 4500 PGA BLVD STE 400 PALM BEACH GARDENS FL 33418	<b>07-43-26-L3-01168.0000</b> ACCESS UNDETERMINED ALVA FL 33920	BABCOCK RANCH COMMUNITY LEE COUNTY PHASE 1 AS DESC IN INSTRUMENT 2022000234859 TRACT I-68	7
ARMEDA FAMILY LLC 19440 ARMEDA RD ALVA FL 33920	<b>08-43-26-00-00001.0000</b> 19551 ARMEDA RD ALVA FL 33920	PARL IN SEC 8 AS DESC IN OR 1134 PG 0362	8
SNELL FRANK A TR 1470 ROYAL PALM SQ BLVD FORT MYERS FL 33919	<b>08-43-26-00-00007.0000</b> 13341 N RIVER RD ALVA FL 33920	S 1/2 OF SE 1/4 OF SW 1/4 + S1/2 OF NW1/4 OF SW1/4 OF SE1/4 LESS OR 1285 1967	9
SNELL FRANK A TR 1470 ROYAL PALM SQ BLVD FORT MYERS FL 33919	<b>08-43-26-00-00007.0010</b> 13441 N RIVER RD ALVA FL 33920	PARL IN SW 1/4 OF SE 1/4 AS DESC IN OR 1285 PG 1967	10
LEE AMANDA & 13161 N RIVER RD ALVA FL 33920	<b>08-43-26-00-00009.0020</b> 13161 N RIVER RD ALVA FL 33920	W 1/2 OF SE 1/4 OF SW 1/4 OF SW 1/4 LESS THE W 140 FT	11
SUMMERALL RANDALL C 13131 N RIVER RD ALVA FL 33920	<b>08-43-26-00-00009.002A</b> 13131 N RIVER RD ALVA FL 33920	THE W 140 FT OF W 1/2 OF SE 1/4 OF SW 1/4 OF SW 1/4	12
ONEILL MICHAEL 13033 N RIVER RD ALVA FL 33920	<b>08-43-26-00-00010.0010</b> 13033 N RIVER RD ALVA FL 33920	W 1/2 OF S W 1/4 OF S W 1/4 OF S W 1/4 DESC IN OR 1432 PG 635	13
PIPKINS DAVID S & 19100 TURKEY RUN LN ALVA FL 33920	<b>08-43-26-00-00010.0020</b> 19100 TURKEY RUN LN ALVA FL 33920	E1/2 OF SW1/4 OF SW1/4 OF SW1/4 DESC IN OR 1505 PG 1868	14
SUMMERALL CAROLYN + 13201 N RIVER RD ALVA FL 33920	<b>08-43-26-L4-00009.0000</b> 13201 N RIVER RD ALVA FL 33920	E 1/2 OF SW 1/4 OF SW 1/4 OF SW 1/4 + LOT DESC. INSTR. # 2018000023968	15
LEE COUNTY CONSERVATION 2020 PO BOX 398 FORT MYERS FL 33902	<b>09-43-26-00-00002.0000</b> N RIVER RD ALVA FL 33920	E PART OF SEC LYING E OF LINE DESC IN DB 279 PG 68 + DB 308 PG 530 LESS S 60 FT OF E 60 FT + LESS OR 439 PG 715	16
TELEGRAPH CREEK CATTLE CO LLC 10660 DEAL RD NORTH FORT MYERS FL 33917	15-43-26-00-00001.0060 ACCESS UNDETERMINED ALVA FL	N 1/2 OF SEC + N 1/2 OF N 1/2 OF S 1/2 SEC 15 + W 1/2 OF W1/2 SEC14 LYING N OF C/L OF CREEK LESS RD R/W + LESS OR1233/994 + LESS INST#2007000060354 + 2008000119140 + TRIANGULAR PARL DESC IN OR 4503/4670	17
STEVE D SMITH 360 LLC 15000 N RIVER RD ALVA FL 33920	<b>15-43-26-00-00001.0070</b> 15000 N RIVER RD ALVA FL 33920	PARL LYING IN W 1/2 OF W 1/2 LYING SWLY OF N RIVER RD + LYING N OF OLGA DR + E OF N	18

		•	
		OLGA RD AS DESC IN OR 4503 PG 4670	
CARY GLENN KEITH &	16-43-26-00-00001.0010	SW 1/4 LESS PARCEL 1.003	19
PO BOX 718	18451 N OLGA DR	DESC IN INST 2006-281030	
FORT MYERS FL 33902	ALVA FL 33920	LYING N OF R/W OR 2026/2985	
CARY LAND COMPANY LLC	16-43-26-00-00001.0020	N 1/2 OF NE 1/4 OF SE 1/4	20
PO BOX 718	18401 N OLGA DR		
FORT MYERS FL 33902	ALVA FL 33920		
MAY RANDALL M	16-43-26-00-00001.0030	A PARL IN SW 1/4 OF SEC	21
14410 DUKE HWY	14410 DUKE HWY	AS DESC IN OR 484 PG 407	
ALVA FL 33920	ALVA FL 33920		
WALDRON ROBERT LYLE II &	16-43-26-00-00001.0050	SW 1/4 LESS PARCEL 1.003	22
14560 DUKE HWY	14500 DUKE HWY	DESC IN INST 2006-281030	
ALVA FL 33920	ALVA FL 33920	LYING S OF R/W OR 2026/2985	
WALDRON ROBERT LYLE II &	16-43-26-00-00001.0060	PARL LOC IN SW 1/4	23
14560 DUKE HWY	14450 DUKE HWY	LYING S OF R/W DESC IN	
ALVA FL 33920	ALVA FL 33920	OR 2026/2985 LESS 1.0030 + 0070	
CARY + DUKE PROPERTIES LLC	16-43-26-00-00001.0070	PARL LOC IN SW 1/4	24
PO BOX 718	14406 DUKE HWY	LYING S OF R/W DESC IN	
FORT MYERS FL 33902	ALVA FL 33920	OR 2026/2985 LESS 1.0030 + 0060	
SOUTH FLA WATER MGMT DIST	16-43-26-00-00006.0020	S 471FT OF SW 1/4 OF SE 1/4	25
LAND MANAGEMENT	DUKE HWY	LYING W OF CRK SEC 16 + N 1/2	
PO BOX 24680	ALVA FL 33920	OF N 1/2	
WEST PALM BEACH FL 33416		OF SEC 21 LYING N OF RIVER	
		DESC IN	
		OR 50 PG 414 + OR 53 PG 214 +	
		OR 17 PG 80	
WALDRON ROBERT LYLE II &	16-43-26-00-00007.0010	PARL IN SE 1/4 OF SEC 16	26
14560 DUKE HWY	14560 DUKE HWY	S OF DUKE HWY E OF CREEK	
ALVA FL 33920	ALVA FL 33920	DESC OR 2132/1948 AKA TR A	
RONCO LAWRENCE G & CARLA D	16-43-26-00-00007.001B	PARL IN SE 1/4 SEC 16	27
14600 DUKE HWY	14600 DUKE HWY	S OF DUKE HWY E OF CREEK	
ALVA FL 33920	ALVA FL 33920	DESC OR 1982/2816 AKA TR B	
MOON CHRISTOPHER G &	16-43-26-00-00007.001C	PARL IN SE 1/4 SEC 16	28
1460 DUKE HWY	14640 DUKE HWY	S OF DUKE HWY E OF CREEK	
ALVA FL 33920	ALVA FL 33920	DESC IN OR 1982 PG 2819	
ALGER THERESA HEYDEN +	16-43-26-00-00007.0020	W 1/2 OF NW 1/4 OF SW 1/4	29
14561 DUKE HWY ALVA FL 33920	14561 DUKE HWY ALVA FL 33920	OF SE 1/4 LESS R/W OR 2026/2986	
		NE 1/4 OF NW 1/4 OF CW 1/4	20
REDFERN W E JR &	16-43-26-00-00007.0030	NE 1/4 OF NW 1/4 OF SW 1/4	30
14651 DUKE HWY ALVA FL 33920	14651 DUKE HWY ALVA FL 33920	OF SE 1/4 + E 10' OF SE 1/4 OF NW 1/4 OF SW 1/4 OF SE 1/4	
ALVA FL 33920	ALVA FL 33920	AS DESC IN OR1348 PG 470	
ALLENI CLICANI LO	16 42 26 00 00007 0040	SE 1/4 OF NW 1/4 OF SW 1/4	2.1
ALLEN SUSAN L & 14641 DUKE HWY	<b>16-43-26-00-00007.0040</b> 14641 DUKE HWY	OF SE 1/4	31
ALVA FL 33920	ALVA FL 33920	FR 16-43-26-00-00007.0000	
11LVIII 1 33720	71LV/11 E 33720	LESS R/W OR 2026/2985	
CARY LAND COMPANY LLC			
CANTEDAND COMEAN LEEC	16-43-26-00-00007 0070	F 1/2 OF SW 1/4 OF NW 1/4	32
	16-43-26-00-00007.0070 ACCESS UNDETERMINED	E 1/2 OF SW 1/4 OF NW 1/4	32
PO BOX 718	16-43-26-00-00007.0070 ACCESS UNDETERMINED ALVA FL	E 1/2 OF SW 1/4 OF NW 1/4	32
PO BOX 718 FORT MYERS FL 33902	ACCESS UNDETERMINED ALVA FL		
PO BOX 718 FORT MYERS FL 33902 CARY JASON COLE +	ACCESS UNDETERMINED ALVA FL 16-43-26-00-00007.0090	W 1/2 SW 1/4 OF NW 1/4	32
PO BOX 718 FORT MYERS FL 33902 CARY JASON COLE + PO BOX 718 FORT MYERS FL 33902	ACCESS UNDETERMINED ALVA FL		
PO BOX 718 FORT MYERS FL 33902 CARY JASON COLE + PO BOX 718 FORT MYERS FL 33902	ACCESS UNDETERMINED ALVA FL 16-43-26-00-00007.0090 18471 N OLGA DR ALVA FL 33920	W 1/2 SW 1/4 OF NW 1/4 OF SE 1/4	33
PO BOX 718 FORT MYERS FL 33902 CARY JASON COLE + PO BOX 718 FORT MYERS FL 33902 CARY LAND COMPANY LLC	ACCESS UNDETERMINED ALVA FL 16-43-26-00-00007.0090 18471 N OLGA DR ALVA FL 33920 16-43-26-00-00009.0000	W 1/2 SW 1/4 OF NW 1/4	
PO BOX 718 FORT MYERS FL 33902 CARY JASON COLE + PO BOX 718 FORT MYERS FL 33902 CARY LAND COMPANY LLC PO BOX 718	ACCESS UNDETERMINED ALVA FL 16-43-26-00-00007.0090 18471 N OLGA DR ALVA FL 33920 16-43-26-00-00009.0000 18431 N OLGA DR	W 1/2 SW 1/4 OF NW 1/4 OF SE 1/4	33
PO BOX 718 FORT MYERS FL 33902 CARY JASON COLE + PO BOX 718 FORT MYERS FL 33902 CARY LAND COMPANY LLC PO BOX 718 FORT MYERS FL 33902	ACCESS UNDETERMINED ALVA FL 16-43-26-00-00007.0090 18471 N OLGA DR ALVA FL 33920 16-43-26-00-00009.0000 18431 N OLGA DR ALVA FL 33920	W 1/2 SW 1/4 OF NW 1/4 OF SE 1/4 N 1/2 OF NW 1/4 OF SE 1/4	33
PO BOX 718 FORT MYERS FL 33902 CARY JASON COLE + PO BOX 718	ACCESS UNDETERMINED ALVA FL 16-43-26-00-00007.0090 18471 N OLGA DR ALVA FL 33920 16-43-26-00-00009.0000 18431 N OLGA DR	W 1/2 SW 1/4 OF NW 1/4 OF SE 1/4	33

		PARCELS 1 + 2 + FORMER FDOT ROW	
VAN HORNE SUZANNE L +	17-43-26-00-00002.0000	N 3/4 OF NW 1/4 OF NE 1/4	36
13630 N RIVER RD	13630 N RIVER RD	LESS RD R/W + LESS	
ALVA FL 33920	ALVA FL 33920	INST#2008000262414	
EDWARDS DAVE & ANNA M +	17-43-26-00-00002.0010	PARL LYING IN N 3/4 OF NW 1/4	37
13620 N RIVER RD	13620 N RIVER RD	OF NE 1/4 AS DESC IN	
ALVA FL 33920	ALVA FL 33920	INST#2008000262414	
CARY GLENN KEITH & PO BOX 718 FORT MYERS FL 33902	<b>17-43-26-00-00003.0000</b> ACCESS UNDETERMINED ALVA FL	S 1/2 OF S 1/2 OF NW 1/4 OF NE 1/4	38
WOODS D DENNIS 14120 DUKE HWY ALVA FL 33920	17-43-26-00-00005.0000 13591 DUKE HWY ALVA FL 33920	SW 1/4 OF SW 1/4 OF SE 1/4 LESS R/W OR 2026/2985	39
NORTH RIVER COMMUINITIES LLC 9990 COCONUT RD STE 200 BONITA SPRINGS FL 34135	<b>17-43-26-00-00006.0000</b> 13231 DUKE HWY ALVA FL 33920	SW 1/4 LESS R/W OR 2026/2985	40
BROWN DOUGLAS G & SANDRA H	<b>17-43-26-02-00000.0020</b>	NORTH RIVER OAKS	41
PO BOX 1005	18961 SERENOA CT	PB 34 PG 102	
ALVA FL 33920	ALVA FL 33920	LOT 2	
BORCHERING BARRY C &	17-43-26-02-00000.0040	NORTH RIVER OAKS	42
18901 SERENOA CT	18901 SERENOA CT	PB 34 PG 102	
ALVA FL 33920	ALVA FL 33920	LOT 4	
SUSHIL HARLY M & KATELYN M	<b>17-43-26-02-00000.0050</b>	NORTH RIVER OAKS	43
18871 SERENOA CT	18871 SERENOA CT	PB 34 PG 102	
ALVA FL 33920	ALVA FL 33920	LOT 5	
LANDGRAF JAMES E TR	<b>17-43-26-02-00000.0060</b>	NORTH RIVER OAKS	44
18841 SERENOA CT	18831/41 SERENOA CT	PB 34 PG 102	
ALVA FL 33920	ALVA FL 33920	LOT 6	
OCONNELL DENIS J JR &	<b>17-43-26-02-00000.0070</b>	NORTH RIVER OAKS	45
18811 SERENOA CT	18811 SERENOA CT	PB 34 PG 102	
ALVA FL 33920	ALVA FL 33920	LOT 7	
TILTON ANDREW DOUGLAS	<b>17-43-26-02-00000.0080</b>	NORTH RIVER OAKS	46
18810 SERENOA CT	18810 SERENOA CT	PB 34 PG 102	
ALVA FL 33920	ALVA FL 33920	LOT 8	
DYER JOHN F	<b>17-43-26-02-00000.0090</b>	NORTH RIVER OAKS	47
18840 SERENOA CT	18840 SERENOA CT	PB 34 PG 102	
ALVA FL 33920	ALVA FL 33920	LOT 9	
YATES DONALD C & KIMBERLY K	17-43-26-02-00000.0100	NORTH RIVER OAKS	48
18870 SERENOA CT	18870 SERENOA CT	PB 34 PG 102	
ALVA FL 33920	ALVA FL 33920	LOT 10	
GUGEL RITA NACKEN	<b>17-43-26-02-00000.0110</b>	NORTH RIVER OAKS	49
18900 SERENOA CT	18900 SERENOA CT	PB 34 PG 102	
ALVA FL 33920	ALVA FL 33920	LOT 11	
SANDERFORD R D &	<b>17-43-26-02-00000.0120</b>	NORTH RIVER OAKS	50
18930 SERENOA CT	18930 SERENOA CT	PB 34 PG 102	
ALVA FL 33920	ALVA FL 33920	LOT 12	
CUTSHALL PAUL L JR &	<b>17-43-26-02-00000.0130</b>	NORTH RIVER OAKS	51
18950/60 SERENOA CT	18950/60 SERENOA CT	PB 34 PG 102	
ALVA FL 33920	ALVA FL 33920	LOT 13	
PHILLIPS DENNIS J &	<b>17-43-26-02-00000.0140</b>	NORTH RIVER OAKS	52
18990 SERENOA CT	18990 SERENOA CT	PB 34 PG 102	
ALVA FL 33920	ALVA FL 33920	LOT 14	
TALON VENTURES LLC 10 WIMBLEDON CT FRISCO TX 75034	<b>18-43-26-00-00002.0020</b> 12850 N RIVER RD ALVA FL 33920	E1/2 OF SEC 18 N OF TROUT CREEK LESS OR1100/642 + PORT IN GOVT LOT 2 OF SEC 19 LESS INST#2006- 467705	53

HARNEY RAYMOND E TR   20-43-26-00-00001,000   PARL IN NE 1/4 AS DESC IN   54				
S351 CAPTAINS CT   A4652	20311 8TH DR SE	13638 DUKE HWY		54
PO BOX 718	5351 CAPTAINS CT	13808 DUKE HWY		55
13705 FARMER ROAD	PO BOX 718	13910 DUKE HWY	OF GOVT LOT 1 LYING N OF C + F S CONTROL DIST LESS THE	56
13746 DUKE HWY	13705 FARMER ROAD	13714 DUKE HWY	LYG N OF C + FSC DIST	57
14180 DUKE HWY	8584 PEGASUS DR	13746 DUKE HWY	LOT 1 AS DESC IN	58
PO BOX 718 FORT MYERS FL 33902 ALVA FL 33920 ALVA FL 33920 ALVA FL 33920 ALVA FL 33920 BILLIAM T & 14080 DUKE HWY 1409 D	14180 DUKE HWY	13778 DUKE HWY	LOT 1 AS DESC IN	59
14080 DUKE HWY	PO BOX 718	13860 DUKE HWY	OF GOVT LOT 1 LESS THE E 330FT LYING N OF	60
65663 HESS RD EDWARDSBURG MI 49112  MBS DEVELOPMENT COMPANY LTD 21-43-26-00-00001.0040 7685 FIELDS ERTEL RD 14100 DUKE HWY DESC OR 2029 PG 44  CINCINNATI OH 45241  ALVA FL 33920  MOYER DONALD J JR 14130 DUKE HWY DESC OR 2029 PG 55  64 14130 DUKE HWY DESC OR 2029 PG 55  64 14130 DUKE HWY DESC OR 2029 PG 55  64 14130 DUKE HWY DESC OR 2029 PG 53  ALVA FL 33920  ALVA FL 33920  ADAMS HUGH M III & 21-43-26-00-00001.0000 ADAMS HUGH MI III & 21-43-26-00-00002.0000 DESC OR 2029 PG 53  ALVA FL 33920  CONNAHOE BARBARA T TR 14160 DUKE HWY DESC OR 2029 PG 53  BANFER ELIZABETH TR 14200 DUKE HWY DESC OR 2029 PG 44  CHUCH TO	14080 DUKE HWY	14080 DUKE HWY		61
7685 FIELDS ERTEL RD       14100 DUKE HWY       DESC OR 2029 PG 44         CINCINNATI OH 45241       ALVA FL 33920       PARL IN GOV LOT 5       64         MOYER DONALD J JR       21-43-26-00-00001.0050       PARL IN GOV LOT 5       64         14130 DUKE HWY       14130 DUKE HWY       DESC OR 2029 PG 53       64         ALVA FL 33920       ALVA FL 33920       E 80 FT OF W 860 FT N       65         14150 DUKE HWY       14150 DUKE HWY       OF CSFFC IN NW 1/4 OF       65         ALVA FL 33920       ALVA FL 33920       NW 1/4       66         GILLONS RYAN & MELISSA       21-43-26-12-00000.0010       RIVER RIDGE S/D       66         1151 E WOODLAWN AVE       14160 DUKE HWY       PB 42 PG 76       66         HASTINGS MI 49058       ALVA FL 33920       RIVER RIDGE S/D       67         14180 DUKE HWY       14180 DUKE HWY       PB 42 PG 76       67         14180 DUKE HWY       14180 DUKE HWY       PB 42 PG 76       68         14200 DUKE HWY       14200 DUKE HWY       PB 42 PG 76       68         14200 DUKE HWY       PB 42 PG 76       107       68         14200 DUKE HWY       PB 42 PG 76       107       69         14220 DUKE HWY       PB 42 PG 76       107       69	65663 HESS RD	14120 DUKE HWY		62
14130 DUKE HWY       14130 DUKE HWY       DESC OR 2029 PG 53         ALVA FL 33920       ALVA FL 33920       65         ADAMS HUGH M III &       21-43-26-00-00002.0000       E 80 FT OF W 860 FT N       65         14150 DUKE HWY       14150 DUKE HWY       OF CSFFC IN NW 1/4 OF         ALVA FL 33920       ALVA FL 33920       NW 1/4         GILLONS RYAN & MELISSA       21-43-26-12-00000.0010       RIVER RIDGE S/D       66         1151 E WOODLAWN AVE       14160 DUKE HWY       PB 42 PG 76       67         HASTINGS MI 49058       ALVA FL 33920       LOT 1       00NNAHOE BARBARA TTR       21-43-26-12-00000.0020       RIVER RIDGE S/D       67         14180 DUKE HWY       14180 DUKE HWY       PB 42 PG 76       67         14204 DUKE HWY       14200 DUKE HWY       PB 42 PG 76       68         14200 DUKE HWY       14200 DUKE HWY       PB 42 PG 76       68         14200 DUKE HWY       PB 42 PG 76       69       69         14220 DUKE HWY       14220 DUKE HWY       PB 42 PG 76       69         14220 DUKE HWY       14220 DUKE HWY       PB 42 PG 76       69         14240 DUKE HWY       PB 42 PG 76       69         14240 DUKE HWY       PB 42 PG 76       69         14240 DUKE HWY <t< td=""><td>7685 FIELDS ERTEL RD</td><td>14100 DUKE HWY</td><td></td><td>63</td></t<>	7685 FIELDS ERTEL RD	14100 DUKE HWY		63
14150 DUKE HWY       14150 DUKE HWY       OF CSFFC IN NW 1/4 OF         ALVA FL 33920       ALVA FL 33920       NW 1/4         GILLONS RYAN & MELISSA       21-43-26-12-00000.0010       RIVER RIDGE S/D       66         1151 E WOODLAWN AVE       14160 DUKE HWY       PB 42 PG 76       DONNAHOE BARBARA T TR       14160 DUKE HWY       PB 42 PG 76       DONNAHOE BARBARA T TR       21-43-26-12-00000.0020       RIVER RIDGE S/D       67         14180 DUKE HWY       14180 DUKE HWY       PB 42 PG 76       DONNAHOE BARBARA T TR       21-43-26-12-00000.0030       RIVER RIDGE S/D       68         MCNEILL ROBERT N & ELAINE C TR       21-43-26-12-00000.0030       RIVER RIDGE S/D       68       68         14200 DUKE HWY       14200 DUKE HWY       PB 42 PG 76       DONNAHOE RIVER RIDGE S/D       69         14210 DUKE HWY       14220 DUKE HWY       PB 42 PG 76       DONNAHOE RIVER RIDGE S/D       69         14220 DUKE HWY       14220 DUKE HWY       PB 42 PG 76       DONNAHOE RIVER RIDGE S/D       69         14220 DUKE HWY       14220 DUKE HWY       PB 42 PG 76       DONNAHOE RIVER RIDGE S/D       70         STANCEL WILLIAM R &       21-43-26-12-00000.0050       RIVER RIDGE S/D       70         STE 11       14240 DUKE HWY       PB 42 PG 76       DONNAHOE RIVER RIDGE S/D       PONNAHOE RI	14130 DUKE HWY	14130 DUKE HWY		64
1151 E WOODLAWN AVE       14160 DUKE HWY       PB 42 PG 76         HASTINGS MI 49058       ALVA FL 33920       LOT 1         DONNAHOE BARBARA T TR       21-43-26-12-00000.0020       RIVER RIDGE S/D       67         14180 DUKE HWY       14180 DUKE HWY       PB 42 PG 76       LOT 2         MCNEILL ROBERT N & ELAINE C TR       21-43-26-12-00000.0030       RIVER RIDGE S/D       68         14200 DUKE HWY       14200 DUKE HWY       PB 42 PG 76       LOT 3         BANFER ELIZABETH TR       21-43-26-12-00000.0040       RIVER RIDGE S/D       69         14220 DUKE HWY       14220 DUKE HWY       PB 42 PG 76       DOT 4         STANCEL WILLIAM R &       21-43-26-12-00000.0050       RIVER RIDGE S/D       70         STE 11       14240 DUKE HWY       PB 42 PG 76       LOT 5         FORT MYERS FL 33913       ALVA FL 33920       LOT 5	14150 DUKE HWY	14150 DUKE HWY	OF CSFFC IN NW 1/4 OF	65
14180 DUKE HWY       14180 DUKE HWY       PB 42 PG 76         ALVA FL 33920       LOT 2         MCNEILL ROBERT N & ELAINE C TR       21-43-26-12-00000.0030       RIVER RIDGE S/D         14200 DUKE HWY       PB 42 PG 76         ALVA FL 33920       LOT 3         BANFER ELIZABETH TR       21-43-26-12-00000.0040       RIVER RIDGE S/D         14220 DUKE HWY       PB 42 PG 76         ALVA FL 33920       LOT 4         STANCEL WILLIAM R &       21-43-26-12-00000.0050       RIVER RIDGE S/D         STE 11       14240 DUKE HWY       PB 42 PG 76         13723 JETPORT COMMERCE WAY       ALVA FL 33920       LOT 5	1151 E WOODLAWN AVE	14160 DUKE HWY	PB 42 PG 76	66
14200 DUKE HWY       14200 DUKE HWY       PB 42 PG 76         ALVA FL 33920       LOT 3         BANFER ELIZABETH TR       21-43-26-12-00000.0040       RIVER RIDGE S/D       69         14220 DUKE HWY       PB 42 PG 76       PB 42 PG 76       14240 DUKE HWY       PB 42 PG 76	14180 DUKE HWY	14180 DUKE HWY	PB 42 PG 76	67
14220 DUKE HWY       14220 DUKE HWY       PB 42 PG 76         ALVA FL 33920       LOT 4         STANCEL WILLIAM R &       21-43-26-12-00000.0050       RIVER RIDGE S/D       70         STE 11       14240 DUKE HWY       PB 42 PG 76         13723 JETPORT COMMERCE WAY       ALVA FL 33920       LOT 5         FORT MYERS FL 33913       LOT 5	14200 DUKE HWY	14200 DUKE HWY	PB 42 PG 76	68
STANCEL WILLIAM R &       21-43-26-12-00000.0050       RIVER RIDGE S/D       70         STE 11       14240 DUKE HWY       PB 42 PG 76         13723 JETPORT COMMERCE WAY       ALVA FL 33920       LOT 5         FORT MYERS FL 33913	BANFER ELIZABETH TR 14220 DUKE HWY	<b>21-43-26-12-00000.0040</b> 14220 DUKE HWY	RIVER RIDGE S/D PB 42 PG 76	69
UNKNOWN HEIRS OF <b>21-43-26-12-00000.0060</b> RIVER RIDGE S/D 71	STANCEL WILLIAM R & STE 11 13723 JETPORT COMMERCE WAY	<b>21-43-26-12-00000.0050</b> 14240 DUKE HWY	RIVER RIDGE S/D PB 42 PG 76	70
14260 DUKE HWY 14260 DUKE HWY PB 42 PG 76 ALVA FL 33920 ALVA FL 33920 LOT 6	UNKNOWN HEIRS OF 14260 DUKE HWY			71

DURLING KEITH O	<b>21-43-26-12-00000.0070</b>	RIVER RIDGE S/D	72
14280 DUKE HWY	14280 DUKE HWY	PB 42 PG 76	
ALVA FL 33920	ALVA FL 33920	LOT 7	
DURLING RICHARD F	<b>21-43-26-12-00000.0080</b>	RIVER RIDGE S/D	73
14300 DUKE HWY	14300 DUKE HWY	PB 42 PG 76	
ALVA FL 33920	ALVA FL 33920	LOT 8	
PRITCHETT R H III & LYNNE R	<b>21-43-26-12-00000.0090</b>	RIVER RIDGE S/D	74
PO BOX 2148	14350 DUKE HWY	PB 42 PG 76	
FORT MYERS FL 33902	ALVA FL 33920	LOT 9	
PRITCHETT RICHARD H III &	<b>21-43-26-12-00000.0100</b>	RIVER RIDGE S/D	75
PO BOX 2148	14400 DUKE HWY	PB 42 PG 76	
FORT MYERS FL 33902	ALVA FL 33920	LOT 10	

BABCOCK PROPERTY HOLDINGS LLC KITSON AND PARTNERS 4500 PGA BLVD STE 400 PALM BEACH GARDENS FL 33418 BABCOCK PROPERTY HOLDINGS LLC KITSON AND PARTNERS 4500 PGA BLVD STE 400 PALM BEACH GARDENS FL 33418

BABCOCK PROPERTY HOLDINGS LLC KITSON AND PARTNERS 4500 PGA BLVD STE 400 PALM BEACH GARDENS FL 33418 BABCOCK PROPERTY HOLDINGS LLC KITSON AND PARTNERS 4500 PGA BLVD STE 400 PALM BEACH GARDENS FL 33418

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BABCOCK PROPERTY HOLDINGS LLC KITSON AND PARTNERS 4500 PGA BLVD STE 400 PALM BEACH GARDENS FL 33418

ARMEDA FAMILY LLC 19440 ARMEDA RD ALVA FL 33920

SNELL FRANK A TR 1470 ROYAL PALM SQ BLVD FORT MYERS FL 33919 SNELL FRANK A TR 1470 ROYAL PALM SQ BLVD FORT MYERS FL 33919

LEE AMANDA & 13161 N RIVER RD ALVA FL 33920 SUMMERALL RANDALL C 13131 N RIVER RD ALVA FL 33920

ONEILL MICHAEL 13033 N RIVER RD ALVA FL 33920 PIPKINS DAVID S & 19100 TURKEY RUN LN ALVA FL 33920

SUMMERALL CAROLYN + 13201 N RIVER RD ALVA FL 33920 LEE COUNTY CONSERVATION 2020 PO BOX 398 FORT MYERS FL 33902

TELEGRAPH CREEK CATTLE CO LLC 10660 DEAL RD NORTH FORT MYERS FL 33917

STEVE D SMITH 360 LLC 15000 N RIVER RD ALVA FL 33920

CARY GLENN KEITH & PO BOX 718 FORT MYERS FL 33902 CARY LAND COMPANY LLC PO BOX 718 FORT MYERS FL 33902

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MAY RANDALL M 14410 DUKE HWY ALVA FL 33920 WALDRON ROBERT LYLE II & 14560 DUKE HWY ALVA FL 33920

WALDRON ROBERT LYLE II & 14560 DUKE HWY ALVA FL 33920

CARY + DUKE PROPERTIES LLC PO BOX 718 FORT MYERS FL 33902

SOUTH FLA WATER MGMT DIST LAND MANAGEMENT PO BOX 24680 WEST PALM BEACH FL 33416

WALDRON ROBERT LYLE II & 14560 DUKE HWY ALVA FL 33920

RONCO LAWRENCE G & CARLA D 14600 DUKE HWY ALVA FL 33920

MOON CHRISTOPHER G & 1460 DUKE HWY ALVA FL 33920

ALGER THERESA HEYDEN + 14561 DUKE HWY ALVA FL 33920

REDFERN W E JR & 14651 DUKE HWY ALVA FL 33920

ALLEN SUSAN L & 14641 DUKE HWY ALVA FL 33920 CARY LAND COMPANY LLC PO BOX 718 FORT MYERS FL 33902

CARY JASON COLE + PO BOX 718 FORT MYERS FL 33902 CARY LAND COMPANY LLC PO BOX 718 FORT MYERS FL 33902

LEE COUNTY PO BOX 398 FORT MYERS FL 33902 VAN HORNE SUZANNE L + 13630 N RIVER RD ALVA FL 33920

EDWARDS DAVE & ANNA M + 13620 N RIVER RD ALVA FL 33920 CARY GLENN KEITH & PO BOX 718
FORT MYERS FL 33902

WOODS D DENNIS 14120 DUKE HWY ALVA FL 33920 NORTH RIVER COMMUINITIES LLC 9990 COCONUT RD STE 200 BONITA SPRINGS FL 34135

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BROWN DOUGLAS G & SANDRA H PO BOX 1005 ALVA FL 33920 BORCHERING BARRY C & 18901 SERENOA CT ALVA FL 33920

SUSHIL HARLY M & KATELYN M 18871 SERENOA CT ALVA FL 33920 LANDGRAF JAMES E TR 18841 SERENOA CT ALVA FL 33920

OCONNELL DENIS J JR & 18811 SERENOA CT ALVA FL 33920 TILTON ANDREW DOUGLAS 18810 SERENOA CT ALVA FL 33920

DYER JOHN F 18840 SERENOA CT ALVA FL 33920 YATES DONALD C & KIMBERLY K 18870 SERENOA CT ALVA FL 33920

GUGEL RITA NACKEN 18900 SERENOA CT ALVA FL 33920 SANDERFORD R D & 18930 SERENOA CT ALVA FL 33920

CUTSHALL PAUL L JR & 18950/60 SERENOA CT ALVA FL 33920 PHILLIPS DENNIS J & 18990 SERENOA CT ALVA FL 33920

TALON VENTURES LLC 10 WIMBLEDON CT FRISCO TX 75034

HARNEY RAYMOND E TR 20311 8TH DR SE BOTHELL WA 98012

MILLER ALBERT N JR TR 5351 CAPTAINS CT NEW PORT RICHEY FL 34652 CARY GLENN KEITH & PO BOX 718

FORT MYERS FL 33902

HINCKLEY JESSICA & 13705 FARMER ROAD PALMETTO BAY FL 33158 FERNANDEZ FAMILY TRUST + 8584 PEGASUS DR LEHIGH ACRES FL 33971

FEELEY TODD S + 14180 DUKE HWY ALVA FL 33920 CARY LAND COMPANY LLC PO BOX 718 FORT MYERS FL 33902

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FIELDS WILLIAM T & 14080 DUKE HWY ALVA FL 33920

WOODS D DENNIS & DEBRA L 65663 HESS RD EDWARDSBURG MI 49112

MBS DEVELOPMENT COMPANY LTD 7685 FIELDS ERTEL RD CINCINNATI OH 45241

MOYER DONALD J JR 14130 DUKE HWY ALVA FL 33920

ADAMS HUGH M III & 14150 DUKE HWY ALVA FL 33920

GILLONS RYAN & MELISSA 1151 E WOODLAWN AVE HASTINGS MI 49058

DONNAHOE BARBARA T TR 14180 DUKE HWY ALVA FL 33920

MCNEILL ROBERT N & ELAINE C TR 14200 DUKE HWY ALVA FL 33920

BANFER ELIZABETH TR 14220 DUKE HWY

STANCEL WILLIAM R & STE 11

13723 JETPORT COMMERCE WAY ALVA FL 33920 FORT MYERS FL 33913

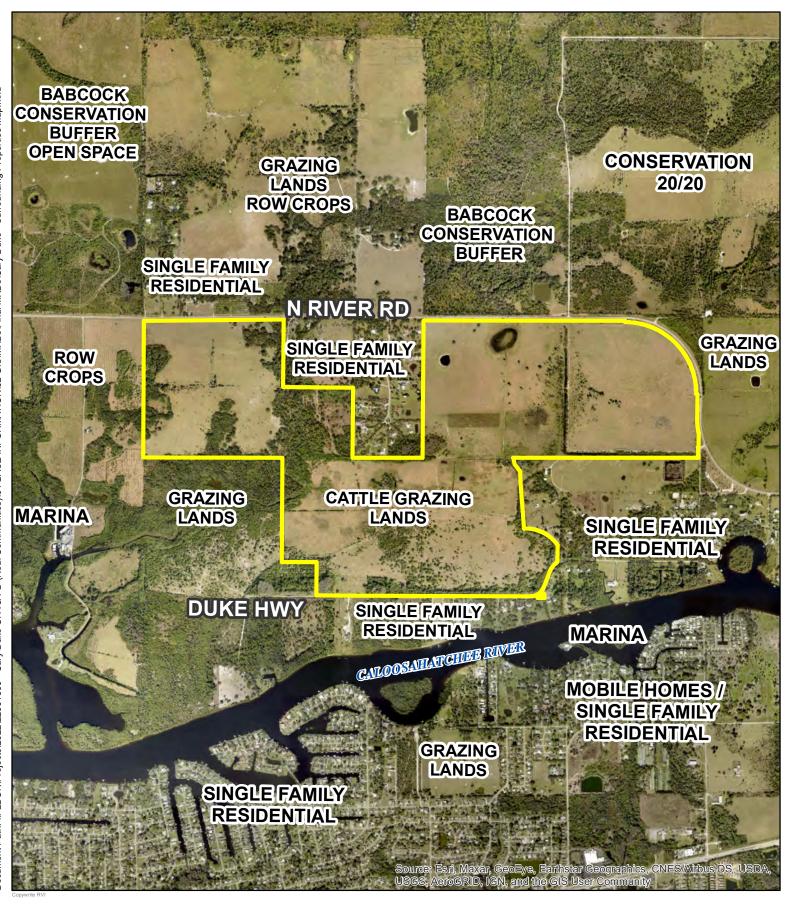
UNKNOWN HEIRS OF 14260 DUKE HWY **ALVA FL 33920** 

**DURLING KEITH O** 14280 DUKE HWY **ALVA FL 33920** 

DURLING RICHARD F 14300 DUKE HWY **ALVA FL 33920** 

PRITCHETT R H III & LYNNE R PO BOX 2148 FORT MYERS FL 33902

PRITCHETT RICHARD H III & PO BOX 2148 FORT MYERS FL 33902





Suite 220 Tampa, FL 33610 Tel: 813.443.8282 www.rviplanning.com

#### CARY + DUKE + POVIA CPA/PD • SURROUNDING PROPERTIES MAP

- Subject Boundary
- Date: 2/28/2023
- # 22001300
- Neal Communities SW FL Inc.



2,200

Feet

Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory

#### RHODES & RHODES LAND SURVEYING, INC.

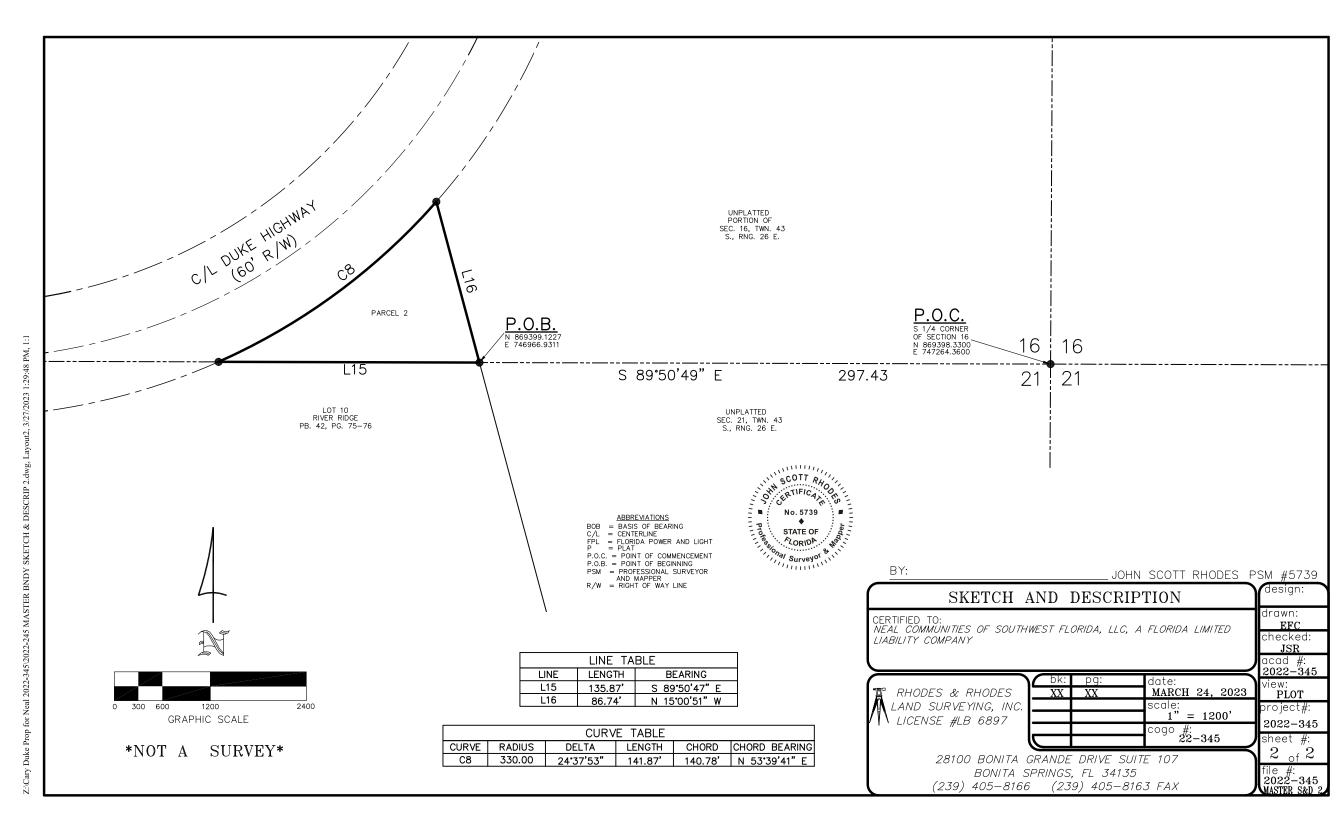
28100 BONITA GRANDE DRIVE. #107 NAPLES, FLORIDA 34135 PHONE (239) 405-8166 FAX (239) 405-8163

#### PARCEL 2

BEING A PORTION OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTH ¼ CORNER OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA.; THENCE NORTHTH 89°50'49" WEST ALONG THE SOUTHERLY LINE OF SAID SECTION 16, A DISTANCE OF 297.43 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE NORTH 89°50'47" WEST CONTINUING ALONG THE SAID SOUTH LINE OF SECTION 16, A DISTANCE OF 135.87 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF DUKE HIGHWAY ACCORDING TO THE OFFICIAL RECORDS BOOK 2026 PAGE 2985, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TO A POINT ON A NON-TANGENTIAL CURVE; THENCE NORTHEASTERLY ALONG THE SAID SOUTHERLY RIGHT OF WAY OF DUKE HIGHWAY, 141.87 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 330.00 FEET, THROUGH A CENTRAL ANGLE OF 24°37'53" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 53°39'41" EAST, 140.78 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY OF DUKE HIGHWAY, SOUTH 15°00'51" EAST, A DISTANCE OF 86.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,973 SQUARE FEET OR 0.114 ACRES, MORE OR LESS.



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#### PARCEL 1

BEING A PORTION OF SECTION 16 AND 17, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

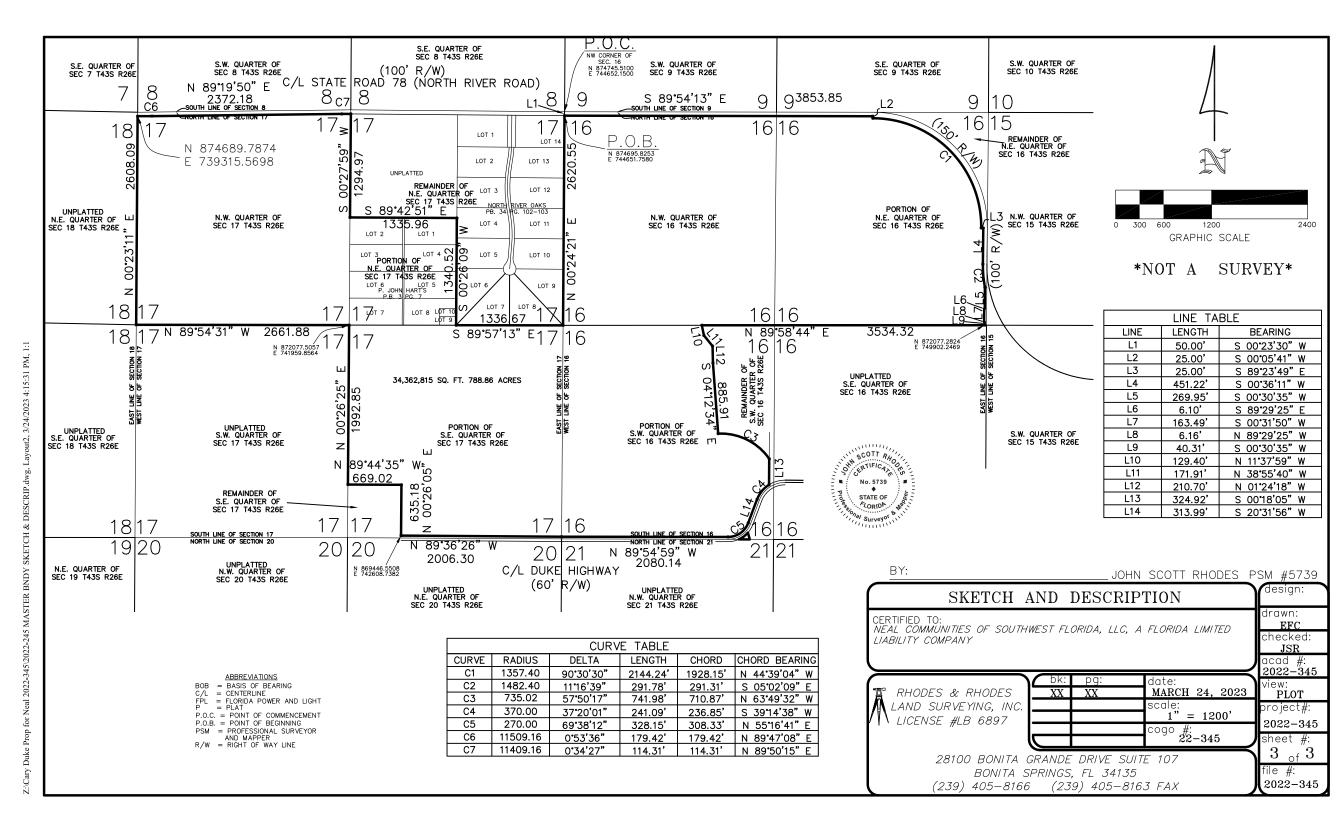
COMMENCING AT THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; THENCE SOUTH 00°23'30" WEST, ALONG THE WESTERLY SECTION LINE OF SAID SECTION 16 A DISTANCE OF 50.00 FEET TO THE SOUTHERN RIGHT OF WAY LINE OF STATE ROAD NO. 78 (N. RIVER ROAD), ACCORDING THE STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP RECORDED IN SECTION 12560-2604 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. AND TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE ALONG THE SAID SOUTHERLY RIGHT OF WAY OF STATE ROAD NO. 78 THE FOLLOWING 11 COURSES, COURSE (1) SOUTH 89°54'13" EAST, 3,853.85 FEET; COURSE (2) SOUTH 00°05'41" WEST, 25.00 FEET TO A POINT ON A NON-TANGENTIAL CURVE; COURSE (3) SOUTHEASTERLY, 2,144.24 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,357.40 FEET, THROUGH A CENTRAL ANGLE OF 90°30'30" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 44°39'04" EAST, 1,928.15 FEET; COURSE (4) SOUTH 89°23'49" EAST, 25.00 FEET; COURSE (5) SOUTH 00°36'11" WEST, 451.22 FEET TO A POINT OF CURVATURE; COURSE (6) SOUTHERLY, 291.78 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1,482.40 FEET, THROUGH A CENTRAL ANGLE OF 11°16'39" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 05°02'09" EAST, 291.31 FEET: COURSE (7) SOUTH 00°30'35" WEST, 269.95 FEET; COURSE (8) NORTH 89°29'25" WEST, 6.10 FEET; COURSE (9) SOUTH 00°31'50" WEST, 163.49 FEET; COURSE (10) SOUTH 89°29'25" EAST, 6.16 FEET; COURSE (11) SOUTH 00°30'35" WEST, 40.31 FEET THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16; THENCE SOUTH 89°58'44" WEST ALONG THE SAID SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 3,534.32 FEET; THENCE SOUTH 11°37'59" EAST, A DISTANCE OF 129.40 FEET; THENCE SOUTH 38°55'40" EAST, A DISTANCE OF 171.91 FEET; THENCE SOUTH 01°24'18" EAST, A DISTANCE OF 210.70 FEET; THENCE SOUTH 04°12'34" EAST, A DISTANCE OF 885.91 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE SOUTHEASTERLY, 741.98 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 735.02 FEET, THROUGH A CENTRAL ANGLE OF 57°50'17" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 63°49'32" EAST, 710.87 FEET; THENCE SOUTH 00°18'05" WEST, A DISTANCE OF 324.92 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF DUKE HIGHWAY, RIGHT OF WAY MAP DUKE HIGHWAY ACCORDING TO THE PLAT OR MAP RECORDED IN MAP BOOK 2, PAGES 1 THROUGH 9 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND TO A POINT ON A NON-TANGENTIAL CURVE; THENCE ALONG THE SAID NORTHERLY RIGHT OF WAY LINE OF DUKE HIGHWAY THE FOLLOWING 5 COURSES. COURSE (1) SOUTHWESTERLY, 241.09 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 370.00 FEET, THROUGH A CENTRAL ANGLE OF 37°20'01" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 39°14'38" WEST, 236.85 FEET; COURSE (2) SOUTH 20°31'56" WEST, 313.99 FEET TO A POINT ON A NON-TANGENTIAL CURVE; COURSE (3) SOUTHWESTERLY, 328.15 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 270.00 FEET, THROUGH A CENTRAL ANGLE OF 69°38'12" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 55°16'41" WEST, 308.33 FEET; COURSE (4) NORTH 89°54'59" WEST, 2,080.14 FEET; COURSE (5) NORTH 89°36'26" WEST, 2,006.30 FEET; THENCE NORTH 00°26'05" EAST LEAVING THE SAID NORTHERLY RIGHT OF WAY LINE OF DUKE HIGHWAY, A DISTANCE OF 635.18 FEET; THENCE NORTH 89°44'35" WEST, A DISTANCE OF 668.84 FEET TO A POINT ON THE WESTERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 43 SOUTH, RANGE 26 EAST; THENCE NORTH 00°34'39" EAST ALONG THE SAID WESTERLY LINE OF SECTION 17, A DISTANCE OF 1,995.23 FEET TO THE NORTHWEST CORNER OF SOUTHEAST QUARTER OF SECTION 17 ALSO BEING THE CENTER OF SECTION 17; THENCE NORTH 89°58'05" WEST ALONG THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17, A DISTANCE OF 2,666.94 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 17; THENCE NORTH 00°23'17" EAST ALONG THE WESTERLY SECTION OF SAID SECTION 17, A

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DISTANCE OF 2,608.51 FEET TO A POINT ON THE SAID SOUTH RIGHT OF WAY LINE OF STATE ROAD 78 AND TO A POINT ON A NON-TANGENTIAL CURVE; THENCE ALONG THE SAID SOUTHERLY RIGHT OF WAY LINE OF SECTION 17 THE FOLLOWING 3 COURSES, COURSE (1) EASTERLY, 179.42 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 11.509.16 FEET, THROUGH A CENTRAL ANGLE OF 00°53'36" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 89°47'08" EAST, 179.42 FEET; COURSE (2) NORTH 89°19'50" EAST, 2,372.18 FEET TO A POINT ON A NON-TANGENTIAL CURVE; COURSE (3) EASTERLY, 113.88 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 11,409.16 FEET, THROUGH A CENTRAL ANGLE OF 00°34'19" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 89°44'43" EAST, 113.88 FEET TO A POINT ON THE EASTERLY LINE OF NORTHWEST QUARTER OF SAID SECTION 17; THENCE SOUTH 00°26'50" WEST ALONG THE SAID EASTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 17, A DISTANCE OF 1,295.15 FEET TO THE NORTHWEST CORNER OF P. JOHN HART'S, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 7, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.; THENCE ALONG THE BOUNDARY LINE OF SAID P. JOHN HART'S THE FOLLOWING 2 COURSES, COURSE (1) SOUTH 89°42'51" EAST, 1.336.16 FEET: COURSE (2) SOUTH 00°25'09" WEST, 1.340.40 FEET TO THE SOUTHEAST CORNER OF SAID P. JOHN HART'S AND BEING THE SOUTHWEST CORNER OF NORTH RIVER OAKS ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 34 PAGES 102 AND 103, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.; THENCE ALONG THE BOUNDARY LINE OF SAID NORTH RIVER OAKS THE FOLLOWING 2 COURSES, COURSE (1) SOUTH 89°56'54" EAST, 1,336.09 FEET; COURSE (2) NORTH 00°24'21" EAST, 2,620.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 34,362,815 SQUARE FEET OR 788.86 ACRES, MORE OR LESS.



# Cary+Duke+Povia Map Amendment Lee Plan Analysis & State and Regional Policy Plan Exhibits M11 & M18

#### I. Lee Plan Analysis

The following is an analysis of how the proposed amendment is consistent with the goals, policies, and objectives of the Lee Plan.

POLICY 1.4.1: The Rural future land use category are areas that are to remain predominantly rural – that is, low density residential, agricultural uses, and minimal non-residential land uses that are needed to serve the rural community. Natural resource extraction may be permitted in accordance with Policy 10.1.4. These areas are not to be programmed to receive urban-type capital improvements, and they can anticipate a continued level of public services below that of the urban areas. Maximum density in the Rural future land use category is one dwelling unit per acre (1 du/acre). See Policy 123.2.17 for a potential density incentive resulting from preservation and/or restoration of Rare and Unique Upland Habitat.

The Property is located in the Rural and Wetlands Future Land Use Category (FLUC). Unique to the Rural FLUC, the addition of the Property into the Future Water and Sewer Service Areas creates the opportunity to generate additional dwelling units through the Planned Development process as anticipated in this Policy and Policy 123.2.17.

The companion zoning request (DCI2022-00067) is limited to residential dwellings at 1.39 du/acre which is consistent with a base density of 1 du/acre and additional dwelling units generated through the preservation, restoration, and creation of rare and unique uplands, as allowed in Policy 123.2.17. Therefore, the proposed uses and density are entirely consistent with the above policy and other related Rural FLUC policies governing use of these lands.

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 124. 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.

The attached proposed density calculations for the Cary+Duke+Povia RPD utilize a density calculation for impacted wetlands of 1 du/20 acres. Preserved wetlands utilize a density calculation of 1 unit per acre consistent with Table 1(a) Note 8. Therefore, the proposed CPA and RPD are consistent with this policy.

POLICY 1.6.5: The Planning Districts Map and Acreage Allocation Table (Map 1-B and Table 1(b)) depict the proposed distribution, extent, and location of generalized land uses through the Plan's horizon. Acreage totals are provided for land in each Planning District in unincorporated Lee County. No development orders or extensions to development orders will be issued or approved by Lee County that would allow the acreage totals for residential, commercial or industrial uses contained in Table 1(b) to be exceeded. This policy will be implemented as follows:

- 1. For each Planning District the County will maintain a parcel based database of existing land use.
- 2. Project reviews for development orders must include a review of the capacity, in acres, that will be consumed by buildout of the development order. No development order, or extension of a development order, will be issued or approved if the acreage for a land use, when added to the acreage contained in the updated existing land use database, exceeds the limitation established by Table 1(b) regardless of other project approvals in that Planning District.
- 3. When updating the Lee Plan's planning horizon, a comprehensive evaluation of the Planning Districts Map and Acreage Allocation Table will be conducted.

This proposed amendment does not change the Future Land Use Designation of the Property. Table 1(b) currently allocates a maximum of 1,948 acres for residential development in the Rural Future Land Use Category within District 1 Northeast Lee County. According to the Planning Department, 636 acres remain for residential acreage. The companion zoning request (DCI2022-00067) includes 368 acres of residential development. Therefore, sufficient acreage is allocated for the proposed development.

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

The companion zoning request (DCl2022-00067) will allow for a compact development pattern in an area intended for low-density development and will maintain a rural community character, in direct compliance with this and other policies in the Lee Plan. As outlined in detail within the application, the project provides for compatibility with the surrounding low-density residential development and agricultural uses. Development within the project is clustered primarily within existing uplands and provides for 60 percent open space, representing a compact development footprint, while also maintaining a rural residential density. The recently approved Owl Creek RPD extended the utility service areas to the western boundary of the subject property. As a result, this RPD makes efficient use of this planned extension of infrastructure and eliminates development patterns dependent on well and septic.

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 §163.3164, Fla. Stat.) will be granted only when consistent with the provisions of §163.3202(2)(g) and § 163.3180, Fla. Stat. and the concurrency requirements in the LDC.

The Property is contiguous to developed or developing properties in the Northeast Lee County community, representing logical and efficient growth within the Rural FLUC. The attached letters of availability demonstrate there is sufficient capacity to provide public services to support the proposed density. Additionally, the attached Public Infrastructure Map demonstrates the Property is in the vicinity of adequate public facilities and public investment. Therefore, the proposed amendment and rezoning fully complies with the above policy's intent to direct new growth to areas of the County where adequate public facilities exist or are assured and where compact development patterns can be created.

OBJECTIVE 4.1: WATER, SEWER, AND ENVIRONMENTAL STANDARDS. Consider water, sewer, and environmental standards during the rezoning process. Ensure the standards are met prior to issuing a local development order.

#### STANDARD 4.1.1: WATER.

3. The developer must provide proof that the prior commitments of the water utility, plus the projected need of the developer, do not exceed the supply and facility capacity of the utility.

A letter of availability dated 11/28/2022 was provided by Lee County Utilities identifying the facility's capacity for the development of projected water and sewer demand.

4. All waterline extensions to new development will be designed to provide minimum fire flows, as well as adequate domestic services as required by Fla. Admin. Code R. 62-555.

The proposed waterline extensions shall be designed to meet minimum fire flows and provide adequate domestic service water flows as required by the Florida Administrative Code.

- 6. If a development lies outside any service area as described above, the developer may:
- request that the service area of Lee County Utilities or an adjacent water utility be extended to incorporate the property;
- establish a community water system for the development; or

develop at an intensity that does not require a community water system.

The Property is immediately adjacent to the Lee County Utilities Service Area and while the companion rezoning application proposes a density below 2.5 dwelling units per acre, the incorporation of the Property into Map 4A facilitates benefits to the natural resources in the area. The proposed community design provides for a compact form of development which provides significant preservation, creation and restoration of rare and unique uplands, and wetland and floodplain preservation while also removing the potential for up to 788 private wells.

#### STANDARD 4.1.2: SEWER.

- 4. If a new development is located in a certificated or franchised service area, or Lee County Utilities' future sanitary sewer service area (see Map 4-B), and the utility cannot provide the service, or cannot provide the service except at a clearly unreasonable cost to the developer, the developer may establish on a temporary basis a self-provided sanitary sewer facility for the development, to be abated when the utility extends service to the site. The developer may also petition the appropriate regulatory agency to contract the service area of the utility in order that another utility may be invited to provide the service.
- 5. If a development lies outside any service area as described above, the developer may:
- request that the service area of Lee County Utilities or an adjacent sewer utility be expanded to incorporate the property;
- establish a self-provided sanitary sewer system for the development;
- develop at an intensity that does not require sanitary sewer service; or
- if no more than 5000 gallons of effluent per day per parcel is produced, an individual sewage disposal system per Fla. Admin. Code R. 64E-6 may be utilized, contingent on approval by all relevant authorities.

The Property is outside the current service area and while the companion rezoning application proposes a density below 2.5 dwelling units per acre, the incorporation of the Property into Map 4B facilitates benefits to the natural resources in the area. The proposed community design provides for a compact form of development which provides significant preservation, creation and restoration of rare and unique uplands, and wetland and floodplain preservation while also removing the potential for up to 788 septic systems.

The Applicant has also explored the potential to connect to alternative providers. The Property is also in the vicinity of the FGUA franchise area, however, the utility cannot provide service except at a clearly unreasonable cost to the applicant. Therefore, connection to the LCU system for sanitary sewer is the most cost-effective option for the applicant.

POLICY 5.1.2: Prohibit residential development where physical constraints or hazards exist, or require the density and design to be adjusted accordingly. Such constraints or hazards include but are not limited to flood, storm, or hurricane hazards; unstable soil or geologic conditions; environmental limitations; aircraft noise; or other characteristics that may endanger the residential community.

While portions of the Property are located in the Coastal High Hazard Area (CHHA), the proposed RPD preserves the floodway and floodplain surrounding Trout Creek. The proposed RPD protects against impacts from coastal flooding by providing storage within the surface water management system and the protection of 420 acres of wetland and upland preservation. The RPD does not propose to exceed allowable maximum density permitted by the underlying FLUCs. Additionally, impacts to hurricane shelters will be addressed through the impact mitigation requirements in LDC Section 2-485 at the time of local development order.

POLICY 17.3.2: One public information meeting is required for privately-initiated applications that propose a text change within a community plan or revises a map designation within a community plan area boundary. The meeting must be conducted before the application can be found complete.

POLICY 17.3.3: Public information meetings required pursuant to the provisions of this subelement must be held within the established community plan area boundary that is affected by the amendment.

Pursuant to Policies 17.3.2, 17.3.3, and 27.1.8, two public information meetings were held related to this request and the companion zoning request (DCI2022-00067). The first meeting was held in North Olga on January 26, 2023, and the meeting summary has been added to the revised Exhibit M20. The second meeting was held in Alva on March 14, 2023. A summary of these meetings is attached with Exhibit M20.

POLICY 53.1.8: The costs of new or augmented potable water infrastructure that is developed by Lee County will be borne by those who benefit from the improved supply.

POLICY 53.1.9: New development will pay through appropriate financial mechanisms its fair share of the costs of providing standard potable water for that development.

The proposed expansion of potable water service will be through developer funded improvements. The cost extend infrastructure to the Property will not be borne by Lee County.

OBJECTIVE 60.1: SURFACE WATER. Develop a surface water management program that is multi-objective in scope, geographically based on basin boundaries, and incorporates the requirements of applicable adopted Basin Management Action Plans.

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

A surface water management system is proposed which will provide water quality treatment before discharging into Trout Creek.

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

The companion zoning request (DCI2022-00067) includes significant preservation areas which will maintain existing flowways and associated habitats to the maximum extent practicable.

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

Surface water will be used for all irrigation of landscaping within the community. The proposed community will not use potable water provided as a result of this amendment for irrigation purposes.

POLICY 95.3.3: Financing of public facilities and services will utilize appropriate revenue sources. The cost for the provision and expansion of services and facilities will be borne primarily by those who benefit, using funding mechanisms such as impact fees, special taxing or benefit districts, community development districts, dedication of land and facilities, in-lieu-of fees, and capital construction, operation, and maintenance funds.

The proposed extension of water and sanitary sewer services to the Property will be privately funded by the development.

POLICY 101.1.4: Require that comprehensive plan amendments which increase density within the Coastal High Hazard Area or on islands meet one of the following criteria in accordance with § 163.3178(8), Fla. Stat.:

- 1. Will not result in an out of County hurricane evacuation time that exceeds 16 hours for a Category 5 storm event (Level E storm surge threat); or
- 2. Will maintain a 12 hour evacuation time to shelter for a Category 5 storm event (Level E storm surge threat) and ensure shelter space is available to accommodate the additional population; or

3. Will provide appropriate mitigation as determined by Lee County Department of Public Safety, to satisfy both criteria above, which may include the payment of money or construction of hurricane shelters and transportation facilities.

Impacts to hurricane evacuation times will be addressed through the impact mitigation requirements in LDC Section 2-485(c) at the time of local development order.

OBJECTIVE 124.1: Protect and conserve the natural functions of wetlands and wetland systems by maintaining wetland protection regulations.

POLICY 124.1.1: Ensure that development in wetlands is limited to very low density residential uses and uses of a recreational, open space, or conservation nature that are compatible with wetland functions. The maximum density in the Wetlands category is one unit per 20 acres, except that one single family residence will be permitted on lots meeting the standards in Chapter XIII, and except that owners of wetlands adjacent to Intensive Development, General Interchange, Central Urban, Urban Community, Suburban, New Community, Outlying Suburban, and Sub-Outlying Suburban areas may transfer densities to developable contiguous uplands under common ownership (see Table 1(a)).

The proposed development is limited to very low density residential uses. Density is calculated at 1 du/20 acres in all wetlands proposed to be impacted in accordance with table 1(a). Densities from preserved wetlands are transferred to developable contiguous uplands under common ownership at 1 dwelling unit per acre, consistent with the maximum allowable density for the adjacent Rural Future Land Use Category as identified in this policy and Table 1(a) Note 8.

POLICY 124.1.2: The County's wetlands protection regulations will be consistent with the following:

2. No development in wetlands regulated by the State of Florida may be commenced without the appropriate state agency permit or authorization. Development orders and development permits authorizing development within wetlands or lands located within the Wetlands future land use category may be issued subject to a condition that construction may not commence until issuance of the required state permits.

Wetland limits were reviewed and approved on a portion of the Property by SFWMD as part of Application No. 080519-3 on September 3 and 5, 2008, however, the ERP was eventually withdrawn. A condition is proposed which requires that construction may not commence until an ERP is obtained to authorize any impacts to wetlands proposed by the MCP.

6. The density on wetlands that have been impacted, or will be impacted, in accordance with a state agency permit will be calculated at a density of one dwelling unit per 20 acres. Nonresidential uses on wetlands that have been impacted, or will be impacted, in accordance with a state agency permit must be consistent with the non-residential uses permitted in the immediately adjacent, least intense, upland future land use category.

Density is calculated at 1 du/20 acres in all wetlands proposed to be impacted in accordance with table 1(a). Densities from preserved wetlands are transferred to developable contiguous uplands under common ownership at 1 dwelling unit per acre, consistent with the maximum allowable density for the adjacent Rural Future Land Use Category as identified in this policy and Table 1(a) Note 8.

## POLICY 125.1.2: New development and additions to existing development must not degrade surface and ground water quality.

Incorporation of the Property into Map 4A and Map 4B removes the potential for groundwater withdrawals and potential impacts from up to 788 private wells and septic systems.

#### II. State Comprehensive Plan Consistency

The Community Planning Act of 2011 (HB7207) removed the requirement to address consistency with the local comprehensive plan and state comprehensive plan, however, the proposed amendment is consistent with the State Comprehensive Land Use Plan's intent to ensure the protection of natural resources. Specifically, the amendment is consistent with the following guiding policies:

#### 187.201 (15) Land Use.

- (a) Goal.—In recognition of the importance of preserving the natural resources and enhancing the quality of life of the state, development shall be directed to those areas which have in place, or have agreements to provide, the land and water resources, fiscal abilities, and service capacity to accommodate growth in an environmentally acceptable manner.
- (b) Policies.—
  - 1. Promote state programs, investments, and development and redevelopment activities which encourage efficient development and occur in areas which will have the capacity to service new population and commerce.
  - 2. Develop a system of incentives and disincentives which encourages a separation of urban and rural land uses while protecting water supplies, resource development, and fish and wildlife habitats.

As identified in the attached letter of availability there is service capacity in place to serve the project in terms of potable water and sanitary sewer service. The proposed amendment does

not affect the capacity to serve solid waste, law enforcement, fire, parks, and school services for the development.

No changes to the current, Rural Future Land Use Category of the subject property are proposed and the proposed density is consistent with the allowable density in the Lee Plan. Therefore, the proposed extension of water and sewer services supports rural land uses while also reducing the need for individual well and septic systems for the Cary+Duke+Povia RPD.

#### 187.201 (17) PUBLIC FACILITIES.—

- (a) Goal.—Florida shall protect the substantial investments in public facilities that already exist and shall plan for and finance new facilities to serve residents in a timely, orderly, and efficient manner.
- (b) Policies.—
  - 1. Provide incentives for developing land in a way that maximizes the uses of existing public facilities.
  - 3. Allocate the costs of new public facilities on the basis of the benefits received by existing and future residents.

The proposed extension of services will provide service to residents concurrently with new development. Additional planned extensions of service are planned for the adjacent Owl Creek Reserve RPD to the west of the subject property. The extension also supports the companion rezoning request which will allow for the creation of additional dwelling units through a clustered community design with significant preservation areas on site.

The proposed extension of water and sewer services to the Cary+Duke+Povia RPD will be privately funded by the developer.

#### III. Regional Policy Plan Consistency

The proposed amendment is consistent with the Southwest Florida Regional Policy Plan (SWFRPP) as follows:

#### **Water Resources**

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

The proposed map amendment will result in a reduction in the number of private wells servicing the potable water needs in this area allowing for more frequent maintenance and monitoring of water quality and quantity to protect against surface water contamination.

#### CARY + DUKE + POVIA RPD ENVIRONMENTAL ASSESSMENT

#### April 2023

Prepared For:

#### Neal Communities

28100 Bonita Grande Drive, Suite 106 Bonita Springs, Florida 34135 (941) 328-1993

Prepared By:

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

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#### INTRODUCTION

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

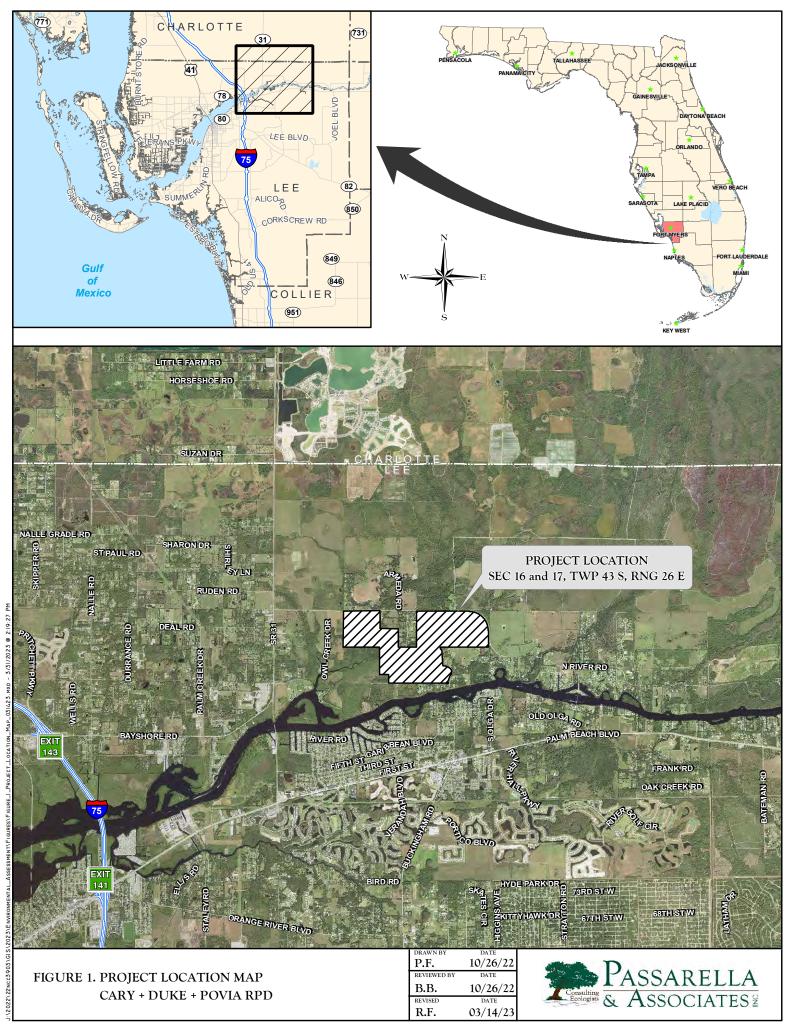
The Project totals 788.96± acres and is located in Sections 16 and 17, Township 43 South, Range 26 East, Lee County (Figure 1). The Project site is surrounded by agricultural lands, undeveloped forested lands, and low-density single-family residential housing (Exhibit 1).

The property consists of improved pasture and forested areas. Two tributaries of the Caloosahatchee River are located on the Project site. Trout Creek bisects the property on the western portion of the Project site. Otter Creek, which has historically been channelized, is located on the eastern portion of the Project site.

#### LAND USES AND VEGETATION ASSOCIATIONS

Vegetation and land cover mapping for the Project was conducted using Lee County 2021 rectified aerials. Groundtruthing of the vegetative communities was conducted on April 27, 28, and 29; May 3; and October 11 and 12, 2022 utilizing the Florida Land Use, Cover and Forms Classification System (FLUCFCS) Level III (Florida Department of Transportation 1999). Level IV FLUCFCS was utilized to denote disturbance and hydrologic conditions. Exotic or "E" codes were used to identify levels of exotic and invasive vegetation (e.g., Brazilian pepper (*Schinus terebinthifolia*), melaleuca (*Melaleuca quinquenervia*), and bamboo (*Bambusa vulgaris*)). AutoCAD 3D 2021 software was used to determine the acreage of each mapping area, produce summaries, and generate the FLUCFCS and Wetlands Map for the Project (Exhibit 2). An aerial photograph of the property with an overlay of the FLUCFCS and Wetlands Map is provided as Exhibit 3.

A total of 41 vegetative and land cover types (i.e., FLUCFCS codes) were identified within the Project site. The site contains disturbed native wetland systems including mixed wetland hardwoods, wetland shrub, and freshwater marsh. The on-site wetland habitats have been disturbed by ditching and exotic infestation. Additionally, two rare and unique upland habitat types exist in the northeast portion of the Project site: Live Oak, Disturbed (FLUCFCS Code 4279 E1, E2, and E3) and Cabbage Palm, Disturbed (FLUCFCS Code 4289 E2). A summary of the FLUCFCS codes with acreage breakdown and description of each FLUCFCS is presented in Exhibit 4.



#### **SOILS**

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

#### JURISDICTIONAL WETLANDS

The jurisdictional wetlands and "other surface waters" (OSWs) by FLUCFCS code are summarized in Table 1. South Florida Water Management District (SFWMD) jurisdictional wetlands constitute 70.29± acres or approximately 8.9 percent of the Project site. SFWMD jurisdictional OSWs constitute 18.10± acres or approximately 2.3 percent of the Project site.

Table 1. SFWMD Wetland and OSW Acreages by FLUCFCS Code

FLUCFCS Code	Description	Acreage					
	Wetlands						
262	Low Pasture	44.83					
4221	Brazilian Pepper, Hydric	1.03					
4281 E1	Cabbage Palm, Disturbed, Hydric (0-24% Exotics)	0.69					
4281 E2	Cabbage Palm, Disturbed, Hydric (25-49% Exotics)	0.60					
4281 E3	Cabbage Palm, Disturbed, Hydric (50-75% Exotics)	0.39					
4291 E1	Wax Myrtle, Disturbed, Hydric (0-24% Exotics)	0.33					
6189 E2	Willow, Disturbed (25-49% Exotics)	< 0.01					
6219 E1	Cypress, Disturbed (0-24% Exotics)	1.69					
6219 E2	Cypress, Disturbed (25-49% Exotics)	1.85					
6309 E1	Wetland Forested Mixed, Disturbed (0-24% Exotics)	1.67					
6309 E2	Wetland Forested Mixed, Disturbed (25-49% Exotics)	3.59					
6309 E3	Wetland Forested Mixed, Disturbed (50-75% Exotics)	3.42					
6309 E4	Wetland Forested Mixed, Disturbed (76-100% Exotics)	1.70					
6319 E4	Wetland Shrub, Disturbed (76-100% Exotics)	1.08					
6419 E3	Freshwater Marsh, Disturbed (50-75% Exotics)	3.65					
6419 E4	Freshwater Marsh, Disturbed (76-100% Exotics)	3.75					
	Wetlands Total	70.29					
	OSWs						
510	Streams and Waterways	8.82					
514	Ditch	5.34					
525	Cattle Pond	3.94					
	OSWs Total 18.10						

The prominent wetland features consist of low pasture, wetland forested mixed, freshwater marsh, cypress, and wetland shrub scattered throughout the Project site. In addition, the OSWs mapped on the property include ditching, cattle ponds, and two tributaries of the Caloosahatchee River. A U.S. Geological Survey quadrangle map is provided as Exhibit 7.

#### LISTED SPECIES

Listed wildlife species as listed by the FWCC and the USFWS that have the potential to occur on the Project site are listed in Table 2 (FWCC 2022 and USFWS 1999). Listed plant species as listed by the FDACS and the USFWS (FDACS Chapter 5B-40) that have the potential to occur on the Project site are listed in Table 3. Information used in assessing the potential occurrence of these species included the Lee County Land Development Code, Field Guide to the Rare Plants of Florida (Chafin 2000), Atlas of Florida Vascular Plants (Wunderlin 2004), and professional experience and knowledge of the geographic region. In addition, FWCC and USFWS records for documented listed species were reviewed for listed species records on or adjacent to the property (Exhibit 8).

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

	G A 14M 37	<b>Designated Status</b>		Potential Habitats				
Common Name	Scientific Name	FWCC	USFWS	(FLUCFCS Code)				
	Amphibians							
Gopher frog	Lithobates capito	*	-	3219, 4119, 6129, 6309				
	Rep	tiles						
American alligator	Alligator mississippiensis	FT(S/A)	FT(S/A)	510, 514, 525, 6189, 6219, 6309, 6419				
Eastern indigo snake	Drymarchon corais couperi	FT	FT	3219, 4119, 4279, 4281, 4289				
Gopher tortoise	Gopherus polyphemus	ST	-	110, 211, 213, 3219, 4119, 422, 4279, 4349, 740, 743, 747, 814				
	Bi	rds						
Crested caracara	Caracara cheriway	FT	FT	211, 213, 262, 3219, 4279, 4281, 4289				
Everglade snail kite	Rostrhamus sociabilis plumbeus	FE	FE	262, 6419				
Florida burrowing owl	Athene cunicularia floridana	ST	1	110, 211, 213, 740, 743, 747				
Florida sandhill crane	Grus canadensis pratensis	ST	-	211, 262, 3219, 6419				
Limpkin	Aramus guarauna	*	-	510, 514, 525, 6219, 6309, 6419				

Table 2. (Continud)

		<b>Designated Status</b>		Potential Habitats
Common Name	Scientific Name	FWCC	USFWS	(FLUCFCS Code)
Little blue heron	Egretta caerulea	ST	-	262, 4291, 510, 514, 525, 6189, 6219, 6309, 6319, 6419
Red-cockaded woodpecker	Picoides borealis	FE	FE	4119
Roseate spoonbill	Ajaia ajaja	ST	-	510, 514, 525
Snowy egret	Egretta thula	*	-	262, 4291, 510, 514, 525, 6189, 6219, 6309, 6319, 6419
Southeastern American kestrel	Falco sparverius paulus	ST	-	3219, 4119
Tri-colored heron	Egretta tricolor	ST	-	262, 4291, 510, 514, 525, 6189, 6219, 6309, 6319, 6419
Wood stork	Mycteria americana	FT	FT	525, 6219, 6309, 6419
	Man	nmals		
Big cypress fox squirrel	Sciurus niger avicennia	ST	-	4119, 6215, 6219, 6309
Florida black bear	Ursus americanus floridanus	*	-	3219, 4119, 4279, 4281, 4289, 4349, 6215, 6309, 6319
Florida bonneted bat	Eumops floridanus	FE	FE	4119, 4349,
Florida Panther	Puma concolor coryi	FE	FE	211, 4119, 4279, 4281, 4289, 4349, 6215, 6219, 6309, 6319

FWCC – Florida Fish and Wildlife Conservation Commission

USFWS – U.S. Fish and Wildlife Service

FE – Federally Endangered

FT – Federally Threatened

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

ST – State Threatened

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

Common Name	Scientific Name	<b>Designated Status</b>		<b>Potential Location</b>	
Common Name		FDACS	USFWS	(FLUCFCS Code)	
Curtis's milkweed	Asclepias curtissii	Е	-	3219	
Fakahatchee burmannia	Burmania flava	Е	-	3219, 4119	
Satinleaf	Chrysophyllum oliviforme	T	-	4119	
Beautiful pawpaw	Deeringothamnus pulchellus	Е	Е	3219, 4119	
Florida coontie	Zamia floridana	CE	-	3219, 4119	
Twisted airplant	Tillandsia flexuosa	T	-	4279, 6189	

<sup>\*</sup>No longer listed by the FWCC; however, specific protection measures still apply

Table 3. (Continud)

Common Nome	Caiantica Nama	Designat	ed Status	<b>Potential Location</b>	
Common Name	Scientific Name	FDACS	USFWS	(FLUCFCS Code)	
Simpson's stopper	Myrcianthes fragrans var. simpsonii	Т	-	4279, 4281, 4289	
Hand adder's tongue fern	Ophioglossum palmatum	Е	1	4279	

FDACS – Florida Department of Agriculture and Consumer Services

USFWS – U.S. Fish and Wildlife Service

CE – Commercially Exploited

E – Endangered

T – Threatened

#### Gopher Frog (Lithobates capito)

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

#### American Alligator (Alligator mississippiensis)

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

#### Eastern Indigo Snake (Drymarchon corais couperi)

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

#### Gopher Tortoise (*Gopherus polyphemus*)

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

#### Crested Caracara (Caracara cheriway)

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

#### Everglade Snail Kite (Rostrhamus sociabilis plumbeus)

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

#### Florida Burrowing Owl (*Athene cunicularia floridana*)

Potential Florida burrowing owl habitat exists within the upland pastures and disturbed areas within the Project site.

#### Florida Sandhill Crane (Grus canadensis pratensis)

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

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

<u>Little Blue Heron (Egretta caerulea)</u>, <u>Tri-Colored Heron (Egretta tricolor)</u>, and other wading birds Potential foraging habitat for state-listed and other wading birds within the Project site includes the forested and herbaceous wetlands, as well as the ditches, stream, and cattle pond.

#### Red-Cockaded Woodpecker (*Picoides borealis*)

Potential habitat for the red-cockaded woodpecker on the Project site includes the pine flatwoods habitat.

#### Roseate Spoonbill (*Ajaia ajaja*)

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

#### Southeastern American Kestrel (Falco sparverius paulus)

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

#### Wood Stork (Mycteria americana)

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

#### Big Cypress Fox Squirrel (Sciurus niger avicennia)

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

#### Florida Black Bear (*Ursus americanus floridanus*)

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

#### Florida Bonneted Bat (Eumops floridanus)

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

#### Florida Panther (Puma concolor coryi)

The Project is not located within the Florida panther primary or secondary zones (Kautz et al. 2006); however, telemetry points from radio-collared panthers have been recorded by the FWCC

near the property (Exhibit 8). Potential habitat for the Florida panther includes the native upland and forested wetland habitats on the Project site.

A Lee County protected species survey was conducted on the Project site on April 27, 28, 29, May 3, and October 11, 12, 2022. A total of 137 gopher tortoise burrows, 2 American alligators and 2 alligator nests, 1 Everglade snail kite, 5 wood storks, 2 adult crested caracaras, 1 juvenile crested caracara, 4 adult Florida sandhill cranes, 1 juvenile Florida sandhill crane, 6 little blue herons, 6 tri-colored herons, 1 juvenile bald eagle (*Haliaeetus leucocephalus*), and 3 snowy egrets were observed on the Project site during the protected species survey.

The two adult and one juvenile crested caracara were recorded utilizing multiple parts of the Project site. A dilapidated crested caracara nest located in a cabbage palm was documented on the northwest portion of the Project site. No crested caracaras were observed utilizing the nest during the protected species survey or other fieldwork. The nest is in disrepair and has become further degraded since Hurricane Ian in late September 2022.

Two adult and one juvenile Florida sandhill crane were documented within the northwestern portion of the Project during the April 2022 survey dates. Two adult Florida sandhill crane were recorded utilizing multiple parts of the Project site during the October 2022 survey dates. No Florida sandhill nesting activity was observed during the protected species survey or other fieldwork.

The snail kite is listed as endangered by the USFWS. The wood stork and crested caracara are listed as threatened by the USFWS. The gopher tortoise, Florida sandhill crane, little blue heron, and tri-colored heron are listed as threatened by the FWCC. The American alligator is listed as threatened by FWCC due to similarity of appearance to the American crocodile (*Crocodylus acutus*) (FWCC 2022). The snowy egret is not listed by the USFWS or the FWCC but is a designated Lee County protected species.

No Lee County protected plant species were observed on the property during the protected species survey. However, scattered occurrences of state-listed plant species were documented, including royal palm (*Roystonea regia*), golden leather fern (*Acrostichum aureum*), giant wild pine (*Tillandsia utriculata*), and Florida butterfly orchid (*Encyclia tampensis*). The royal palm and the giant wild pine are listed as endangered by the FDACS. The golden leather fern is listed as threatened by the FDACS. The Florida butterfly orchid is listed as commercially exploited by the FDACS. There were no federally listed plant species documented during the protected species survey.

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

Table 4. Listed Wildlife Species Observed

Common Name	Caiantica Nama	Designat	ed Status	<b>Observed Location</b>			
Common Name	Scientific Name	FWCC	USFWS	(FLUCFCS Code)			
	Reptiles						
American alligator	Alligator mississippiensis	ST (SA)	FT (SA)	525, 6309 E2			
Gopher tortoise (burrow)	Gopherus polyphemus	ST	-	211, 213, 4119 E1, 422, 740, 743			
	Birds						
Bald Eagle	Haliaeetus leucocephalus	*	*	213			
Crested caracara	Caracara cheriway	FT	FT	211, 213, 262, 4279 E1			
Everglade snail kite	Rostrhamus sociabilis plumbeus	FE	FE	211			
Florida sandhill crane	Grus canadensis pratensis	ST	-	211, 6419 E4			
Snowy egret	Egretta thula	**	**	262, 510, 525			
Tri-colored heron	Egretta tricolor	ST	-	262, 6419 E4, 747, 814			
Wood stork	Mycteria americana	FT	FT	262			

FWCC - Florida Fish and Wildlife Conservation Commission

USFWS - U.S. Fish and Wildlife Service

FT – Federally Threatened

ST - State Threatened

SA - Similar Appearance

Table 5. Listed Plant Species Observed

Common Nome	Scientific Name	Designat	ed Status	<b>Observed Location</b>	
Common Name		FDACS	USFWS	(FLUCFCS Code)	
Florida butterfly orchid	Encyclia tampensis	CE	-	4279 E1	
Giant wild pine	Tillandsia utriculata	Е	-	747	
Golden leather fern	Acrostichum aureum	T	-	6309 E3	
Royal palm	Roystonea regia	E	-	6219 E1	

FDACS - Florida Department of Agriculture and Consumer Services

USFWS - U.S. Fish and Wildlife Service

CE - Commercially exploited

E – Endangered

T - Threatened

#### **SUMMARY**

A total of 41 vegetative and land cover types (i.e., FLUCFCS codes) were identified within the Project site. SFWMD jurisdictional wetlands constitute 70.29± acres or approximately 8.9 percent

<sup>\*</sup>Lee County Protected Species

<sup>\*\*</sup> No longer listed by the FWCC; however, specific protection measures still apply

of the Project site. SFWMD jurisdictional OSWs constitute 18.10± acre or approximately 2.3 percent of the Project site. The OSW acreage includes two tributaries of the Caloosahatchee River. One tributary is located in the central portion of the site and consists a natural stream. The second tributary is located in the eastern portion of the site and has been significantly augmented (i.e., relocated and channelized) as part of past agricultural activities.

A Lee County protected species survey was conducted on the Project site on April 27, 28, 29, May 3, and October 11, 12, 2022. A total of 137 gopher tortoise burrows, 2 American alligators and 2 alligator nests, 1 Everglade snail kite, 5 wood storks, 2 adult crested caracaras, 1 juvenile crested caracara, 4 adult Florida sandhill cranes, 1 juvenile Florida sandhill crane, 6 little blue herons, 6 tri-colored herons, 1 juvenile bald eagle, and 3 snowy egrets were observed on the Project site during the protected species survey. The snail kite is listed as endangered by the USFWS. The wood stork and crested caracara are listed as threatened by the USFWS. The gopher tortoise, Florida sandhill crane, little blue heron, and tri-colored heron are listed as threatened by the FWCC. The American alligator is listed as threatened by FWCC due to similarity of appearance to the American crocodile. The snowy egret is not listed by the USFWS or the FWCC but is a designated Lee County protected species.

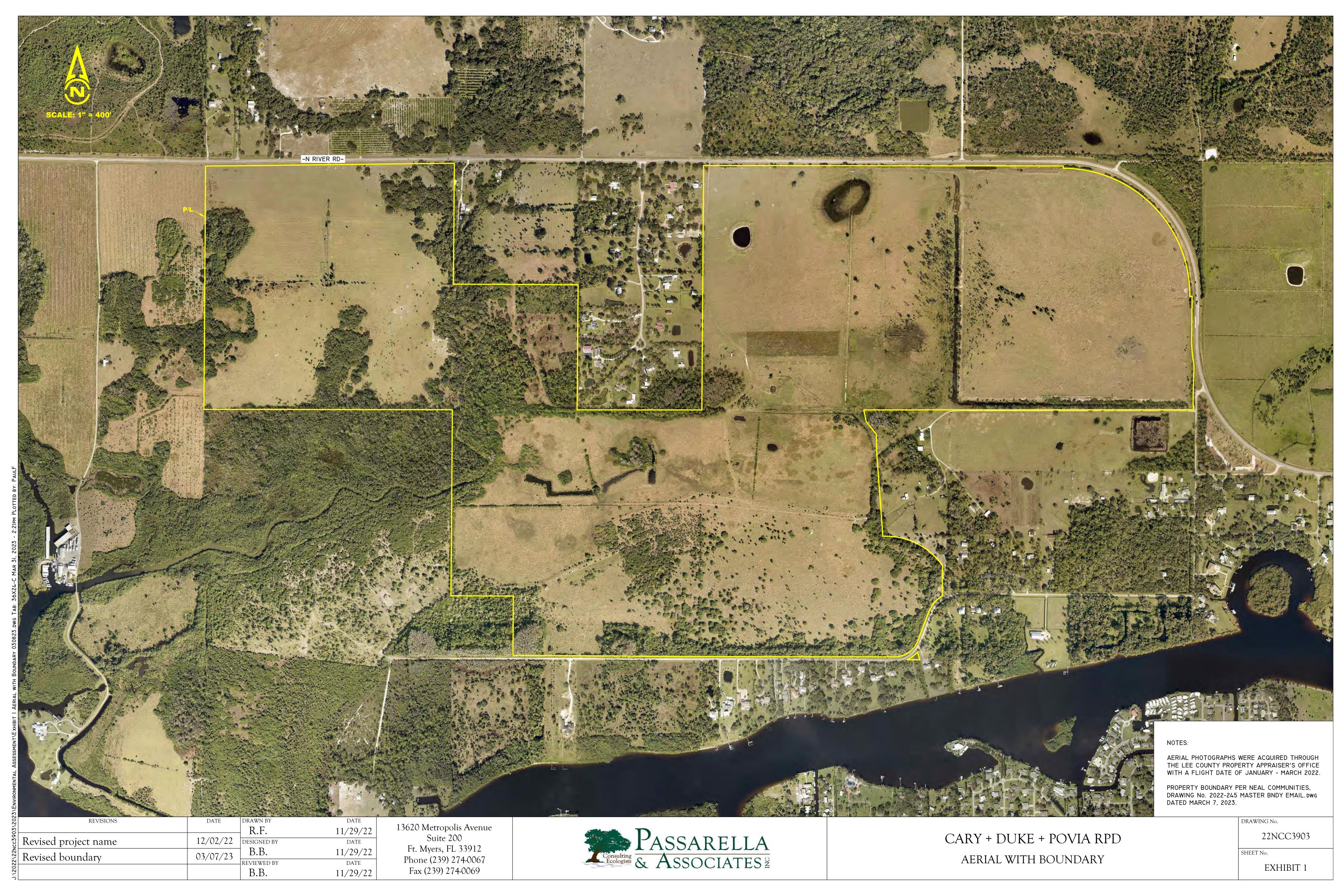
No Lee County protected plant species were observed on the property during the protected species survey. However, scattered occurrences of state-listed plant species were documented, including royal palm (*Roystonea regia*), golden leather fern (*Acrostichum aureum*), giant wild pine (*Tillandsia utriculata*), and Florida butterfly orchid (*Encyclia tampensis*). The FDACS lists the royal palm and the giant wild pine as endangered, the golden leather fern as threatened, and the Florida butterfly orchid as commercially exploited. There were no federally listed plant species documented during the protected species survey.

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# EXHIBIT 1 AERIAL WITH BOUNDARY



# EXHIBIT 2 FLUCFCS AND WETLANDS MAP

DRAWN BY

R.F.

DESIGNED BY

REVIEWED BY

B.B.

B.B.

DATE

11/29/22

DATE

11/29/22

DATE

11/29/22

13620 Metropolis Avenue

Suite 200

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Phone (239) 274-0067

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DATE

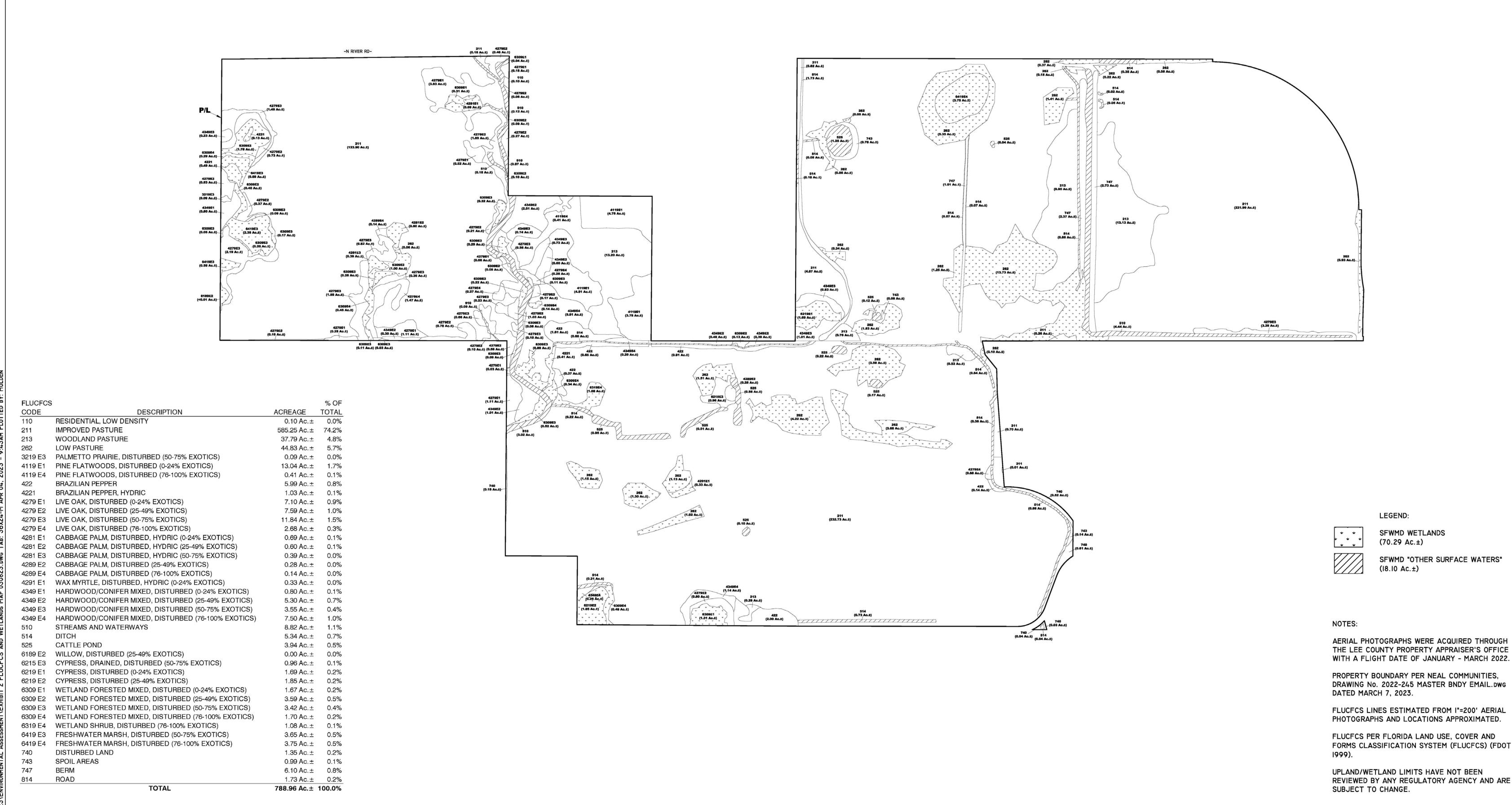
12/02/22

03/07/23

**REVISIONS** 

Revised project name

Revised boundary



PASSARELLA & ASSOCIATES & ASSOCIATES &

CARY + DUKE + POVIA RPD FLUCFCS AND WETLANDS MAP

DRAWING No.

22NCC3903

SHEET No.

EXHIBIT 2

# EXHIBIT 3 AERIAL WITH FLUCFCS AND WETLANDS



REVISIONS DATE DRAWN BY R.F. 11/29/22 Revised project name 12/02/22 DESIGNED BY DATE B.B. 11/29/22 Revised boundary 03/07/23 REVIEWED BY DATE B.B. 11/29/22

1.08 Ac. ± 0.1%

3.65 Ac.± 0.5%

3.75 Ac.± 0.5%

1.35 Ac.± 0.2%

0.99 Ac.± 0.1%

6.10 Ac.± 0.8%

1.73 Ac.± 0.2%

788.96 Ac.± 100.0%

6319 E4 WETLAND SHRUB, DISTURBED (76-100% EXOTICS)

DISTURBED LAND

SPOIL AREAS

BERM

ROAD

FRESHWATER MARSH, DISTURBED (50-75% EXOTICS)

FRESHWATER MARSH, DISTURBED (76-100% EXOTICS)

TOTAL

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



CARY + DUKE + POVIA RPD AERIAL WITH FLUCFCS AND WETLANDS FLUCFCS LINES ESTIMATED FROM I"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

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

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

DRAWING No.

22NCC3903

SHEET No.

EXHIBIT 3

### **EXHIBIT 4**

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

### CARY + DUKE + POVIA RPD EXISTING LAND USE AND COVER SUMMARY TABLE AND FLUCFCS DESCRIPTIONS

#### March 2023

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

Table 1. Existing Land Use and Cover Summary

FLUCFCS Code	Description	Acreage	Percent of Total
110	Residential, Low Density	0.10	< 0.1
211	Improved Pasture	585.25	74.2
213	Woodland Pasture	37.79	4.8
262	Low Pasture	44.83	5.7
3219 E3	Palmetto Prairie, Disturbed (50-75% Exotics)	0.09	< 0.1
4119 E1	Pine Flatwoods, Disturbed (0-24% Exotics)	13.04	1.7
4119 E4	Pine Flatwoods, Disturbed (76-100% Exotics)	0.41	0.1
422	Brazilian Pepper	5.99	0.8
4221	Brazilian Pepper, Hydric	1.03	0.1
4279 E1	Live Oak, Disturbed (0-24% Exotics)	7.10	0.9
4279 E2	Live Oak, Disturbed (25-49% Exotics)	7.59	1.0
4279 E3	Live Oak, Disturbed (50-75% Exotics)	11.84	1.5
4279 E4	Live Oak, Disturbed (76-100% Exotics)	2.68	0.3
4281 E1	Cabbage Palm, Hydric, Disturbed (0-24% Exotics)	0.69	0.1
4281 E2	Cabbage Palm, Hydric, Disturbed (25-49% Exotics)	0.60	0.1
4281 E3	Cabbage Palm, Hydric, Disturbed (50-75% Exotics)	0.39	< 0.1
4289 E2	Cabbage Palm, Disturbed (25-49% Exotics)	0.28	< 0.1
4289 E4	Cabbage Palm, Disturbed (76-100% Exotics)	0.14	< 0.1
4291 E1	Wax Myrtle, Hydric, Disturbed (0-24% Exotics)	0.33	< 0.1
4349 E1	Hardwood/Conifer Mixed, Disturbed (0-24% Exotics)	0.80	0.1
4349 E2	Hardwood/Conifer Mixed, Disturbed (25-49% Exotics)	5.30	0.7
4349 E3	Hardwood/Conifer Mixed, Disturbed (50-75% Exotics)	3.55	0.4
4349 E4	Hardwood/Conifer Mixed, Disturbed (76-100% Exotics)	7.50	1.0
510	Streams and Waterways	8.82	1.1
514	Ditch	5.34	0.7

Table 1. Continued

FLUCFCS Code	Description	Acreage	Percent of Total
525	Cattle Pond	3.94	0.5
6189 E2	Willow, Disturbed (25-49% Exotics)	< 0.01	< 0.1
6215 E3	Cypress, Drained, Disturbed (50-75% Exotics)	0.96	0.1
6219 E1	Cypress, Disturbed (0-24% Exotics)	1.69	0.2
6219 E2	Cypress, Disturbed (25-49% Exotics)	1.85	0.2
6309 E1	Wetland Forested Mixed, Disturbed (0-24% Exotics)	1.67	0.2
6309 E2	Wetland Forested Mixed, Disturbed (25-49% Exotics)	3.59	0.5
6309 E3	Wetland Forested Mixed, Disturbed (50-75% Exotics)	3.42	0.4
6309 E4	Wetland Forested Mixed, Disturbed (76-100% Exotics)	1.70	0.2
6319 E4	Wetland Shrub, Disturbed (76-100% Exotics)	1.08	0.1
6419 E3	Freshwater Marsh, Disturbed (50-75% Exotics)	3.65	0.5
6419 E4	Freshwater Marsh, Disturbed (76-100% Exotics)	3.75	0.5
740	Disturbed Land	1.35	0.2
743	Spoil Areas	0.99	0.1
747	Berm	6.10	0.8
814	Road	1.73	0.2
	Total	788.96	100.0

#### Residential, Low Density (FLUCFCS Code 110)

This upland area occupies  $0.10\pm$  acre or less than 0.1 percent of the Project. It consists of single-family homes alongside the North River Road (CR 78).

#### Improved Pasture (FLUCFCS Code 211)

This upland area occupies 585.25± acres or 74.2 percent of the Project. The canopy is open and includes widely scattered slash pine (*Pinus elliottii*), cabbage palm (*Sabal palmetto*), and live oak (*Quercus virginiana*). The sub-canopy is open and includes widely scattered cabbage palm, wax myrtle (*Morella cerifera*), and Brazilian pepper. The ground cover includes bahiagrass (*Paspalum notatum*), tropical soda apple (*Solanum viarum*), smutgrass (*Sporobolus indicus*), broomsedge bluestem (*Andropogon virginicus*), blackberry (*Rubus* sp.), flatsedge (*Cyperus* sp.), torpedograss (*Panicum repens*), frogfruit (*Phyla nodiflora*), caesarweed (*Urena lobata*), and Asiatic pennywort (*Centella asiatica*).

#### Woodland Pasture (FLUCFCS Code 213)

This upland area occupies 37.79± acres or 4.8 percent of the Project. The canopy has scattered slash pine, live oak, laurel oak (*Quercus laurifolia*), and cabbage palm. The sub-canopy includes widely scattered slash pine, Brazilian pepper, persimmon (*Diospyros virginiana*), wax myrtle, live oak, laurel oak, and cabbage palm. The ground cover contains bahiagrass, smutgrass, broomsedge

bluestem, muscadine grapevine (*Vitis rotundifolia*), saw palmetto (*Serenoa repens*), cabbage palm, caesarweed, earleaf greenbrier (*Smilax auriculata*), and blackberry.

#### Low Pasture (FLUCFCS Code 262)

This wetland area occupies 44.83± acres or 5.7 percent of the Project. The canopy is open. The sub-canopy contains widely scattered cabbage palm, Brazilian pepper, wax myrtle, and Carolina willow (Salix caroliniana). The ground cover includes inundated beaksedge (Rhynchospora inundata), Southern beaksedge (Rhynchospora microcarpa), Asiatic pennywort, creeping primrose willow (Ludwigia repens), dayflower (Commelina diffusa), pickerelweed (Pontederia cordata), bushy bluestem (Andropogon glomeratus), sawgrass (Cladium jamaicense), white-top sedge (Rhynchospora colorata), torpedograss, marsh pennywort (Hydrocotyle umbellata), savanna iris (Iris savannarum), frogfruit, Southern umbrellasedge (Fuirena scirpoidea), smartweed (Persicaria sp.), arrowhead (Sagittaria lancifolia), bighead rush (Juncus megacephalus), aster (Aster sp.), sesbania (Sesbania sp.), spikerush (Eleocharis cellulosa), saltmarsh mallow (Kosteletzkya sp.), and rosy camphorweed (Pluchea baccharis).

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

This upland community type occupies  $0.09\pm$  acre or less than 0.1 percent of the Project. The canopy contains scattered live oak and cabbage palm. The sub-canopy contains Brazilian pepper. The ground cover contains saw palmetto, caesarweed, beautyberry (*Callicarpa americana*), Brazilian pepper, and greenbrier (*Smilax* sp.).

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

This upland community type occupies 13.04± acres or 1.7 percent of the Project. The canopy contains slash pine with scattered cabbage palm and live oak. The sub-canopy contains slash pine with scattered cabbage palm, live oak, and Brazilian pepper. The ground cover contains broomsedge bluestem, Brazilian pepper, bahiagrass, wax myrtle, saw palmetto, caesarweed, and blackberry.

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

This upland community type occupies  $0.41\pm$  acre or 0.1 percent of the Project. The vegetation associations are similar to FLUCFCS Code 4119 E1, except with 76 to 100 percent Brazilian pepper in the sub-canopy.

#### Brazilian Pepper (FLUCFCS Code 422)

This upland area occupies 5.99± acres or 0.8 percent of the Project. The canopy is open. The subcanopy is dominated by Brazilian pepper with scattered wax myrtle and cabbage palm. The ground cover includes Brazilian pepper.

#### Brazilian Pepper, Hydric (FLUCFCS Code 4221)

This wetland area occupies  $1.03\pm$  acres or 0.1 percent of the Project. The canopy is dominated by Brazilian pepper with occasional scattered live oak, cabbage palm, swamp bay (*Persea palustris*), and Carolina willow. The sub-canopy is dominated by Brazilian pepper with scattered cabbage palm, live oak, swamp bay, myrsine (*Myrsine cubana*), wax myrtle, saltbush (*Baccharis halimifolia*), Carolina willow, pond apple (*Annona glabra*), red mangrove (*Rhizophora mangle*), and swamp dogwood (*Cornus foemina*). The ground cover contains Brazilian pepper, cabbage

palm, giant leather fern (*Acrostichum danaeifolium*), swamp fern (*Telmatoblechnum serrulatum*), creeping primrose willow, smartweed, cattail (*Typha* sp.), shield fern (*Thelypteris* sp.), muscadine grapevine, greenbrier, Southern beaksedge, flatsedge, and marsh pennywort.

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

This upland community type occupies  $7.10\pm$  acres or 0.9 percent of the Project. The canopy contains live oak with scattered laurel oak, pop ash (*Fraxinus caroliniana*), Brazilian pepper, and cabbage palm. The sub-canopy contains live oak, cabbage palm, laurel oak, wax myrtle, myrsine, wild coffee (*Psychotria nervosa*), swamp bay, caesarweed, saltbush, and Brazilian pepper. The ground cover includes saw palmetto, poison ivy, beautyberry, wild coffee, Virginia creeper (*Parthenocissus quinquefolia*) Brazilian pepper, tropical soda apple, beggar-ticks (*Bidens alba*), St. Augustine grass (*Stenotaphrum secundatum*), caesarweed, Boston fern (*Nephrolepis* sp.), cabbage palm, broomsedge bluestem, white stopper (*Eugenia axillaris*), and carpetgrass (*Axonopus fissifolius*).

#### Live Oak, Disturbed (25-49% Exotics) (FLUCFCS Code 4279 E2)

This upland community type occupies 7.59± acres or 1.0 percent of the Project. The vegetation associations are similar to FLUCFCS Code 4279 E1, except with 25 to 49 percent Brazilian pepper in the sub-canopy.

#### <u>Live Oak, Disturbed (50-75% Exotics) (FLUCFCS Code 4279 E3)</u>

This upland community type occupies 11.84± acres or 1.5 percent of the Project. The vegetation associations are similar to FLUCFCS Code 4279 E2, except with 50 to 75 percent Brazilian pepper in the sub-canopy.

#### Live Oak, Disturbed (76-100% Exotics) (FLUCFCS Code 4279 E4)

This upland community type occupies 2.68± acres or 0.3 percent of the Project. The vegetation associations are similar to FLUCFCS Code 4279 E3, except with 76 to 100 percent Brazilian pepper in the sub-canopy.

#### Cabbage Palm, Hydric, Disturbed (0-24% Exotics) (FLUCFCS Code 4281 E1)

This wetland community type occupies  $0.69\pm$  acre or 0.1 percent of the Project. The canopy contains cabbage palm with scattered laurel oak and swamp bay. The sub-canopy contains cabbage palm, Brazilian pepper, myrsine, laurel oak, wax myrtle, Carolina willow, swamp dogwood, and buckthorn (*Sideroxylon* sp.). The ground cover contains giant leather fern, swamp fern, cabbage palm, Brazilian pepper, Asiatic pennywort, marsh pennywort, smartweed, sand cordgrass (*Spartina bakeri*), laurel oak, dayflower, Peruvian primrose willow (*Ludwigia peruviana*), pickerelweed, and buttonbush (*Cephalanthus occidentalis*).

#### Cabbage Palm, Hydric, Disturbed (25-49% Exotics) (FLUCFCS Code 4281 E2)

This wetland community type occupies  $0.60\pm$  acre or 0.1 percent of the Project. The vegetation associations are similar to FLUCFCS Code 4281 E1, except with 25 to 49 percent Brazilian pepper in the sub-canopy.

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

This wetland community type occupies  $0.39\pm$  acre or less than 0.1 percent of the Project. The vegetation associations are similar to FLUCFCS Code 4281 E2, except with 50 to 75 percent Brazilian pepper in the sub-canopy.

#### Cabbage Palm, Disturbed (25-49% Exotics) (FLUCFCS Code 4289 E2)

This upland community type occupies  $0.28\pm$  acre or less than 0.1 percent of the Project. The canopy contains cabbage palm with scattered live oak. The sub-canopy contains Brazilian pepper, wax myrtle, and cabbage palm. The ground cover includes smutgrass, bahiagrass, wild coffee, dog fennel (*Eupatorium capillifolium*), beggar-ticks, knotroot foxtail (*Setaria parviflora*), scattered broomsedge, and Guinea grass (*Urochloa maxima*).

#### Cabbage Palm, Disturbed (76-100% Exotics) (FLUCFCS Code 4289 E4)

This upland community type occupies  $0.14\pm$  acre or less than 0.1 percent of the Project. The vegetation associations are similar to FLUCFCS Code 4289 E2, except with 76 to 100 percent Brazilian pepper in the sub-canopy.

#### Wax Myrtle, Hydric, Disturbed (0-24% Exotics) (FLUCFCS Code 4291 E1)

This wetland community type occupies  $0.33\pm$  acre or less than 0.1 percent of the Project. The canopy is open. The sub-canopy contains wax myrtle, Brazilian pepper, saltbush, and cabbage palm. The ground cover contains shield fern, Brazilian pepper, laurel oak, marsh pennywort, swamp fern, and Asiatic pennywort.

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

This upland community type occupies  $0.80\pm$  acre or 0.1 percent of the Project. The canopy contains live oak, slash pine, and cabbage palm. The sub-canopy contains live oak, Brazilian pepper, cabbage palm, wax myrtle, saltbush, beautyberry, and scattered saw palmetto. The ground cover contains bahiagrass, broomsedge bluestem, smutgrass, beautyberry, Brazilian pepper, marsh pennywort, caesarweed, live oak, cabbage palm, greenbrier, dayflower, and saw palmetto.

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

This upland community type occupies 5.30± acres or 0.7 percent of the Project. The vegetation associations are similar to FLUCFCS Code 4349 E1, except with 25 to 49 percent Brazilian pepper in the sub-canopy.

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

This upland community type occupies 3.55± acres or 0.4 percent of the Project. The vegetation associations are similar to FLUCFCS Code 4349 E2, except with 50 to 75 percent Brazilian pepper in the sub-canopy.

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

This upland community type occupies 7.50± acres or 1.0 percent of the Project. The vegetation associations are similar to FLUCFCS Code 4349 E3, except with 76 to 100 percent Brazilian pepper in the sub-canopy.

#### Streams and Waterways (FLUCFCS Code 510)

This open water area occupies 8.82± acres or 1.1 percent of the Project.

#### Ditch (FLUCFCS Code 514)

This open water area occupies 5.34± acres or 0.7 percent of the Project. Ground cover vegetation includes cattail.

#### Cattle Pond (FLUCFCS Code 525)

This open water area occupies 3.94± acres or 0.5 percent of the Project.

#### Willow, Disturbed (25-49% Exotics) (FLUCFCS Code 6189 E2)

This wetland community type occupies less than  $0.01\pm$  acre of the Project. The canopy contains Carolina willow with scattered cabbage palm and Brazilian pepper. The sub-canopy contains Carolina willow, cabbage palm, Brazilian pepper, wax myrtle, swamp dogwood, and buckthorn. The ground cover includes smartweed, swamp fern, shield fern, sawgrass, cattail, Carolina willow, cabbage palm, dayflower, white-top sedge, and Brazilian pepper.

#### Cypress, Drained, Disturbed (50-75% Exotics) (FLUCFCS Code 6215 E3)

This wetland community type occupies  $0.96\pm$  acre or 0.1 percent of the Project. The canopy contains bald cypress (*Taxodium distichum*) and the sub-canopy contains Brazilian pepper, pop ash, and cabbage palm. The ground cover contains caesarweed and scattered swamp fern.

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

This wetland community type occupies  $1.69\pm$  acres or 0.2 percent of the Project. The canopy includes bald cypress, cabbage palm, and scattered laurel oak. The sub-canopy contains cabbage palm, Brazilian pepper, bishopwood (*Bischofia javanica*), red maple (*Acer rubrum*), and swamp bay. The ground cover includes spikerush (*Eleocharis interstincta*), pickerelweed, giant leather fern, and swamp fern.

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

This wetland community type occupies 1.85± acres or 0.2 percent of the Project. The vegetation associations are similar to FLUCFCS Code 6219 E1, except with 25 to 49 percent melaleuca and/or Brazilian pepper in the sub-canopy.

#### Wetland Forested Mixed, Disturbed (0-24% Exotics) (FLUCFCS Code 6309 E1)

This wetland community type occupies  $1.67\pm$  acres or 0.2 percent of the Project. The canopy contains live oak, laurel oak, slash pine, cabbage palm, swamp bay, and Carolina willow. The sub-canopy contains Brazilian pepper, cabbage palm, myrsine, wild coffee, Peruvian primrose willow, Carolina willow, swamp dogwood, laurel oak, swamp bay, wax myrtle, persimmon, saltbush, live oak, white stopper, and buckthorn. The ground cover includes swamp fern, giant leather fern, cabbage palm, marsh pennywort, Brazilian pepper, wild coffee, Peruvian primrose willow, royal fern (Osmunda regalis var. spectabilis), arrowhead, water hyssop (Bacopa sp.), Asiatic pennywort, Southern beaksedge, smartweed, torpedograss, rosy camphorweed, shield fern, swamp lily (Crinum americanum), dog fennel, bulrush (Scirpus sp.), peppervine (Ampelopsis arborea), white-top sedge, and cattail.

#### Wetland Forested Mixed, Disturbed (25-49% Exotics) (FLUCFCS Code 6309 E2)

This wetland community type occupies 3.59± acres or 0.5 percent of the Project. The vegetation associations are similar to FLUCFCS Code 6309 E1, except with 25 to 49 percent melaleuca and/or Brazilian pepper in the canopy and sub-canopy.

#### Wetland Forested Mixed, Disturbed (50-75% Exotics) (FLUCFCS Code 6309 E3)

This wetland community type occupies 3.42± acres or 0.4 percent of the Project. The vegetation associations are similar to FLUCFCS Code 6309 E2, except with 50 to 75 percent melaleuca and/or Brazilian pepper in the canopy and sub-canopy.

#### Wetland Forested Mixed, Disturbed (76-100% Exotics) (FLUCFCS Code 6309 E4)

This wetland community type occupies 1.70± acres or 0.2 percent of the Project. The vegetation associations are similar to FLUCFCS Code 6309 E3, except with 76 to 100 percent melaleuca and/or Brazilian pepper in the canopy and sub-canopy.

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

This wetland community type occupies  $1.08\pm$  acres or 0.1 percent of the Project. The canopy is open. The sub-canopy contains saltbush, giant leather fern, wax myrtle, Brazilian pepper, scattered Carolina willow, and swamp bay. The ground cover contains giant leather fern, marsh pennywort, Brazilian pepper, saltbush, sawgrass, shield fern, and creeping primrose willow.

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

This wetland community type occupies  $3.65\pm$  acres or 0.5 percent of the Project. The canopy is open. The sub-canopy contains wax myrtle, Brazilian pepper, and scattered cabbage palm. The ground cover contains sawgrass, giant leather fern, marsh pennywort, cattail, pickerelweed, torpedograss, sesbania, creeping primrose willow, and swamp fern.

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

This wetland habitat type occupies 3.75± acres or 0.5 percent of the Project. The vegetation associations are similar to FLUCFCS Code 6419 E3, except with 76 to 100 percent West Indian marsh grass (*Hymenachne amplexicaulis*), alligatorweed (*Alternanthera philoxeroides*), and water lettuce (*Pistia stratiotes*) in the ground cover.

#### Disturbed Land (FLUCFCS Code 740)

This upland area occupies  $1.35\pm$  acres or 0.2 percent of the Project. The canopy is open with cabbage palm, live oak, slash pine, red cedar (*Juniperus virginiana*), Florida strangler fig (*Ficus aurea*), Washington fan palm (*Washingtonia robusta*), laurel oak, and other unknown landscape trees. The sub-canopy contains scattered cabbage palm, citrus (*Citrus* sp.), wax myrtle, and Brazilian pepper. The ground cover contains bahiagrass, smutgrass, broomsedge, wax myrtle, frogfruit, caesarweed, Brazilian pepper, and Asiatic pennywort.

#### Spoil Areas (FLUCFCS Code 743)

This upland area occupies  $0.99\pm$  acre or 0.1 percent of the Project and consists of spoil material.

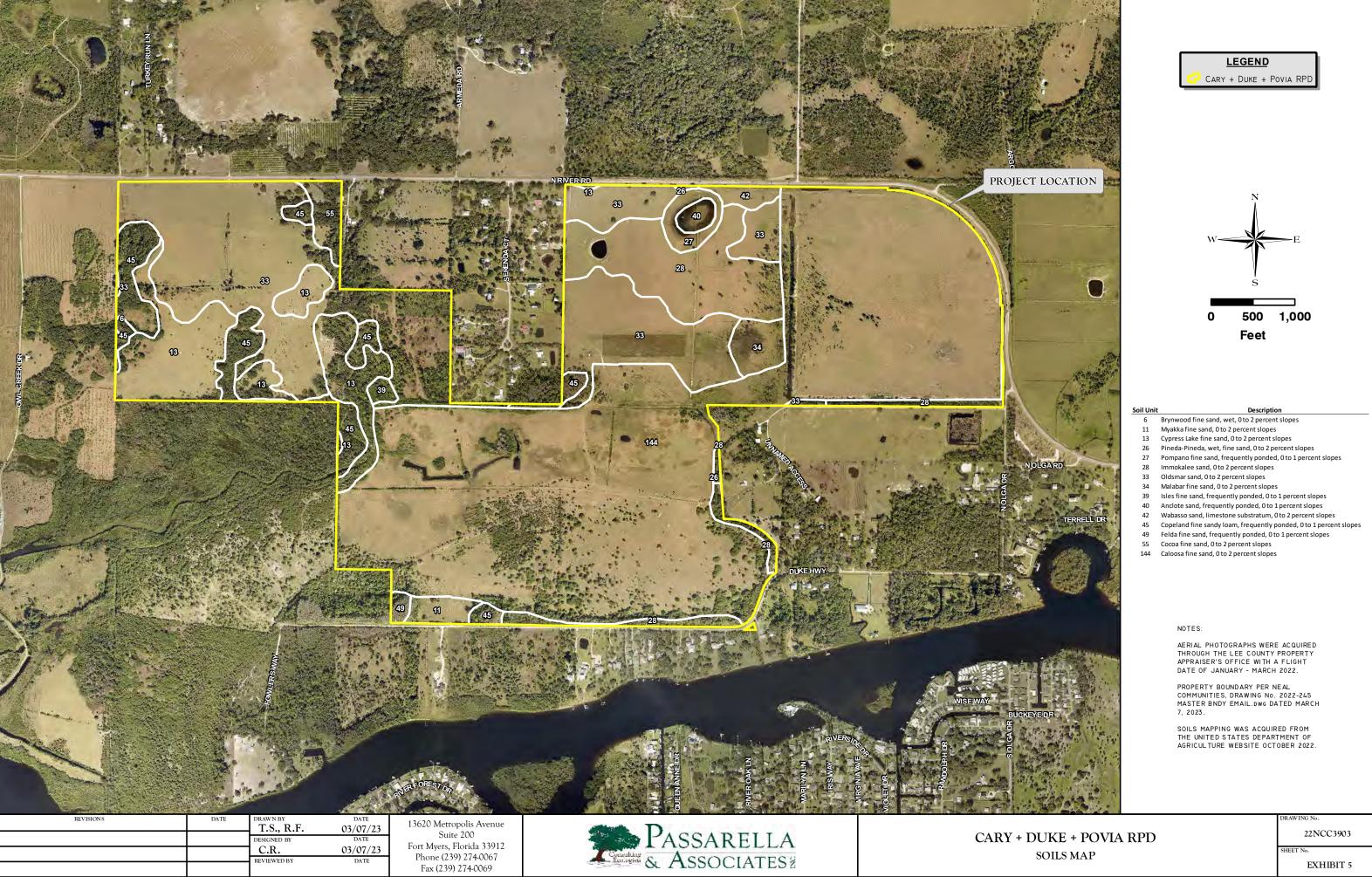
#### Berm (FLUCFCS Code 747)

This upland land use type occupies  $6.10\pm$  acre or 0.8 percent of the Project and includes spoil material left over from the excavation of ditches. The canopy may include scattered slash pine and live oak. The sub-canopy may include beautyberry, wax myrtle, and Brazilian pepper. The ground cover consists of a mixture of bahiagrass, tropical soda apple, smutgrass, broomsedge bluestem, blackberry, and flatsedge.

#### Road (FLUCFCS Code 814)

This upland land use type occupies  $1.73\pm$  acre or 0.2 percent of the Project and includes an unmaintained, partially paved roadway. The canopy and sub-canopy are open. The ground cover is consistent with improved pasture (FLUCFCS Code 211).

# EXHIBIT 5 SOILS MAP



Fax (239) 274-0069

EXHIBIT 5

# EXHIBIT 6 SOILS SUMMARY TABLE AND DESCRIPTIONS

#### CARY + DUKE + POVIA RPD SOILS SUMMARY TABLE AND DESCRIPTIONS

#### March 2023

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

Mapping Unit	Description
6	Brynwood fine sand, wet, 0 to 2 percent slopes
11	Myakka fine sand, 0 to 2 percent slopes
13	Cypress Lake fine sand, 0 to 2 percent slopes
26	Pineda-Pineda, wet, fine sand, 0 to 2 percent slopes
27	Pompano Fine Sand, frequently ponded, 0 to 1 percent slopes
28	Immokalee Sand, 0 to 2 percent slopes
33	Oldsmar Sand, 0 to 2 percent slopes
34	Malabar Fine Sand, 0 to 2 percent slopes
39	Isles fine sand, frequently ponded, 0 to 1 percent slopes
40	Anclote Sand, frequently ponded, 0 to 1 percent slopes
42	Wabasso sand, limestone substratum, 0 to 2 percent slopes
45	Copeland fine sandy loam, frequently ponded, 0 to 1 percent slopes
49	Felda fine sand, frequently ponded, 0 to 1 percent slopes
55	Cocoa fine sand, 0 to 2 percent slopes
144	Caloosa fine sand, 0 to 2 percent slopes

#### <u>6 – Brynwood fine sand, wet, 0 to 2 percent slope</u>

This is a nearly level, very poorly drained soil in depressions. Slopes are concave and less than 2 percent. Typically, the surface layer is black fine sand about 4 inches thick. The substratum is fine sand to a depth of 16 inches with hard fractures limestone below. Between 4 and 16 inches in depth the fine sands are light brownish gray to brown. In most years, under natural conditions, the water table is within 12 inches of the surface for 4 to 5 months and between 12 and 20 inches most of the rest of the year.

#### 11 – Myakka fine sand, 0 to 2 percent slopes

This is a nearly level, poorly drained soil on broad flatwoods areas. Slopes are smooth to slightly concave and range from 0 to 2 percent. Typically, the surface layer is very dark gray fine sand about 3 inches thick. The subsurface layer is fine sand about 23 inches thick. In the upper 3 inches it is gray, and in the lower 20 inches it is light gray. The subsoil is fine sand to a depth of 80 inches or more. The upper 4 inches is black and firm, the next 5 inches is dark reddish brown and friable, the nest 17 inches is black—and firm, the next 11 inches is dark reddish brown and friable, and the lower 17 inches is mixed black and dark reddish brown and friable. In most years, under natural conditions, the water table is within 10 inches of the surface for 1 to 3 months and 10 to 40 inches below the surface for 2 to 6 months. It is more than 40 inches below the surface during extended dry periods.

#### <u>13 – Cypress Lake fine sand, 0 to 2 percent slopes</u>

This is a nearly level, poorly drained soil on flatwoods. Slopes are smooth and range from 0 to 2 percent. Typically, the surface layer is gray fine sand about 3 inches thick. The subsurface layer is fine sand about 22 inches thick. The upper 11 inches is light gray and the lower 11 inches is very pale brown. The subsoil, about 5 inches thick, is gray fine sandy loam with brownish yellow mottles and calcareous nodules. At a depth of 30 inches is a layer of fractured limestone. In most years, under natural conditions, the water table is within 10 inches of the surface for 2 to 4 months. It recedes below the limestone for about 6 months.

#### 26 – Pineda-Pineda, wet, fine sand, 0 to 2 percent slopes

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

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

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

#### 28 – Immokalee Sand, 0 to 2 percent slope

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

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

This is a nearly level, poorly drained soil on low, broad flatwoods areas. Slopes are smooth to slightly convex and range from 0 to 2 percent. Typically, the surface layer is black sand about 3 inches thick. The subsurface layer is gray and light gray sand about 39 inches thick. The upper

part of the subsoil is very dark gray sand about 5 inches thick. The lower part of the subsoil is yellowish brown and mixed light brownish gray and brown fine sandy loam about 11 inches thick. Pale brown sand extends to a depth of 80 inches or more. In most years, under natural conditions, the water table is at a depth of less than 10 inches for 1 to 3 months. It is at a depth of 10 to 40 inches for more than 6 months, and it recedes to a depth of more than 40 inches during extended dry periods.

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

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

#### 39 – Isles fine sand, frequently ponded, 0 to 1 percent slopes

This is a nearly level, very poorly drained soil in depressions. Slopes are smooth to concave and less than 1 percent. Typically, the surface layer is very dark gray fine sand about 5 inches thick. The subsurface layer is about 5 inches of light gray fine sand. Next is 11 inches of very pale brown fine sand with yellowish brown mottles. The subsoil is 26 inches of gray fine sandy loam with brownish yellow mottles and pockets of light brownish gray loamy sand. Limestone bedrock is at a depth of 47 inches. In most years, under natural conditions, the water table is above the surface for 3 to 6 months. It is within a depth of 10 to 40 inches for 2 to 4 months. The water table recedes to depth of more than 40 inches during extended dry periods.

#### 40 – Anclote Sand, frequently ponded, 0 to 1 percent slopes

This is a nearly level, very poorly drained soil in isolated depressions. Slopes are smooth to concave and less than 1 percent. Typically, the surface layer is about 22 inches thick. The upper 8 inches is black sand, and the lower 14 inches is black sand with common light gray pockets and streaks throughout. The substratum is sand to a depth of 80 inches or more. The upper 18 inches is light brownish gray, and the lower 40 inches is light gray. Included with this soil in mapping are small areas of Pompano and Floridana soils. Included soils make up about 10 to 15 percent of any mapped area. In most years, under natural conditions, the soil is ponded for more than 6 months.

#### <u>42 – Wabasso sand, limestone substratum, 0 to 2 percent slopes</u>

This is a nearly level, poorly drained soil on broad flatwoods. Slopes range from 0 to 2 percent. Typically, the surface layer is black sand about 3 inches thick. The subsurface layer is sand about 16 inches thick. The upper 10 inches is gray, and the lower 6 inches is light gray. The subsoil is about 32 inches thick. The upper 2 inches is dark brown sand that is well coated with organic matter. The next 2 inches is dark reddish brown friable sand. The next 14 inches is brown loose

sand with dark brown streaks along root channels. The lower 14 inches is light brownish gray, firm fine sandy loam with light olive brown mottles. A hard, fractured limestone ledge and boulders are at a depth of 51 inches. In most years, under natural conditions, the water table is within 10 inches of the surface for 1 to 3 months. It is 10 to 40 inches below the surface for 2 to 4 months. It is below the limestone during extended dry periods.

#### 45 – Copeland fine sandy loam, frequently ponded, 0 to 1 percent slopes

This is a low, nearly level, very poorly drained soil in depressions. Slopes are concave and less than 1 percent. Typically, the surface layer is about 8 inches of very dark gray sandy loam. The subsoil is very dark gray sandy loam about 12 inches thick. It is underlain by 8 inches of light brownish gray sandy clay loam with soft calcium carbonate throughout. Fractured limestone bedrock is at a depth of 28 inches. Under natural conditions, the water table is above the surface for 3 to 6 months. It is 10 to 40 inches below the surface for about 3 to 6 months.

#### 49 – Felda fine sand, frequently ponded, 0 to 1 percent slopes

This is a nearly level, poorly drained soil in depressions. Slopes are concave and less than 1 percent. Typically, the surface layer is gray fine sand about 4 inches thick. The subsurface layers extend to a depth of 35 inches. The upper 13 inches is grayish brown fine sand and the lower 18 inches is light gray fine sand with yellowish brown mottles. The subsoil is about 17 inches thick. The upper 6 inches is gray sandy loam and the lower 11 inches is sandy clay loam with many yellowish brown and strong brown mottles. Below this is light gray fine sand to a depth of 80 inches or more. In most years, under natural conditions, the soil is ponded for about 3 to 6 months or more. The water table is within a depth of 10 to 40 inches for 4 to 6 months.

#### <u>55 – Cocoa fine sand, 0 to 2 percent slopes</u>

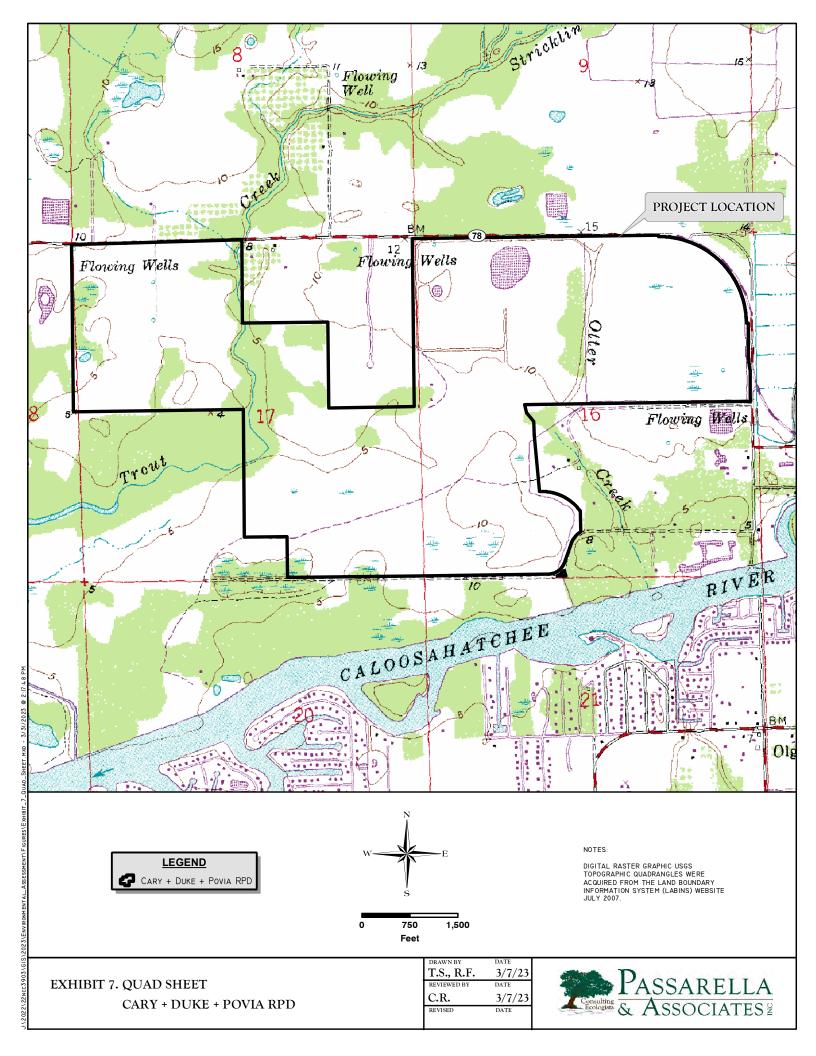
This is a nearly level to gently sloping, moderately well drained soil on ridges. Slopes are smooth to slightly convex and range form 0 to 2 percent. Typically, the surface layer is brown fine sand about 3 inches thick. The subsurface layer is reddish yellow fine sand about 10 inches thick. The next layer is yellowish red fine a sand about 4 inches thick. The next 10 inches is reddish yellow fine sand, and below this is 4 inches of strong brown fine sand. Fractured limestone bedrock is at a depth of 31 inches. In most years, under natural conditions, the water table is within 24 inches of the surface for 1 to 2 months and 24 to 40 inches below the surface for 1 to 2 months. It recedes to more than 40 inches below the surface during extended dry periods.

#### <u>144 – Caloosa fine sand, 0 to 2 percent slopes</u>

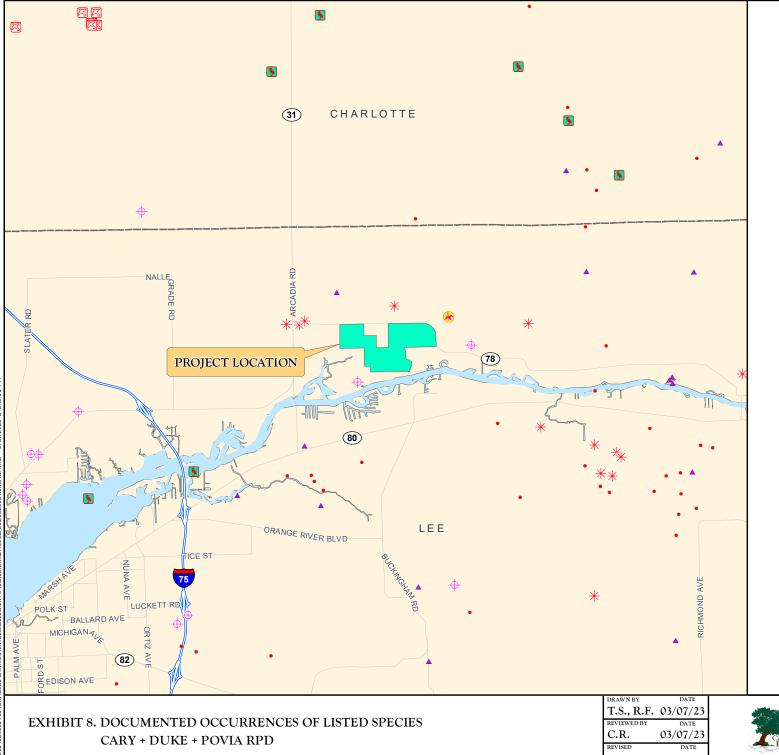
This is a very deep, moderately well drained, slowly permeable soil on broad to narrow flats bordering major rivers that have been dredged. They formed in sandy over clayey sediments deposited and spread from dredge and fill operations. Slopes are smooth to slightly convex and range from 0 to 2 percent. Typically, the surface layer is light brownish gray fine sand about 10 inches thick. The next layer is stratified pale brown fine a sand to a depth of approximately 27 inches. The next 11 inches is stratified light gray silty clay and clay, and below that stratified gray and dark gray silty clay and clay to a depth up to 80 inches. Thickness of the fill material ranges from 40 to more than 80 inches. Fragments of shell range from sand-size up to 6 cm in size. Shell content ranges from less than 5 percent to 30 percent, by volume, throughout, but the weighted average of shell content (2 mm or larger) in the control section is less than 10 percent, by volume.

Included with this soil in mapping are small areas of Matlacha and St. Augustine soils. The water table is within a depth of 18 to 42 inches for 2 to 4 months during rainy season.

# EXHIBIT 7 QUAD SHEET



## EXHIBIT 8 DOCUMENTED OCCURRENCES OF LISTED SPECIES



**LEGEND** 

CARY + DUKE + POVIA RPD

BALD EAGLE NEST LOCATION

▲ BLACK BEAR LOCATION

CRESTED CARACARA LOCATION

FLORIDA PANTHER TELEMETRY

RED-COCKADED WOODPECKER LOCATION

\* SCRUB JAY LOCATION

Wading Bird Location





#### NOTES:

EAGLE NEST LOCATIONS WERE ACQUIRED FROM THE AUDUBON EAGLEWATCH ON FEBRUARY 2023.

BLACK BEAR LOCATIONS WERE ACQUIRED FROM THE FWCC ON SEPTEMBER 2022 AND ARE CURRENT TO 2007.

CRESTED CARACARA LOCATIONS WERE ACQUIRED FROM THE USFWS ON AUGUST 2022 AND ARE CURRENT TO 2022.

PANTHER TELEMETRY WAS ACQUIRED FROM THE FWCC ON SEPTEMBER 2021 AND SEPTEMBER 2022 AND IS CURRENT TO MAY 2022.

RED-COCKADED WOODPECKER LOCATIONS WERE ACQUIRED FROM THE FWCC ON AUGUST 2022.

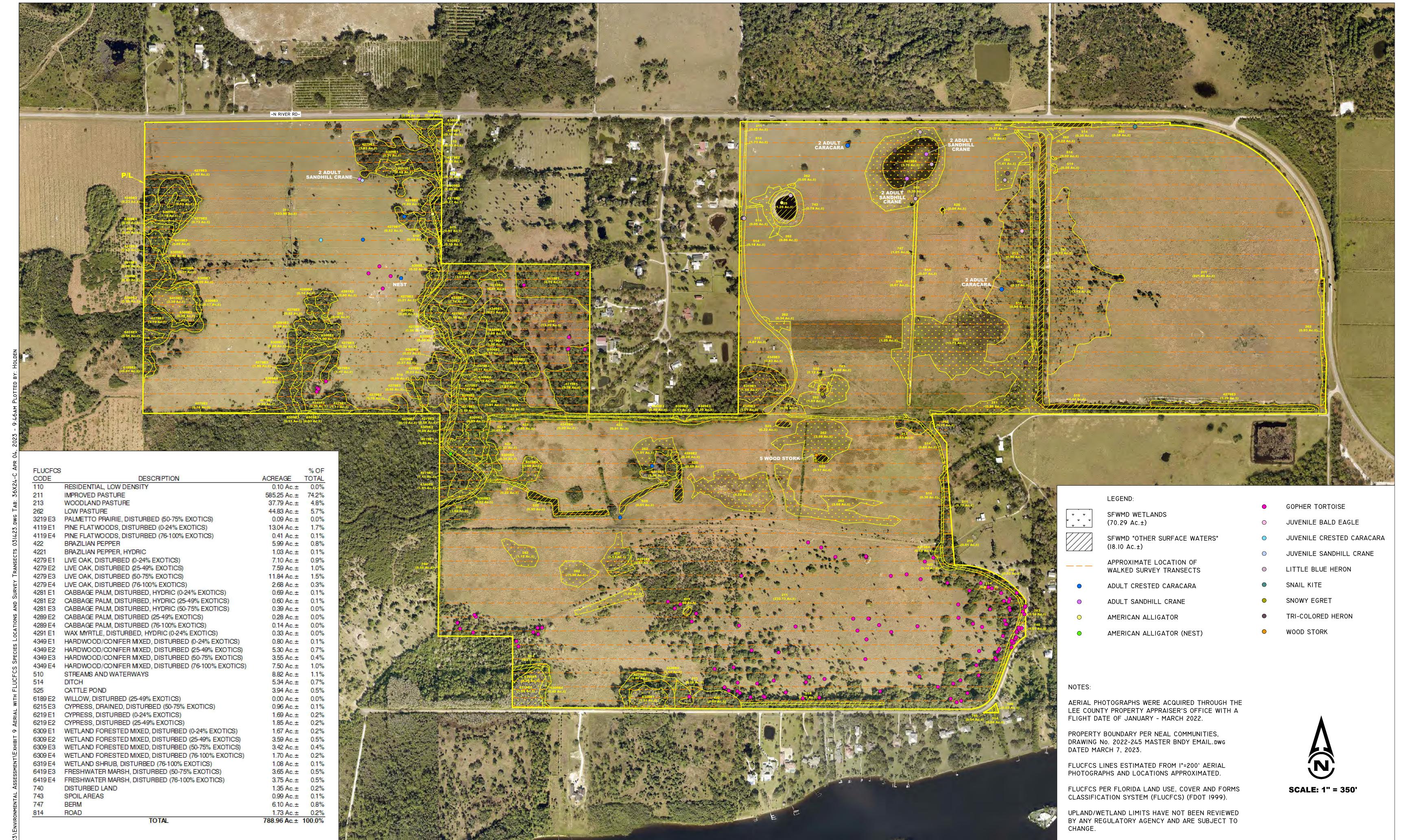
SCRUB JAY LOCATIONS WERE ACQUIRED FROM THE USFWS ON AUGUST 2022.

WADING BIRD ROOKERIES WERE ACQUIRED FROM THE FWCC ON AUGUST 2022 AND ARE CURRENT TO 1999.

PASSARELLA & ASSOCIATES 2

#### **EXHIBIT 9**

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



REVISIONS

Revised boundary

DATE

03/14/23 Designed by

DRAWN BY

B.B.

B.B.

REVIEWED BY

13620 Metropolis Avenue

Suite 200

Ft. Myers, FL 33912

Phone (239) 274-0067

Fax (239) 274-0069

10/24/22

DATE

10/24/22

DATE

10/24/22

PASSARELLA

& ASSOCIATES 2

CARY + DUKE + POVIA RPD

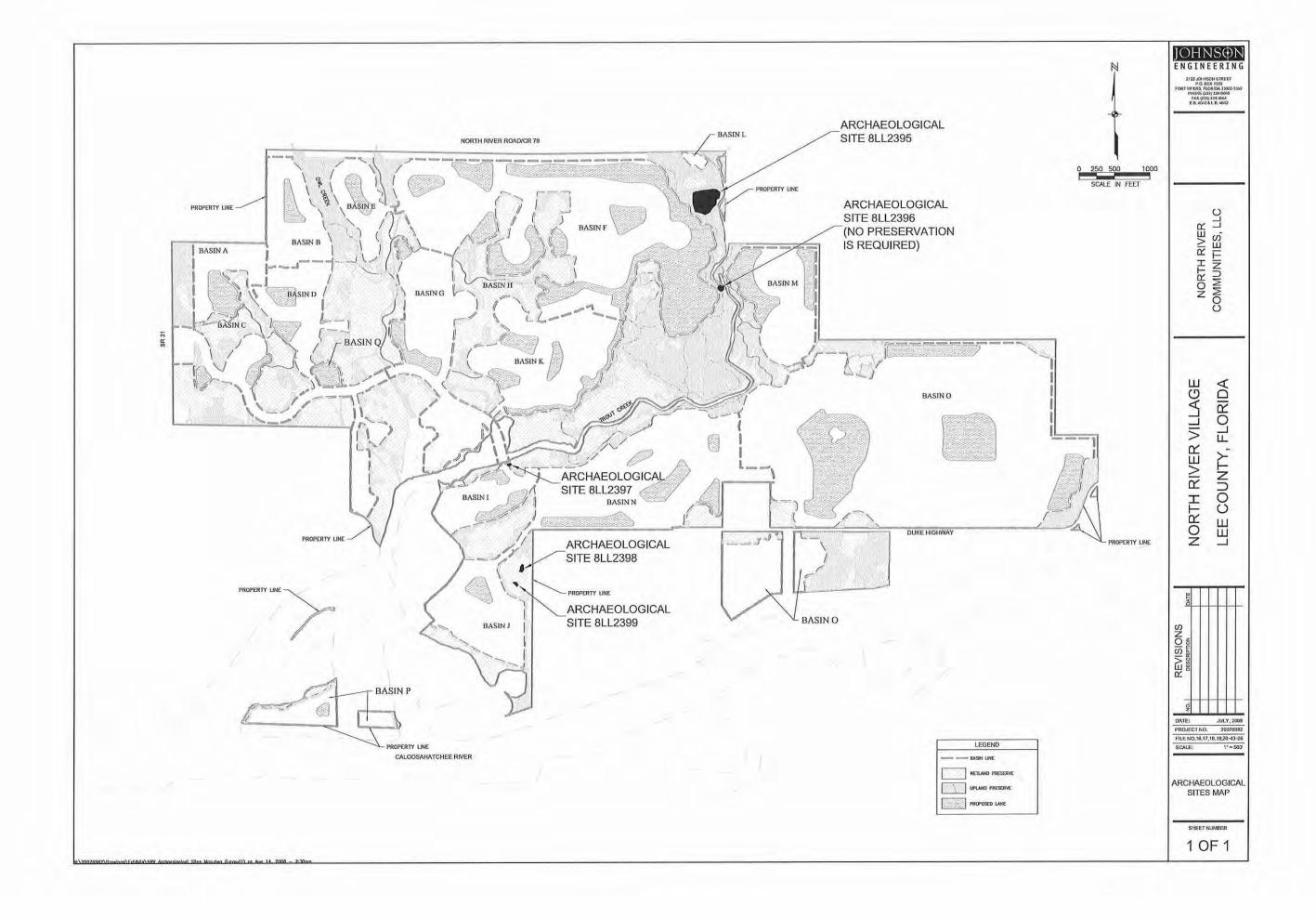
AERIAL WITH FLUCFCS, SPECIES LOCATIONS, AND SURVEY TRANSECTS

DRAWING No.

22NCC3903

SHEET No.

EXHIBIT 9





## FLORIDA DEPARTMENT OF STATE Kurt S. Browning

Secretary of State
DIVISION OF HISTORICAL RESOURCES

Ms. Kim Perry Archaeological and Historical Conservancy, Inc. 4800 S.W. 64<sup>th</sup> Avenue, Suite 107 Davie, Florida 33314

August 1, 2008

Re:

DHR Project File No.: 2008-04076 Received by DHR: July 2, 2008

A Phase I Cultural Resource Assessment Survey of the North River Assemblage Parcels,

Lee County, Florida

Dear Ms. Perry:

We note that in February 2006 through October 2007, Archaeological and Historical Conservancy, Inc. conducted the above referenced survey for Bonita Bay Properties, Inc. in anticipation of a request by the Florida Division of Historical Resources for a cultural resource assessment survey. Our office proceeded to review this report with the expectation that Bonita Bay Properties, Inc. will be engaging in permitting processes that will require this office to comment on possible adverse impacts tot cultural resources listed or eligible for listing in the National Register of Historic Places (NRHP), or otherwise of historical, architectural, or archaeological significance. We recommend at the time such actions are taken, a copy of this letter be forwarded to the permitting agency(ies) with the application. This may eliminate the permitting agency(ies) from having to submit an application to the Division of Historical Resources for review, or, if applications are forwarded to the Division with this letter, it would facilitate our review.

AHC identified five previously unrecorded archaeological sites (8LL2395 – 8LL2399) within the project area during the investigation. AHC determined that Site 8LL2396 does not appear to be eligible for listing on the NRHP based on low artifact density and limited research potential. AHC determined that Sites 8LL2395 and 8LL2397 – 8LL2399 appear to be eligible for listing on the NRHP based on research potential. Additionally, 8LL2398 and 8LL2399 are unique for their location within a cypress head.

AHC recommends preservation of all sites. If preservation is not possible, AHC recommends that sites be subjected to Phase II site assessments.

500 S. Bronough Street • Tallahassee, FL 32399-0250 • http://www.flheritage.com

☐ Director's Office (850) 245-6300 • FAX: 245-6436

☐ Archaeological Research (850) 245-6444 • FAX: 245-6452

☑ Historic Preservation (850) 245-6333 • FAX: 245-6437 Ms. Perry August 1, 2008 Page 2

Based on the information provided, our office finds the submitted report complete and sufficient in accordance with Chapter 1A-46, *Florida Administrative* Code. We concur that Site 8LL2396 does not appear eligible for listing on the NRHP. Because it is ineligible, our office is not requesting additional investigation or preservation of 8LL2396. However, treatment of this or any other site should be determined in consultation with the appropriate local government.

While there is insufficient information for our office to make an eligibility determination for the remaining sites, we concur that Phase II site assessments should be conducted if Sites 8LL2395, 8LL2397, 8LL2398, or 8LL2399 cannot be preserved.

For any questions concerning our comments, please contact April Westerman, Historic Preservationist, by electronic mail at amwesterman@dos.state.fl.us, or by phone at (850) 245-6333. We appreciate your continued interest in protecting Florida's historic properties.

Sincerely,

Frederick P. Gaske, Director, and State Historic Preservation Officer

fraink P. Garla



# Cary+Duke+Povia Map Amendment Analysis of Impacts from Proposed Changes Exhibits M14, M16

#### 1) Traffic Circulation Analysis

The attached Traffic Circulation Analysis, by TR Transportation Consultants, demonstrates that the proposed amendment will not cause any roadway links to fall below the recommended minimum acceptable Level of Service thresholds as recommended in Policy 37.1.1 and that no changes to the adopted Long-Range Transportation Plan.

#### 2) Sanitary Sewer

#### Franchise Area, Basin, or District

The property is located in the vicinity of both the Florida Governmental Utilities Authority (FGUA) North Fort Myers Service Area and the Lee County Utilities (LCU) CFM-Central Wastewater Treatment Plant (WWTP) Service Area. The LCU service area is proposed to be amended to include this property.

#### **Levels of Service**

According to the 2022 Concurrency Report, LCU Water Reclamation Facilities (WRFs) are reported as one central system for concurrency purposes and both the FGUA and LCU systems are operating within capacity and meet the LOS standard for unincorporated Lee County.

The 2022 Concurrency Report indicates that LCU WRFs have a capacity of 43.4 MGD. In 2021, the actual average daily flow was 33.0 MGD. The 2026 projected demand is 47.3 MGD. As detailed below, capacity expansion projects will increase future capacity to 49.4 MGD. The projected excess capacity after completion of currently planned expansions is 2.1 MGD.

Lee Plan Policies 56.1.2 and 95.1.3 establishes an LOS standard for Sanitary Sewer of 200 GPD per Equivalent Residential Connection (ERC).

The proposed sanitary sewer use of the development is calculated as follows:  $1.099 \ ERC \times 200 \ GPD = 219.800 \ GPD$ 

The attached letter of availability from LCU indicates there is sufficient capacity within the existing plant to serve the 219,800 GPD increase in demand.

#### **Existing infrastructure**

The nearest wastewater forcemain is located on the south side of the Caloosahatchee River. Service to the property by LCU will be provided by developer funded improvements to extend the existing forcemain into the Property for service.

#### Programmed Improvements/Expansions

The 2022 Concurrency Report indicates there are two projects to increase LCU central system capacity in the Lee County CIP. A 2.0-MGD expansion of the Three Oaks Water Reclamation Facility is scheduled for completion in fiscal year 2023/2024 and a 4.0-MGD capacity expansion to the Southeast Water Reclamation Facility is scheduled for completion in fiscal year 2027/2028.

#### Letter of Availability

Please see the enclosed letter from LCU confirming the availability of centralized sewer service (Exhibit M17).

#### 3) Potable Water Service

#### Franchise Area, Basin, or District

The Property is located adjacent to the Lee County Utilities (LCU) Franchise Area and the North Lee County Water Treatment Plant (WTP) Service Area. The water service area is proposed to be amended to include this property.

#### Levels of Service

According to the 2022 Concurrency Report, LCU WTPs operate as one central system and capacity is adequate to meet the LOS standard for the five-year CIP planning period

The 2022 Concurrency Report indicates that LCU WTPs have a capacity of 52.9 MGD. In 2021, the actual average daily flow was 34.8 MGD. The 2026 projected demand is 37.6 MGD. The projected excess capacity in 2026 is 15.3 MGD.

Lee Plan Policies 53.1.3 and 95.1.3 establish an LOS standard for Potable Water of 250 GPD per Equivalent Residential Connection (ERC).

The proposed water use of the development is calculated as follows:  $1.099 \ ERC \times 250 \ GPD = 274,750 \ GPD$ 

Therefore, there is sufficient capacity within the existing plant to serve the 274,750 GPD increase in demand.

#### **Existing infrastructure**

The nearest LCU water distribution main is located within the Bayshore Rd. right-of-way approximately 4.5 miles west of the subject property. Service to the property will be provided by developer funded improvements to connect to the existing water main and extending mains into the Property for service.

#### Programmed Improvements/Expansions

The Capital Improvement Program Update (2021) allocates funding to an expansion project for the North Lee County WTP to expand the facility's treatment capacity from the currently permitted 11.6 MGD to 15 MGD. The 2022 Concurrency Report estimates the completion date of the project in fiscal year 2023/24.

#### Letter of Availability

Please see the enclosed letter from LCU confirming the availability of centralized potable water (Exhibit M17).

#### 4) Surface Water/Drainage Basins – South Florida Water Management District

The Property is located in the Trout Creek and Otter Creek Watersheds according to the Lee County Watershed Map (Lee Plan Map 5B). The site currently allows runoff to sheet flow into the Caloosahatchee River tributaries. Two separate stormwater management systems are anticipated due to the nature of the property topography and hydrology, one on each side of Trout Creek. The stormwater will discharge runoff into the waters of Trout Creek and flow downstream into the Caloosahatchee River. The design intent is to allow existing flows to pass through the property.

#### Levels of Service

Lee Plan Policies 60.1.7 and 95.1.3 establish an LOS standard for Stormwater Management Facilities as follows:

- (a) The existing surface water management system in the unincorporated areas of the County will be sufficient to prevent the flooding of designated evacuation routes (see Map 3-F) from the 25-year, 3-day storm event (rainfall) for more than 24 hours.
- (b) Maintain adequate public infrastructure so that all new private and public structures which are constructed a minimum of one foot above the 100-year, 3-day storm event flood plain level will be safe from flooding from a 100-year, 3-day storm event (rainfall).
- (c) Regulation of Private and Public Development Surface water management systems in new private and public developments (excluding widening of existing roads) will be designed to SFWMD standards (to detain or retain excess stormwater to match the predevelopment discharge rate for the 25-year, 3-day storm event [rainfall]). Stormwater discharges from development must meet relevant water quality and surface water management standards as set forth in state rules including but not limited to requirements listed in the Numeric Nutrient Criteria, Total Maximum Daily Load Program and Basin Management Action Plan. New developments will be designed to avoid increased flooding of surrounding areas. These standards are designed to minimize increases of discharge to public water management infrastructure (or to evapotranspiration) that exceed historic rates, to minimize change to the historic hydroperiod of receiving waters, to maintain the quality of receiving waters, and to eliminate the disruption of wetlands and flow-ways, whose preservation is deemed in the public interest.
- (d) Design trunk conveyance crossings of arterial roads to be free of flooding from 25-year, 3-day storm event.
- (e) Design major collectors and arterial roadways to have no more than 6 inches of water for a 25-year, 3-day storm event."

The 2022 Concurrency Report indicates that no evacuation routes are expected to be flooded for more than 24 hours. Additionally, the Project will be required to obtain an ERP permit from SFWMD. Therefore, the Project will comply with the LOS standard for Stormwater Management Facilities.

#### 5) Parks, Recreation, Open Space

Objectives 83.1 and 84.1 and Policy 95.1.3 establish a non-regulatory LOS standard for Community Parks and Regional Parks as follows:

- "(a) Regional Parks 6 acres of developed regional park land open for public use per 1000 total seasonal County population for all of Lee County.
- (b) Community Parks 0.8 acres of developed community park land open for public use per 1,000 unincorporated Lee County permanent population."

The 2022 Concurrency Report indicates the following required and available capacities needed to meet these LOS standards:

Туре	Required Capacity	<b>Available Capacity</b>
Regional Parks	5,538 acres	7,066 acres
Community Parks	295 acres	832 acres

As a result, there is adequate acreage to accommodate the proposed development of 1,099 dwelling units.

#### 6) Public Schools

The Property is located in the East Zone. According to the 2022 Concurrency Report, projected capacity for elementary, middle and high schools in the East zone for the 2022-23 school year as follows:

School Type	Capacity
Elementary Schools	-371
Middle Schools	351
High Schools	552
Total	532

Lee Plan Policies 68.1.1 and 95.1.3 establish an LOS standard for schools of "100% of Permanent FISH Capacity" for Elementary Schools, Middle Schools, High Schools, and Special Purpose Facilities.

The proposed demand for seats is calculated 0.297 students per single family dwelling unit, which results in the following demand for each school type as follows:

School Type	Students per Single-Family Dwelling	Total Demand (Seats)
Elementary	0.149	164

Middle School	0.071	78
High School	0.077	85
Total		327

Several construction projects in the next five years will ensure available seat capacity is met. Additionally, the 2022 Concurrency Report notes that contiguous districts may provide capacity when capacity in the project's District is not available.

#### Programmed Improvements/Expansions

Two facilities are programmed to be opened in the East Zone. The 2022 Concurrency Report estimates that the completion of Elementary School "J," and the expansion of Lehigh Acres Middle School will provide additional seats for the 2023-24 school year.

#### Letter of Availability

The capacity analysis above demonstrates that adequate capacity exists to accommodate the proposed development. Additionally, the School District has provided the enclosed letter confirming the availability of seats (Exhibit M17).



TRANSPORTATION CONSULTANTS, INC.

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

> TRAFFIC ENGINEERING TRANSPORTATION PLANNING SIGNAL SYSTEMS/DESIGN

#### **MEMORANDUM**

TO: Mr. Jack Weber

Neal Communities

FROM: Yury Bykau, P.E.

Senior Project Manager

DATE: February 6, 2023

RE: Cary+Duke+Povia

Comprehensive Plan Amendment

Lee County, Florida

TR Transportation Consultants, Inc. has completed a traffic circulation analysis for the proposed Comprehensive Plan for the property located along the south side of North River Road approximately 1 mile east of SR 31 in Lee County, Florida. Based on the discussion with RVi Planning, the subject site will be subject to a Comprehensive Plan Amendment that will allow the site to be developed with up to 1,099 residential dwelling units.

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

Under the existing Rural Land Use Category (FLU), approximately 788 acres of property can be developed with up to 788 residential dwelling units at a density of 1 dwelling unit per acre. The Applicant is proposing a Comprehensive Plan Amendment on the subject property to allow up to 1,099 residential dwelling units.



**Table 1** summarizes the residential intensities that could be developed under the existing land use designation and residential intensities as a result of the proposed Comprehensive Plan Amendment.

Table 1 Land Uses Cary+Duke+Povia

Existing/ Proposed	Land Use Category	Intensity
Existing	Rural	788 Dwelling Units
Proposed	Rural	1,099 Dwelling Units

The trip generation for the with and without amendment scenarios was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled *Trip Generation Manual*, 11<sup>th</sup> Edition. Land Use Code 210 (Single-Family Detached Housing) was utilized for the trip generation purposes of the residential uses. Using this land use ensures that the analysis is completed based on the worst-case trip generation scenario. **Table 2** and **Table 3** outline the anticipated weekday AM and PM peak hour and daily trip generation based on the existing and proposed future land use categories, respectively. The trip generation equations utilized are attached to this Memorandum for reference.

Table 2
Trip Generation – Permitted
Cary+Duke+Povia

Land Use	Weekd	ay A.M. Pe	ak Hour	Weekd	Daily		
	In	Out	Total	In	Out	Total	(2-way)
Single-Family Residential (788 Units)	122	365	487	436	256	692	6,741

Table 3
Trip Generation – Proposed
Cary+Duke+Povia

Land Use	Weekd	ay A.M. Pe	ak Hour	Weekd	Daily		
	In	Out	Total	In	Out	Total	(2-way)
Single-Family Residential (1,099 Units)	165	495	660	596	350	946	9,154



**Table 4** indicates the trip generation difference between the proposed Map Amendment and existing land use category (Table 2 vs Table 3). The resultant trip change in Table 4 indicates that the trip generation will be <u>increased</u> in the AM and PM peak hour conditions as a result of the proposed amendment.

Table 4
Trip Generation – Resultant Trip Change (Table 2 vs Table 3)
Cary+Duke+Povia

Land Use	Weekda	y A.M. Pe	ak Hour	Weekda	Daily		
	In	Out	Total	In	Out	Total	(2-way)
Proposed Land Use Designation	165	495	660	596	350	946	9,154
Existing Land Use Designation	-122	-365	-487	-436	-256	-692	-6,741
Resultant Trip Change	+43	+130	+173	+160	+94	+254	+2,413

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

The Lee County Metropolitan Planning Organization's (MPO) 2045 Long Range Transportation Plan was reviewed to determine if any future roadway improvements were planned in the vicinity of the subject site. Based on the review, roadway improvements within the vicinity of the subject site shown on the 2045 Financially Feasible Plan were the widening of SR 31 to a six-lane facility from SR 80 to Charlotte County and widening of SR 78 to a four-lane facility from SR 31 to I-75. Note, the Lee County 2045 Needs Plans also indicates widening of SR 80 to a six-lane facility from SR 31 to Buckingham Road. Improvements that are shown on the Needs Plan are not included in this analysis. The Lee County 2045 Highway Cost Feasible Plan and 2045 Needs Plan maps are attached to this Memorandum for reference.

The Lee County Metropolitan Planning Organization's (MPO) long range transportation travel model was also reviewed in order to determine the impacts the amendment would have on the surrounding area. The base 2045 loaded network volumes were determined for the roadways within the study area and then the PM peak hour trips to be generated by additional trips in Table 3 were added to the projected 2045 volumes. The Level of Service for the surrounding roadways was then evaluated. The Level of Service threshold volumes were derived based on the attached *Lee County Generalized Peak Hour Directional Service Volumes* table as well as *FDOT's Generalized Peak Hour Directional Volumes*, Table 7 and Table 9.

The results of the analysis indicate that the addition of the trips as a result of the proposed amendment to the projected 2045 volumes will not cause any roadway link to fall below the recommended minimum acceptable Level of Service thresholds as recommended in Policy 37.1.1 of the Lee County Comprehensive Plan. Note, SR 80 east of SR 31 was shown to operate at a poor Level of Service in the 2045 background (without project



traffic) conditions. As previously mentioned, SR 80 is shown to be widened to a six-lane facility on the Lee County's 2045 Needs Plan, which would alleviate this projected background deficiency. Therefore, no changes to the adopted long range transportation plan are required as result of the proposed land use change. Attached **Table 1A** and **Table 2A** reflect the Level of Service analysis based on the 2045 conditions.

#### Short Term Impacts Analysis (2026)

The 2021/2022-2025/2026 Lee County Transportation Capital Improvement Plan and the 2022-2026 Florida Department of Transportation Adopted Work Program were reviewed to determine the short term impacts the proposed land use change would have on the surrounding roadways. Based on the review, SR 31 is funded to be widened to a four-lane facility from SR 78 to Cook Brown Road by Babcock Ranch. The construction for this improvement is scheduled to start in late 2023. There are no other programmed improvements in the vicinity of the subject site. Note, FDOT is currently conducting PD&E studies on SR 31 from SR 80 to SR 78 as well as on SR 78 from I-75 to SR 31 to evaluate future widening of these roadways to four-lane facilities.

Table 3A and Table 4A attached to this report indicate the projected 5-year planning Level of Service on the surrounding roadways based on the additional trips shown in Table 5. The existing peak hour, peak season, peak direction traffic volumes on the various roadway links maintained by Lee County were obtained from the most recent *Lee County Public Facilities Level of Service and Concurrency Report*. The existing peak hour, peak season, peak direction traffic volumes for state maintained roadways were derived by factoring the latest AADT volumes by appropriate K & D factors obtained from FDOT's *Florida Traffic Online* webpage.

The existing peak hour, peak season, peak direction traffic volumes were then factored by the appropriate annual growth rates in order to obtain the 2026 background traffic conditions on the area roadway network. The growth rates for each roadway were calculated based on historical traffic data obtained from the FDOT's Florida Traffic Online webpage as well as the traffic data from the latest Lee County Traffic Count Database System (TCDS). Based on the project traffic distribution illustrated within Table 4A, the roadway link data was analyzed for the year 2026 without the proposed amendment and year 2026 with the proposed amendment. Traffic data obtained from the aforementioned Lee County and FDOT resources is attached to this Memorandum for reference.

The results of the analysis indicate that the addition of the trips as a result of the proposed amendment to the projected 2026 volumes will only cause SR 31 from SR 78 to SR 80 to fall below the minimum acceptable Level of Service standards. However, as previously mentioned FDOT is currently conducting PD&E Study on SR 31 to widen this roadway segment to a four-lane facility, which would alleviate this projected deficiency. The proposed Map Amendment does not cause any other roadways to fall below the minimum acceptable Level of Service standards. Therefore, based on this analysis no



modifications will be necessary to the Lee County or FDOT short term capital improvement programs. Capacity analysis will be evaluated again at the time the project will seek rezoning and local Development Order approvals.

#### Conclusion

The proposed Comprehensive Plan Amendment is for a property located along the south side of North River Road approximately 1 mile east of SR 31 in Lee County, Florida. The proposed Map Amendment on the subject property will allow a development of up to 1,099 residential dwelling units.

The results of the long-range link Level of Service analysis indicated that the addition of the trips as a result of the proposed amendment to the projected 2045 volumes will not cause any roadway link to fall below the recommended minimum acceptable Level of Service thresholds as recommended in Policy 37.1.1 of the Lee County Comprehensive Plan.

The results of the short-range link Level of Service analysis indicated that the addition of the trips as a result of the proposed amendment to the projected 2026 volumes will only cause SR 31 from SR 78 to SR 80 to fall below the minimum acceptable Level of Service standards. However, as previously mentioned FDOT is currently conducting PD&E Study on SR 31 to widen this roadway segment to a four-lane facility, which would alleviate this projected deficiency. The proposed Map Amendment does not cause any other roadways to fall below the minimum acceptable Level of Service standards. Capacity analysis will be evaluated again at the time the project will seek rezoning and local Development Order approvals.

No modifications are necessary to the Short Term Capital Improvement Plan or the Long Range Transportation Plan to support the proposed Amendment. In addition, the proposed amendment will not significantly alter the socio-economic data forecasts that were utilized in the development of the Long Range Transportation Plan.

Attachments

## TABLES 1A & 2A 2045 LOS ANALYSIS

TABLE 1A

LEVEL OF SERVICE THRESHOLDS

2045 LONG RANGE TRANSPORTATION ANALYSIS - CARY+DUKE+POVIA CPA

#### **GENERALIZED SERVICE VOLUMES**

		2045 E	+ C NETWORK LANES	LOS A	LOS B	LOSC	LOS D	LOSE
ROADWAY	ROADWAY SEGMENT	# Lanes	Roadway Designation	VOLUME	VOLUME	VOLUME	VOLUME	VOLUME
N. River Rd	E. of SR 31	2LU	Uninterrupted Flow Highway	130	420	850	1,210	1,640
	E. of Site	2LU	Uninterrupted Flow Highway	130	420	850	1,210	1,640
SR 31	N. of North River Rd.	6LD	Uninterrupted Flow Highway	0	2,300	3,320	4,240	4,830
	S. of North River Rd	6LD	Uninterrupted Flow Highway	0	2,300	3,320	4,240	4,830
	S. of SR 78	6LD	Arterial	0	0	3,087	3,171	3,171
SR 78 (Bayshore Rd)	W. of SR 31	4LD	Arterial	0	0	2,005	2,100	2,100
SR 80 (Palm Beach Blvd)	W. of SR 31	6LD	Arterial	0	0	3,087	3,171	3,171
	E. of SR 31	4LD	Arterial	0	0	2,005	2,100	2,100

- Denotes the LOS Standard for each roadway segment

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

<sup>\*</sup>Level of Service Thresholds for State mantained roadways were taken from FDOT's Generalized Peak Hour Directional Volumes, Table 7 and Table 9.

#### TABLE 2A 2045 ROADWAY LINK LEVEL OF SERVICE CALCULATIONS CARY+DUKE+POVIA CPA

TOTAL PM PEAK HOUR PROJECT TRAFFIC =

946 VP

10

598

OUT=

		2045 FSUTMS	COUNTY PCS /	AADT BACKGROUND	K-100	100TH HIGHEST HOUR PK DIR	D	PM PK HR PEAK	PEAK	2045 DIRECTION DLUMES & LOS	PROJECT TRAFFIC	PK DIR PM PROJ	PEAK D	OUND PLUS PROJ IRECTION LUMES & LOS
ROADWAY	ROADWAY SEGMENT	AADT	FDOT SITE #	TRAFFIC	FACTOR	2-WAY VOLUME	FACTOR	DIRECTION	VOLUME	LOS	DIST.	TRAFFIC	VOLUME	LOS
N. River Rd	E, of SR 31	12,426	124650	12,426	0.095	1,180	0,535	EAST	631	C	10%	35	666	C
	E of Site	11,371	124650	11,371	0.095	1,080	0.535	EAST	578	C	90%	315	893	D
SR 31	N. of North River Rd	69,826	120273	69,826	0.095	6,633	0.523	SOUTH	3,164	C	20%	70	3,234	c
	S. of North River Rd.	59,332	121001	59,332	0.095	5,637	0.528	NORTH	2,976	C	70%	245	3,221	C
	S. of SR 78	54,311	120030	54,311	0.090	4,888	0 528	SOUTH	2,307	C	50%	175	2,482	C
SR 78 (Bayshore Rd)	W. of SR 31	30,972	121002	30,972	0.090	2,787	0.528	EAST	1,472	C	20%	70	1,542	С
SR 80 (Palm Beach Blvd)	W. of SR 31	53,399	126005	53,399	0.090	4,806	0.528	EAST	2,538	C	35%	123	2,661	C
	E. of SR 31	50,780	120085	50,780	0.090	4,570	0,528	EAST	2,413	F	10%	35	2,448	F

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

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

#### TABLE 3A LEVEL OF SERVICE THRESHOLDS CARY+DUKE+POVIA CPA

#### **GENERALIZED SERVICE VOLUMES**

				LOS A	LOS B	LOSC	LOS D	LOSE
ROADWAY	ROADWAY SEGMENT	# LANES	ROADWAY DESIGNATION	VOLUME	VOLUME	VOLUME	VOLUME	VOLUME
N. River Rd	E. of SR 31	2LU	Uninterrupted Flow Highway	130	420	850	1,210	1,640
	E of Site	2LU	Uninterrupted Flow Highway	130	420	850	1,210	1,640
SR 31	N. of North River Rd.	4LD	Uninterrupted Flow Highway	0	1,530	2,210	2,820	3,220
	S. of North River Rd.	4LD	Uninterrupted Flow Highway	0	1,530	2,210	2,820	3,220
	S. of SR 78	2LU	Arterial	0	0	915	970	970
SR 78 (Bayshore Rd)	W. of SR 31	2LU	Arterial	Ö	0	872	924	924
SR 80 (Palm Beach Blvd)	W. of SR 31	6LD	Arterial	0	0	3,087	3,171	3,171
	E, of SR 31	4LD	Arterial	0	0	2,005	2,100	2,100

- Denotes the LOS Standard for each roadway segment

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

<sup>\*</sup> Level of Service Thresholds for State mantained roadways were taken from FDOT's Generalized Peak Hour Directional Volumes, Table 7 and Table 9.

## TABLE 4A LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS CARY+DUKE+POVIA CPA

TOTAL PROJECT TRAFFIC AM =	660	VPH	114 =	165	OUT=	495	FDOT Sta. #	K	D
TOTAL PROJECT TRAFFIC PM =	946	VPH	IN=	596	OUT=	350	120273	0.095	0 523
							121001	0.095	0.528
							120030	0,090	0.528
							121002	0.090	0.528
							126005	0.090	0.528
							120085	0.090	0,528

							2021 PK HR	20 DV UD DV	26 SEASON		PERCENT			2026 BCKGR			2026 BCKGR		
		LCDOT PCS OR	BASE YR	2021	YRS OF	ANNUAL	PK SEASON	PEAK DI		V/C	PROJECT	AM PROJ	PM PROJ		ROJ	V/C	+ PM PR		V/C
ROADWAY	ROADWAY SEGMENT	FDOT SITE #	ADT	ADT	GROWTH. 1	RATE	PEAK DIR.2	VOLUME	LOS	Ratio	TRAFFIC	TRAFFIC	TRAFFIC	VOLUME	LOS	Ratio	VOLUME	LOS	Ratio
N River Rd	E of SR 31	348	2,693	3,400	8	2 96%	145	168	В	0.14	10%	50	60	217	В	0 18	227	В	0 19
	E of Site	348	2,693	3,400	ð	2 96%	145	168	В	0.14	90%	446	536	613	C	0.51	704	C	0.58
SR 31	N. of North River Rd	120273	5,719	11,660	15	4.86%	579	735	В	0.23	20%	99	119	834	В	0.26	854	8	0.27
	S of North River Rd	121001	11,100	16,000	15	2.47%	803	907	В	0.28	70%	347	417	1,253	В	0.39	1,324	В	0.41
	S. of SR 78	120030	12,500	15,900	15	2 00%	756	834	C	0.86	50%	248	298	1,082	F	1 12	1,132	F	1 17
SR 78 (Bayshore Rd)	W of SR 31	121002	8,400	12,400	15	2 63%	589	671	c	0,73	20%	99	119	770	C	0.83	790	C	0.86
SR 80 (Palm Beach Blvd)	W of SR 31	126005	26,004	34,000	13	2 08%	1,616	1,791	C.	0.56	35%	173	209	1,964	C	0.62	2,000	C	0 63
	E of SR 31	120085	36,000	43,000	15	2 00%	2,043	2,256	F	1.07	10%	50	60	2,306	F	1 10	2,316	F	1 10

<sup>1</sup> AGR for roadways was calculated based the historical traffic data obtained from Florida Traffic Online webpaga and Lee County Traffic Count Database System (TCDS).

<sup>2</sup> Current peak hour peak season peak direction traffic volumes for all County roadways were obtained from the 2022 Lee County Public Facilities Level of Service and Concurrency Report

<sup>2</sup> Current peak hour peak season peak direction traffic volumes for state mantained roadways were obtained by adjusting the 2021 AADT by the appropriate K and D factors

# LEE COUNTY GENERALIZED SERVICE VOLUME TABLE

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

			upted Flow			
1.500	T Seed a T		Level of Se			-
Lane	Divided	Α	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
Class I (40	0 mph or highe		Arterials peed limit) Level of Se	rvice		
Lane	Divided	A	В	С	D	E
11	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
2	Undivided Divided	*	*	330 710	1,590	780 1,660
		*	*	The second secon	1,590 2,450 3,310	1,660 2,500
2 3 4	Divided Divided Divided	Control	* * ed Access Level of Se	710 1,150 1,580 Facilities	2,450 3,310	1,660 2,500 3,340
2 3 4	Divided Divided Divided Divided	Control	* * ed Access Level of Se B	710 1,150 1,580 Facilities	2,450 3,310	1,660 2,500 3,340
2 3 4 Lane	Divided Divided Divided Divided Undivided	Controll	ed Access Level of Se B 160	710 1,150 1,580 Facilities	2,450 3,310 D 940	1,660 2,500 3,340 E 940
2 3 4	Divided Divided Divided Divided	Control	* * ed Access Level of Se B	710 1,150 1,580 Facilities	2,450 3,310	1,660 2,500 3,340 E 940 2,100
2 3 4 Lane 1 2	Divided Divided Divided Divided Undivided Divided	Controll A	ed Access Level of Se B 160 270	710 1,150 1,580 Facilities rvice C 880 1,970 3,050	2,450 3,310 D 940 2,100	1,660 2,500 3,340 E 940 2,100
2 3 4 Lane 1 2	Divided Divided Divided Divided Undivided Divided Divided Divided	Controll A * * A	ed Access Level of Se B 160 270 430  Collectors	710 1,150 1,580 Facilities rvice C 880 1,970 3,050	D 940 2,100 3,180	1,660 2,500 3,340 E 940 2,100 3,180
2 3 4 Lane 1 2 3	Divided Divided Divided Divided Undivided Divided Divided Divided Undivided Undivided	Controll  A  *  A  A  A	ed Access Level of Se B 160 270 430  Collectors Level of Se B	710 1,150 1,580  Facilities rvice	D 940 2,100 3,180 D 660	E 940 2,100 3,180 E 740
2 3 4 Lane 1 2 3	Divided Divided Divided Divided Undivided Divided Divided Divided	Controll  A  *  A  *  A  *  A	ed Access Level of Se B 160 270 430  Collectors Level of Se B *	710 1,150 1,580  Facilities rvice	D 940 2,100 3,180	E 940 2,100 3,180 E 740 780
2 3 4 Lane 1 2 3	Divided Divided Divided Divided Undivided Divided Divided Divided Undivided Undivided	Controll  A  *  A  A  A	ed Access Level of Se B 160 270 430  Collectors Level of Se B	710 1,150 1,580  Facilities rvice	D 940 2,100 3,180 D 660	E 940 2,100 3,180 E 740

# FDOT GENERALIZED PEAK HOUR DIRECTIONAL VOUMES TABLE 7 & TABLE 9

**Urbanized Areas** 

January 2020

	TUTTER	Krister i	LOWFAC	NUT(ES		,	UNINTE	RRUPTEC	FLOW F	CILITIES	
	STATE S	IGNALIZ	ZED ART	TERIALS	S			FREE	WAYS		
	Class I (40	mph or hig	her posted	speed limi	(t)			Core Il	rbanized		
Lanes	Median	В	C	D	E	Lanes	В	(		D	E
1	Undivided	*	830	880	**	2	2,230	3,1		3,740	4,080
2	Divided	*	1,910	2,000	4.9	3	3,280	4,5		5,620	6,130
3	Divided	*	2,940	3,020	**	4	4,310	6,0		7,490	8,170
4	Divided	*	3,970	4,040	**	5	5,390	7,4		9,370	10,220
- 3						6	6,380	8.9		1,510	12,760
	Class II (35	mph or slo	wer posted	speed lim		ū	0,560			1,510	12,700
Lanes	Median	В	C	D	E			Urba	nized		
1	Undivided	*	370	750	800	Lanes	В	(		D	E
2	Divided	*	730	1,630	1,700	2	2,270	3,1	00	3,890	4,230
3	Divided	*	1,170	2,520	2,560	3	3,410	4,6	50	5,780	6,340
4	Divided	*	1,610	3,390	3,420	4	4,550	6,2	00	7,680	8,46
						5	5,690	7,7		9,520	10,57
	Non-State S	ionalized l	Roadway	Adiustmei	nts		F	reeway A	djustmen	te	
		er correspond				1	Auxiliary	rectury in	djustinen	Ramp	
		by the indica	ted percent.)				Lane			Metering	
	Non-State	Signalized	Roadways	- 10%			+ 1,000			+5%	
	Median	& Turn L	ane Adju	stments						*******	***
		Exclusive			djustment	III Common Commo	ININTERR		Jan 19 19 19 19 19 19 19 19 19 19 19 19 19		
Lanes	Median	Left Lanes	_		Factors	Lanes	Median	В	C	D	E
1	Divided	Yes	N		+5%	1	Undivided	580	890	1,200	1,61
1	Undivided	No	N	-	-20%	2	Divided	1,800	2,600	3,280	3,73
Multi	Undivided	Yes	N		-5%	3	Divided	2,700	3,900	4,920	5,60
Multi	Undivided	No	N		-25%						
-	-	-	Ye	28	- 5%	. 75 1.5	Uninterrupt				
	0	Was Fasti	4 A.a.s			Lanes	Median	Exclusiv	e left lanes	Adjustm	ent facto
		Way Facil				1	Divided	Y	es	+	5%
		the correspon			-	Multi	Undivided	Y	es	- 3	5%
	Ve	olumes in thi	s table by 1.	Z		Multi	Undivided	1	No	-2	5%
	(Multiply directional roads Paved	PICYCLI vehicle volun way lanes to d volun	nes shown be etermine two			are for the constitute computer planning corridor of	hown are presented e automobile/truck e a standard and sho models from whice applications. The truck or intersection designation application application application application application designation application automobile automob	modes unless ould be used on the this table is able and deriving, where mon	specifically sta nly for general derived should ing computer me refined techni	ted. This table of planning applica- be used for more nodels should no iques exist. Calculated	loes not ations. The e specific at be used foulations ar
	der/Bicycle	-				Service N	Manual.				
	Coverage	В	C	D	E	2 Level of	service for the big	ycle and pedes	strian modes in	this table is bas	ed on
	)-49%	*	150	390	1,000		f vehicles, not num				
	0-84%	110	340	1,000	>1,000	<sup>3</sup> Buses pe	er hour shown are on	ly for the peak	hour in the sine!	e direction of the	higher traff
8:	5-100%	470	1,000	>1,000	**	flow.		e to said faith.			-
	ni	PRETENT	AN MACH	m2		4 C	to out to be a subject		4.6.16		

PEDESTRIAN MODE<sup>2</sup>

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service

volumes.)

Sidewalk Coverage	е В	C	D	E
0-49%	*	*	140	480
50-84%	*	80	440	800
85-100%	200	540	880	>1 000

#### BUS MODE (Scheduled Fixed Route)3

(Buses in peak hour in peak direction)

	The Property of the	The state of the s		
Sidewalk Coverage	В	C	D	E
0-84%	> 5	$\geq 4$	≥3	$\geq 2$
85-100%	>4	> 3	> 2	>1

\* Cannot be achieved using table input value defaults.

\*\* Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source:

Florida Department of Transportation Systems Implementation Office https://www.fdot.gov/planning/systems/

#### Generalized Peak Hour Directional Volumes for Florida's

#### Rural Undeveloped Areas and Developed Areas Less Than 5,000 Population1

January 2020

	STATE SIG	NALL	ZED ART	ERIALS	
Lanes	Median	В	C	D	E
1	Undivided	*	670	740	**
2	Divided	*	1,530	1,580	**
3	Divided	*	2,360	2,400	**

#### Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.) Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

		Exclusive	Exclusive	Adjustment
Lanes	Median	Left Lanes	Right Lanes	Factors
1	Divided	Yes	No	+5%
1 .	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
-	_	-	Yes	+ 5%

#### One-Way Facility Adjustment

Multiply the corresponding directional volumes in this table by 1.2

#### BICYCLE MODE<sup>2</sup>

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

#### Rural Undeveloped

Paved

r/Bicycle overage	В	С	D	E
-49%	*	70	110	170
-84%	60	120	180	580
-100%	140	210	1,000	>1,000
	Develop	ed Areas		
ved	200 20			
r/Bicycle				
overage	В	C	D	E
49%	*	120	260	840
-84%	100	240	720	1,000
100%	320	1,000	>1,000	**
	r/Bicycle overage -49% -84% -100% ved r/Bicycle overage -49% -84%	r/Bicycle overage B 1-49% * 1-84% 60 -100% 140  Develop ved r/Bicycle overage B 49% * 1-84% 100	r/Bicycle overage B C 1-49% * 70 1-84% 60 120 -100% 140 210  Developed Areas  ved r/Bicycle overage B C 49% * 120 -84% 100 240	r/Bicycle overage B C D 1-49% * 70 110 1-84% 60 120 180 1-100% 140 210 1,000  Developed Areas  ved r/Bicycle overage B C D 1-49% * 120 260 1-84% 100 240 720

#### PEDESTRIAN MODE<sup>2</sup>

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service

v	O1	ш	п	62	
					-

Sidewalk Coverage	В	C	D	E
0-49%	*	*	120	460
50-84%	*	80	430	770
85-100%	180	520	860	>1,000

	UNINTERR	UPTED FLOV	N FACILITIES	
		FREEWAY	S	
Lanes	В	C	D	E
2	2,010	2,770	3,270	3,650
3	2,820	3,990	4,770	5,470
4	3,630	5,220	6,260	7,300

#### Freeway Adjustments

Auxiliary Lane +1,000

#### UNINTERRUPTED FLOW HIGHWAYS

	Rural Un	developed		
Median	В	C	D	E
Undivided	240	450	730	1,490
Divided	1,630	2,350	2,910	3,280
Divided	2,450	3,530	4,360	4,920
	Develop	ed Areas		
Median	В	C	D	E
Undivided	540	820	1,110	1,490
Divided	1,530	2,210	2,820	3,220
Divided	2,300	3,320	4,240	4,830
	Median Undivided Divided Divided Median Undivided Divided	Median B Undivided 240 Divided 1,630 Divided 2,450  Develop Median B Undivided 540 Divided 1,530	Median         B         C           Undivided         240         450           Divided         1,630         2,350           Divided         2,450         3,530           Developed Areas           Median         B         C           Undivided         540         820           Divided         1,530         2,210	Undivided         240         450         730           Divided         1,630         2,350         2,910           Divided         2,450         3,530         4,360           Developed Areas           Median         B         C         D           Undivided         540         820         1,110           Divided         1,530         2,210         2,820

#### Passing Lane Adjustments

Alter LOS B-D volumes in proportion to the passing lane length to the highway segment length

Uninterrupted Flow Highway Adjustments

Lanes	Median	Exclusive left lanes	Adjustment factors		
1	Divided	Yes	+5%		
Multi	Undivided	Yes	-5%		
Multi	Undivided	No	-25%		

Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of

- <sup>2</sup> Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.
- \* Cannot be achieved using table input value defaults.
- \*\* Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Florida Department of Transportation Systems Implementation Office https://www.fdot.gov/planning/systems/

# TRAFFIC DATA FDOT FLORIDA TRAFFIC ONLINE

COUNTY: 12 - LEE

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

YEAR AADT		DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021 2020 2019 2018 2017 2016 2015 2014 2013 2012 2011	3600 T 3400 S 3400 F 3200 C 3200 T 3000 S 2800 F 2600 C 1000 S 1000 F	E 1800 E 1700 E 1700 E 1600 E 1600 E 1500 E 1400 E 1300	W 1800 W 1700 W 1700 W 1600 W 1600 W 1500 W 1400 W 1300	9.50 9.50 9.50 9.50 9.50 9.50 9.50 9.50	53.50 53.80 54.90 55.20 55.20 55.50 55.30 55.30	13.60 12.50 12.50 12.50 12.20 15.00 15.00 12.20 11.50 11.70

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

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

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

COUNTY: 12 - LEE

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

YEAR	AADT	DI	RECTION 1	DIRECTION 2		*K FACTOR	D FACTOR	T FACTOR
		-						
2021	11660 C	N	5695	S	5965	9.50	52.30	21.20
2020	9182 C	N	4508	S	4674	9.50	52.70	23.40
2019	9292 C	N	4645	S	4647	9.50	52.10	25.30
2018	7959 C	N	4032	S	3927	9.50	54.10	26.90
2017	7337 C	N	3712	S	3625	9.50	53.40	28.20
2016	6620 C	N	3338	S	3282	9.50	53.90	26.60
2015	5216 C	N	2618	S	2598	9.50	55.60	28.00
2014	4653 C	N	2325	S	2328	9.50	55.60	27.00
2013	4195 C	N	2099	S	2096	9.50	55.90	29.00
2012	4217 C	N	2149	S	2068	9.50	56.40	26.90
2011	4126 C	N	2094	S	2032	9.50	55.10	25.60
2010	4034 C	N	2041	S	1993	9.79	54.46	26.00
2009	3964 C	N	1994	S	1970	9.81	52.26	25.10
2008	4232 C	N	2124	S	2108	9.88	55.53	23.50
2007	6039 C	N	3027	S	3012	10.95	51.84	43.50
2006	5719 C	N	2850	S	2869	10.95	51.84	43.50

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

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

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

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

COUNTY: 12 - LEE

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

YEAR	AADT	DI	RECTION 1	DIRECTION 2		*K FACTOR	D FACTOR	T FACTOR
2021	16000 C	N	8000	S	8000	9.50	52.80	23.30
2020	11000 C	N	5500	S	5500	9.50	53.70	23.40
2019	11000 C	N	5500	S	5500	9.50	54.00	25.30
2018	9400 C	N	4700	S	4700	9.50	55.20	26.90
2017	8800 C	N	4500	S	4300	9.50	54.40	20.20
2016	8600 F	N	4200	S	4400	9.50	57.70	20.20
2015	7800 C	N	3800	S	4000	9.50	57.50	20.20
2014	7200 F	N	3600	S	3600	9.50	56.80	20.50
2013	7000 C	N	3500	S	3500	9.50	56.50	20.50
2012	7500 C	N	3800	S	3700	9.50	54.20	22.60
2011	7300 F	N	3700	S	3600	9.50	56.20	17.60
2010	7300 C	N	3700	S	3600	9.91	56.34	17.60
2009	7100 C	N	3600	S	3500	9.98	55.90	19.70
2008	7700 C	N	3900	S	3800	10.16	57.01	23.50
2007	9200 C	N	4600	S	4600	10.16	54.76	32.60
2006	11100 C	N	5500	S	5600	8.81	55.95	43.90

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

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

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

COUNTY: 12 - LEE

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

YEAR AADT		DIRECTION 1		DIRECTION 2		*K FACTOR	D FACTOR	T FACTOR	
2021	15900 C	N	7900	S	8000	9.00	52.80	14.20	
	27.7 C (5 (4 ) (7)	12.5		0					
2020	13800 C	N	6600	2	7200	9.00	53.70	17.80	
2019	13500 C	N	6600	S	6900	9.00	54.00	20.80	
2018	11500 C	N	5600	S	5900	9.00	55.20	18.60	
2017	11200 C	N	5500	S	5700	9.00	54.40	19.00	
2016	11100 F	N	5500	S	5600	9.00	57.70	12.50	
2015	10100 C	N	5000	S	5100	9.00	57.50	12.50	
2014	8700 F	N	4300	S	4400	9.00	56.80	14.90	
2013	8500 C	N	4200	S	4300	9.00	56.50	14.90	
2012	8700 C	N	4400	S	4300	9.00	54.20	13.80	
2011	8500 F	N	4200	S	4300	9.00	56.20	13.70	
2010	8500 C	N	4200	S	4300	9.91	56.34	13.70	
2009	7800 C	N	3800	S	4000	9.98	55.90	13.40	
2008	8500 C	N	4200	S	4300	10.16	57.01	12.80	
2007	8700 C	N	4300	S	4400	10.16	54.76	10.80	
2006	12500 C	N	6100	S	6400	10.23	54.38	33.20	

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

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

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

#### FLORIDA DEPARTMENT OF TRANSPORTATION TRANSPORTATION STATISTICS OFFICE 2021 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

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

YEAR	AADT	DI	RECTION 1	DII	RECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	12400 C	E	6400	W	6000	9.00	52.80	21,80
2020	11000 C	E	5700	W	5300	9.00	53.70	18.90
2019	10600 C	E	5500	W	5100	9.00	54.00	22.00
2018	9600 C	E	5000	W	4600	9.00	55.20	21.60
2017	9200 C	E	4600	M	4600	9.00	54.40	13.00
2016	8600 F	E	4300	W	4300	9.00	57.70	13.00
2015	7800 C	E	3900	W	3900	9.00	57.50	13.00
2014	7300 F	E	3700	W	3600	9.00	56.80	14.00
2013	7100 C	E	3600	W	3500	9.00	56.50	14.00
2012	7500 C	E	3800	W	3700	9.00	54.20	16.40
2011	6800 F	E	3500	W	3300	9.00	56.20	14.90
2010	6800 C	E	3500	W	3300	9.91	56.34	14.90
2009	6900 C	E	3500	W	3400	9.98	55.90	17.00
2008	7500 C	E	3800	W	3700	10.16	57.01	19.30
2007	8400 C	E	4300	W	4100	10.16	54.76	23.30
2006	8400 C	E	4300	W	4100	10.23	54.38	21.60

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

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

#### FLORIDA DEPARTMENT OF TRANSPORTATION TRANSPORTATION STATISTICS OFFICE 2021 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

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

YEAR	AADT	DIRECTION 1	DI	RECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	34000 T	0		0	9.00	52.80	11.70
2020	33500 S	0		0	9.00	53.70	11.50
2019	35000 F	0		0	9.00	54.00	12.30
2018	35091 C	0		0	9.00	64.90	12.60
2017	34000 F	0		0	9.00	64.90	11.10
2016	32970 C	E 16326	W	16644	9.00	64.90	10.40
2015	30167 C	E 14945	W	15222	9.00	63.20	11,00
2014	27785 C	E 13885	W.	13900	9.00	62.60	5.90
2013	26228 C	E 12981	W	13247	9.00	61.80	9.50
2012	25563 C	E 12791	W	12772	9.00	61.60	10,80
2011	26888 C	E 13397	W	13491	9.00	61.60	12.40
2010	26743 C	E 13334	W	13409	9.89	61.01	8.90
2009	25939 C	E 12914	W	13025	9.90	62.73	9.60
2008	26004 C	E 12909	M	13095	10.24	63.18	9.20

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

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

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

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

#### FLORIDA DEPARTMENT OF TRANSPORTATION TRANSPORTATION STATISTICS OFFICE 2021 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0085 - SR 80/PALM BEACH BLVD, EAST OF SR 31 LC360

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021 2020 2019 2018 2017 2016 2015 2014 2013 2012 2011 2010 2009 2008 2007	43000 C 36500 C 36500 C 33500 C 33500 C 32000 C 29500 S 28500 F 28500 C 29500 F 29500 C 29500 C	E 21500 E 18000 E 18000 E 16500 E 16500 E 17500 E 16000 E 15000 E 14500 E 14500 E 14500 E 14500 E 14500 E 14500	W 21500 W 18500 W 18500 W 17000 W 17000 W 17500 W 16000 W 14500 W 14000 W 14000 W 15000 W 15000 W 15000	9.00 9.00 9.00 9.00 9.00 9.00 9.00 9.00	52.80 53.70 54.00 55.20 54.40 57.70 57.50 56.80 54.20 56.30 56.34 55.90 57.01	7.50 8.30 9.00 9.30 8.20 9.00 9.20 9.20 9.20 9.40 9.50 8.10
2006	34000 C	E 17000 E 18000	W 17000 W 18000	10.16	54.76 54.38	8.50 11.00

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

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

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

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

# TRAFFIC DATA FROM LEE COUNTY TRAFFIC COUNT DATABASE SYSTEM



Thu 4/16/2015

mm / dd / yyyy

|<< < > >>| 1-10 of 40

15

To Date

3,233

-



# Traffic Count Database System (TCDS)

List View	All DI								
Barra	П.	Rs	مد ال	20.5 2					
Record	1	F 12	or 1	Goto Re	cord	go			
Location ID	7 07					H I	MPO ID		
	SPOT						IPMS ID		
On NHS	-						n HPMS		
LRS ID						-	Loc Pt.		
SF Group	2					Ro	ute Type	-	
AF Group							Route		
GF Group						1	Active '	Yes	
Class Dist Grp						C	ategory		
Seas Clss Grp									
WIM Group									
QC Group	Default								
Fnct'l Class	-					1	Milepost		
Located On	N River Rd								
Loc On Alias									
EAST OF	SR-31								
More Detail									
STATION DA	ΤΔ								
AADT **									
Year 2021	Carrier I	DHV-30	К%	D %		PA	ВС	:	Src
2021	3,400			D %		PA	ВС	2	Src
2021 2019	3,400 2,900	354	12	D %		PA	ВС	2	Src
2021 2019 2017	3,400 2,900 3,100	354 316	12 10	D %		PA	ВС	2	Src
2021 2019 2017 2015	3,400 2,900 3,100 2,900	354	12	D %		PA	ВС		Src
2021 2019 2017 2015 2013	3,400 2,900 3,100 2,900 2,693	354 316 301	12 10 10	D %		PA	во		Src
2021 2019 2017 2015	3,400 2,900 3,100 2,900	354 316 301	12 10 10	D %	H	PA	во	>	Src
2021 2019 2017 2015 2013	3,400 2,900 3,100 2,900 2,693 >   >>	354 316 301	12 10 10	D %	A .	PA	во		Src
2021 2019 2017 2015 2013	3,400 2,900 3,100 2,900 2,693 > >>	354 316 301 1-5 of	12 10 10					NT PHV	
2021 2019 2017 2015 2013 J<<	3,400 2,900 3,100 2,900 2,693 >	354 316 301 1-5 of	12 10 10		MD PPV	РМ РНV	PM PPV		
2021 2019 2017 2015 2013 J<<	3,400 2,900 3,100 2,900 2,693 >	354 316 301 1-5 of	12 10 10		MD PPV		PM PPV D <b>₩</b>	NT PHV	NT PPV
2021 2019 2017 2015 2013 J<< < Travel Demai Model Year	3,400 2,900 3,100 2,900 2,693 > >>>  Model AADT	354 316 301 1-5 of	12 10 10	MD PHV	MD PPV VOLUM Year	PM PHV	PM PPV	NT PHV	NT PPV
2021 2019 2017 2015 2013 J<<	3,400 2,900 3,100 2,900 2,693 > >>> Model AADT UNT Date Thu 4/22/2021	354 316 301 1-5 of	12 10 10 11 AM PPV	MD PHV Total 3,996	WD PPV  VOLUM  Year  2021	PM PHV	PM PPV	NT PHV al Growth 8%	NT PP\
2021 2019 2017 2015 2013     <<	3,400 2,900 3,100 2,900 2,693 > >>  md Model Model AADT UNT Date Thu 4/22/2021	354 316 301 1-5 of	12 10 10 11 AM PPV	MD PHV  Total 3,996 3,746	WD PPV  VOLUM  Year  2021  2019	PM PHV	PM PPV D 😢 Annu:	NT PHV al Growth 8% -3%	NT PP\
2021 2019 2017 2015 2013    <	3,400 2,900 3,100 2,900 2,693 > >>   Model Model AADT  UNT  Date  Thu 4/22/2021  Ned 4/21/2022  Tue 4/20/2021	354 316 301 1-5 of	12 10 10 11 AM PPV	MD PHV  Total 3,996 3,746 3,534	WD PPV  VOLUM  Year  2021  2019  2017	PM PHV	PM PPV D 😢 Annu:	NT PHV al Growth 8% -3% 3%	NT PP\
2021 2019 2017 2015 2013   <<	3,400 2,900 3,100 2,900 2,693 > >>   Model AADT  UNT  Date  Thu 4/22/2021 Thu 4/20/2021 Thu 2/14/2019	354 316 301 1-5 of	12 10 10 11 AM PPV Int 15 15 15 15	Total 3,996 3,746 3,534 3,744	VOLUN Year 2021 2019 2017 2015	PM PHV	PM PPV	NT PHV al Growth 8% -3% 3% 4%	NT PP\
2021 2019 2017 2015 2013     <<	3,400 2,900 3,100 2,900 2,693 > > >    nd Model	354 316 301 1-5 of AM PHV	12 10 10 11 11 AM PPV Int 15 15 15 15 15	Total 3,996 3,746 3,534 3,744 3,262	WD PPV  VOLUM  Year  2021  2019  2017	PM PHV	PM PPV D 😢 Annu:	NT PHV al Growth 8% -3% 3% 4% 6%	NT PPV
2021 2019 2017 2015 2013    <<   <     Model Year  VOLUME CO	3,400 2,900 3,100 2,900 2,693 > > >>   nd Model	354 316 301 1-5 of AM PHV	12 10 10 11 11 AM PPV Int 15 15 15 15 15	Total 3,996 3,746 3,534 3,744 3,262 3,758	VOLUN Year 2021 2019 2017 2015	PM PHV	PM PPV D 😢 Annu:	NT PHV al Growth 8% -3% 3% 4%	NT PPV
2021 2019 2017 2015 2013   <<	3,400 2,900 3,100 2,900 2,693 > > >    nd Model	354 316 301 1-5 of	12 10 10 11 11 AM PPV Int 15 15 15 15 15	Total 3,996 3,746 3,534 3,744 3,262	WD PPV VOLUM Year 2021 2019 2017 2015 2013	PM PHV	PM PPV	NT PHV al Growth 8% -3% 3% 4% 6%	NT PPV

2004

2003

15%

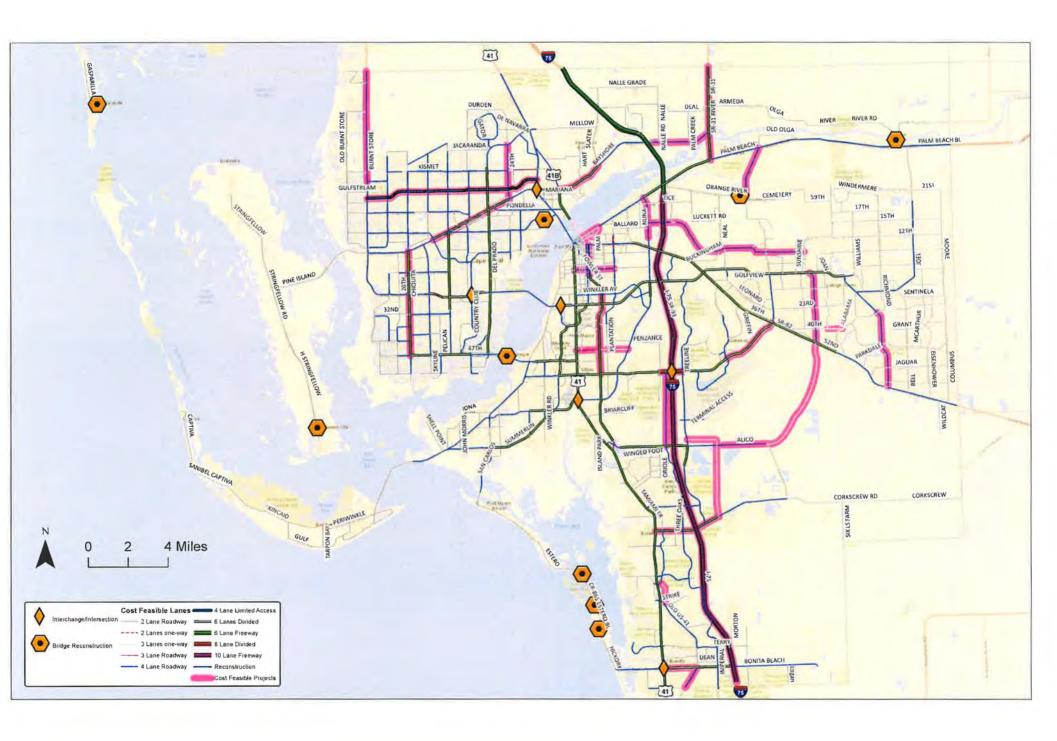
8%

# LEE COUNTY PUBLIC FACILITIES LEVEL OF SERVICE AND CONCURRENCY REPORT

Table 21 b): Link-Level Service Volumes and LOS Table
Table 21 b) 4 of 7

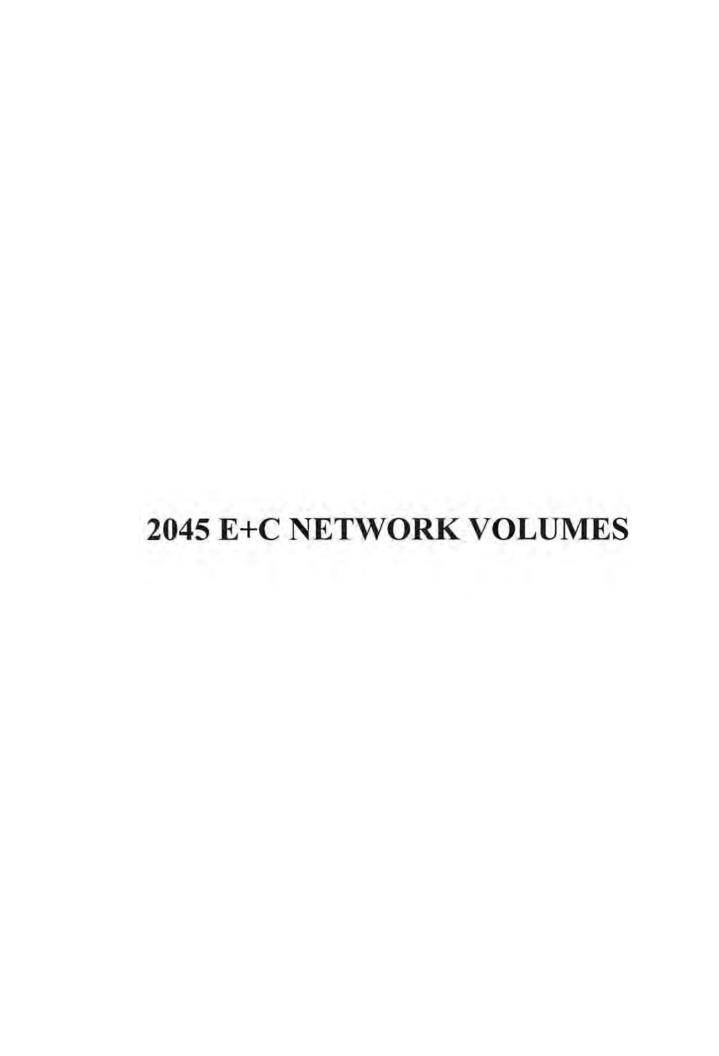
		The second second	III.			PER	FORMANCE	2	021 100	TH	FUT	URE FO	RECAST	
k No.	NAME	ROADWAY	LINK	F. Class	ROAD	SI	ANDARD	HK	SHEST H	OUR	1	(2026	ij	Notes
		FROM	10		TYPE	LOS	DIRECTIONAL CAPACITY	1.05	VOL	v/c	LOS	VOL	V/C	
900	JOEL BLVD	18TH ST	SR 80	P. Art	ZLN	E	1,010	C	482	0.48	D	506	0.50	
	JOHN MORRIS RD	BUNCHE BEACH	SUMMERUN RD	Min Co	21/4	E	360	(	52	0.07	C	72	0.05	old court grojection
	JOHN MORRIS RD	SUMMERLIN RD	ONA RD	Maj. Cor	2LN	E	360	C	256	0.50	C	150	0.31	
	KELLY RD	McGREGOR BLVD	SAN CARLOS BLVD	Maj Con	2LN	E	360	Č	154	0.31	C	277	0.32	
	KELLY RD	SAN CARLOS BLVD	PINE RIDGE RD	Maj. Col	2LN	£	360	É	105	0.12	Č	120	0.14	ald count projection(2010)
	LAUREL DR	3US 41	BREEZE DR	Maj. Col	2LN	E	360	C	384	0.45	è	401	0.47	are required sylvation to an
	LEE BLVD	SR 82	ALVIN AVE	P. Art	610	E	2,840	8	2.084	1000	В	2.190		
	LEE BLVD	ALVIN AVE	GUNNERY RD	P. Art	6LD	E	2,840	В	1,957	0.69	8	2,136	200	
	LEE BLVC	GUNNERY RD	HOMESTEAD RD	P. Art	6LD	E	2,840	8	2.093		8	2,200	0.77	
	LEE BLVD	HOMESTEAD RD	WILLIAMS AVE	P. Art	4LD	E	1,980	9	898	0.45	3	943	0.48	
	LEE BLVD		LEELAND HEIGHTS	P.Art	2LN	E	1,020	C	898	0.43	C	943	0.92	
		WILLIAMS AVE			201	E	860	C	544		0	614	0.71	ald an appealance (NA)
	LEE RD	SAN CARLOS BUVO	AUCO RD	Maj Col						0.63				pla count projection (2015)
	LEELAND HEIGHTS	HOMESTEAD RD	JOEL BLVD	P. Art	4LN	E	1,800	a	832 753	0.46	8	867 319	0.48	
	LEONARD BLVD	GUNNERY RU	WESTGATE BLVD	M. Art	2LN	E	860	D.		0.89	D		100	
	LITTLETON RD	CORBETT RD	US 41	Maj. Col	ZLN	£	860	C	528	0.61	C	555	0.65	
10000	LITTLETON RD	US41	BUS 41	Maj. Col	21.N	E	860	C	437	0.51	C	459	0.53	VALUE - 6-644
	LUCKETT RD	ORTIZ AVE	1-75	M. Art	2LN	E	880	8	317	0.36	8	392	0.45	4 Lndesign & ROW
	LUCKETT RD	-75	COUNTRY LAKES DR	Maj, Coi	2LN	E	860	8	235	0.35	E	299	0.35	
	MAPLE DR*	SUMMERUN RD	2ND AVE	Min. Cal	2LN	E	360	C	77	0.09	C	39	0.10	ald count projection
	McGREGOR BLVD	SANIBELT PLAZA	HARBOR DR	P. Art	4LD	E	1,960	8	1,173	0.00	8	1,233		
900	McGREGOR BLVD	HARBOR DR	SUMMERUN RO	P. Art	4LD	E	1,960	8	1,180	0.60	8	1,240	0.63	
000	McGREGOR BLVD	SUMMERLIN RD	KELLY RD	M, Art	4LD	E	1,960	A	927	0.47	A	983	0.50	
100	McGREGOR BLVD	KELLYRD	GLADIOLUS DR	M. Art	4LD	E	1,960	A	927	0.47	A	975	0.50	
200	McGREGOR BLVD (SR 86	OLD McGREGOR/GLADIOLUS DR	IONA LOOP RD	State	4LD	D	2,100	C	1,465	0.70	C	1,635	0.78	
300	IMEGREGOR BLVD (SR 86	CIONA LOOP RD	PINE RIDGE RD	State	4LD	D	2,100	C	1,465	0.70	C	1,635	0.78	
400	McGREGOR BLVD (SR 86	:PINE RUDGE RD	CYPRESS LAKE DR.	State	4LD	0	2,100	C	1,674	0.80	C	1,873	0.89	
5500	McGREGOR BLVD (SR 86	CYPRESS LAKE DR	COLLEGE PKWY	State	4LD	D	2,100	C	1,574	0.80	C	1,873	0.89	
5600	McGREGOR BLVD (SR 86	COLLEGE PKWY	WINKLER RD	State	2LN	D	924	0	726	0.79	C	797	0.86	Constrained
700	McGREGOR BLVD (SR 86	WINKLER RD	TANGLEWOOD BLVD	State	2LN	0	970		1,039	1.07		1,143	1.18	Constrained
800	McGREGOR BLVD (SR 86	TANGLEWOOD BLVD	COLONIAL BLVD	State	ZLN	D	970		1,039	107		1,143	1.18	Constrained
900	METRO PICWY (SR 739)	SOX MILE PICWY	DANIELS PKWY	State	SLD	D	3,171	C	1,136	0.36	C	1,492	0.47	
000	METRO PKWY (SR 739)	DANIELS PKWY	CRYSTAL DR	State	4LD	D	2,100	C	1,184	0.56	C	1,446	0.69	
100	METRO PKWY (SR 739)	CRYSTAL DR	DAMLEY DR	State	42.D	D	2,100	C	1,665	0.79	D	2,092	1.00	
200	METRO PICWY (SR 739)	DANLEY DR	COLONIAL BLVD	State	4LD	0	2,100	C	1,665	0.79	0	2,092	1.00	
	MICHAEL RIPPE PKWY	US41	SDX MILES PKWY	State	6LD	0	3,171	0	1,397	0.44	C	1,875	0.59	
600	MILWAUKEE BLVD	ALABAMA BLVD	BETT STAD.	Maj. Col	2LN	E	360	C	158	0.20	(	175	0.20	
	MILWAUKEE BLVD	BELL BLVD	COLUMBUS BLVD	Min. Col	2LN	E	860	C	158	0.20	C	181	0.21	100
257/	MOCCY RD	HANCOCK B. PKWY	PONDELLA RO	Min. Col	2LN	E	860	C	182	0.21	C	205	0.24	ola tourit projection(2009)
	NALLE GRADE RD	SLATER RD	VALLE RD	Min. Col.	2LN	E	360	Ċ	59	0.08	C	72	0.08	0.4000 0.000
	NALUE RD	\$8.78	NALLE GRADE RD	Mir. Col	2LN	E	860	Č	128	0.15	C	147	0.17	- A
	NEAL RD	CRANGE RIVER BLVD	BUCKINGHAM RD	Min. Col	2LN	E	860	ć	130	0.15	C	137	0.16	
	NORTH RIVER RD	SR 31	FRANKUN LOCK RD	M. Art.	2LN	E	1.140	A	145	0.13	8	264	0.23	
	NORTH RIVER RD	FRANKLIN LOCK RD	BROADWAY RD	M. Art	2LN	E	1,140	A	1000	0.13		286	0.25	
	NORTH RIVER RD	BROADWAY RD	COUNTY LINE	M.Art.	2UN	E	1,140	A	100	0.09	A	133	0.12	
	CLGA RD*	SR SO W	SR SO E	Min. Còl	2LN	E	360	C	32	0.10	C	95	0.11	old count projection
	CRANGE GROVE BLVD	CLUB ENTR.	HANCOCK B. PKWY	Min Cel	2UN	8	860	c	393	0.45	c	488	0.57	old count(2009)
	CRANGE GROVE SLVD	Control of the State of the Sta	PONDELLA RD	Min. Co.	4LN	E	1,790	Ċ	528	0.29	C			Our reported pages
	ORANGE RIVER BLVD	HANCOCK B. PKWY SR 80	STALEY RO	Maj. Col	2LN	E	1,000	D		0.48		555	0.31	
nero!	and the metal person	an 98		rend, cer	ald t		2,400		41)	v.10	Ü	206	diad.	
	County-Maintaine	ed Collector Roadway - Unin	corporated Lee County		- 13		Sta	ate-N	laintai	ined A	Arter	ial Roa	adway - U	nincorporated Lee County
	County-Maintaine	ed Collector Roadway - Incor	porated Lee County				Co	unty	Maint	ained	Con	trolle	d Access	Aterial Facility
	County-Maintain	ed Arterial Roadway - Uninco	orporated Lee County				Co	unty	Maint	ained	Ехр	essw	ay	

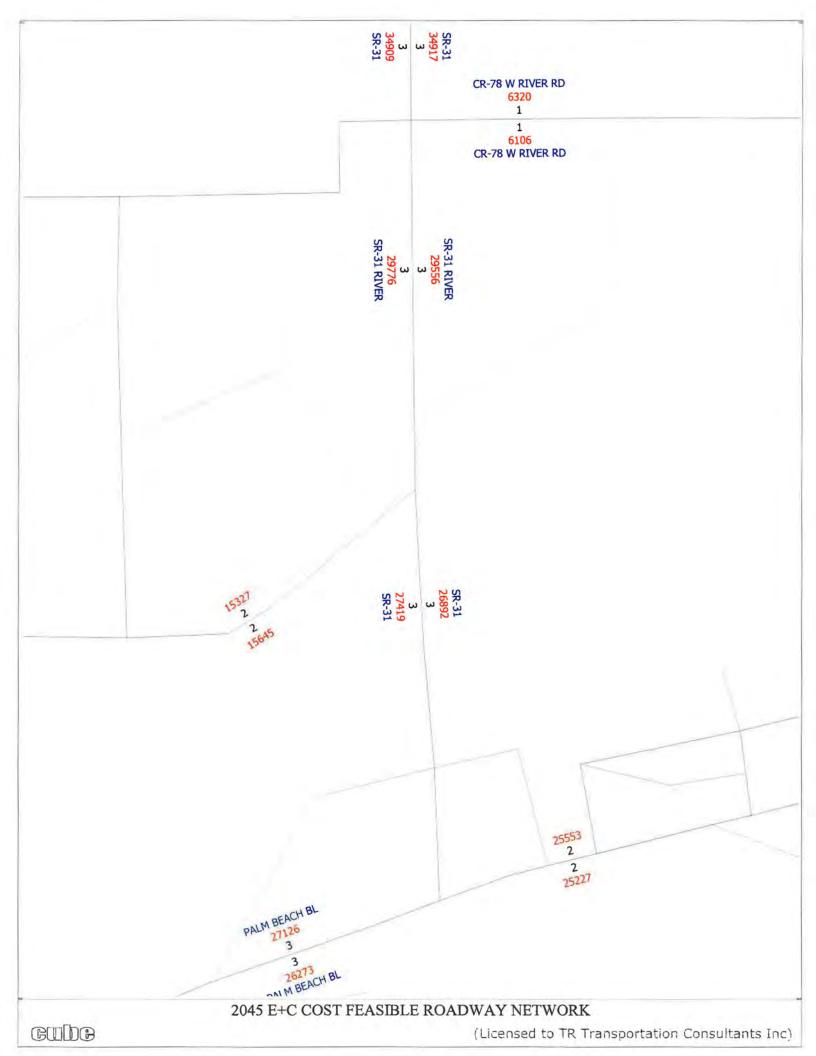
# LEE COUNTY MPO 2045 COST FEASIBLE HIGHWAY PLAN

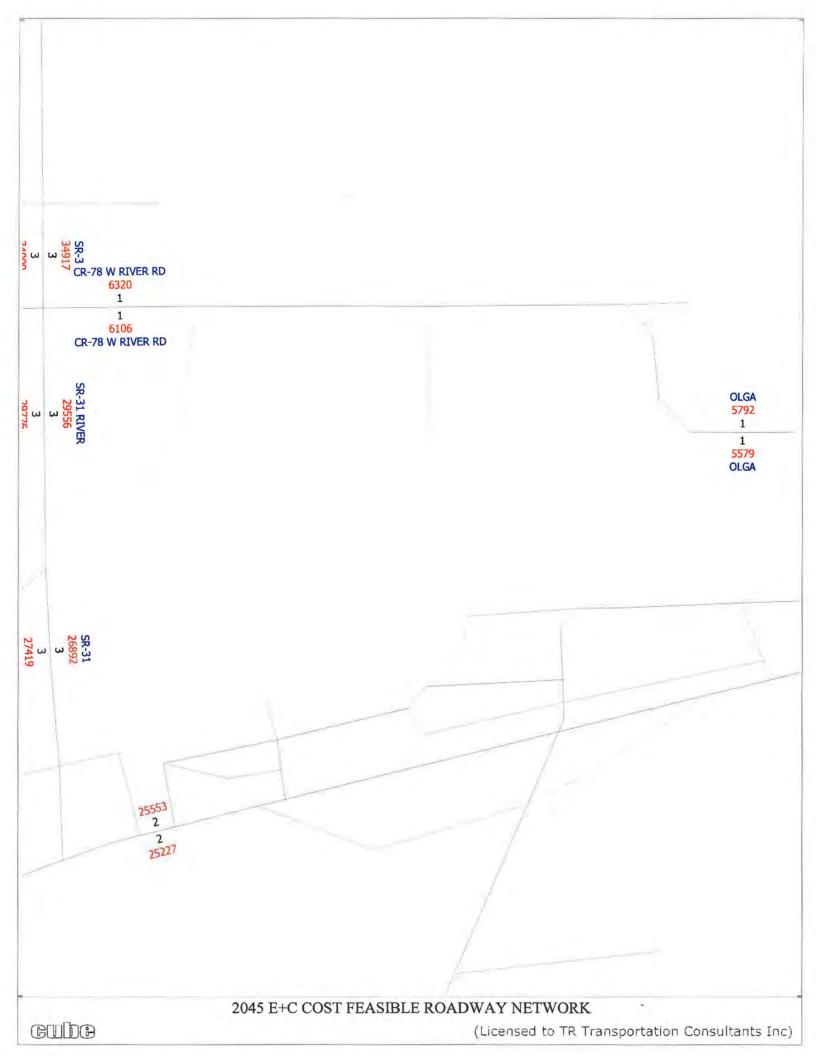












# FDOT DISTRICT ONE LOS SPREADSHEET

	200	land.					PE		Zantin	2021				(DOI	Country	On					tion 202		
-	STORE .	200	1	7000	20	To	Section	535	A TOTAL	Footland	Test	Arra	Tacling	105	1.05	105	Arresta	Distributi	the Tan	12.2	200	Ties	8.73
No.	100	Kee		M.P.	3	11.9	Looph	In.	43an	Clarification	inel	Type	Type	Std.	Sale	546	Class	DeDinidad	Way	L-	Paris	-	Capacity
12022002	52 50	MAD: ST	US 41 (Cleveland Ave)	0 000	SR S2/Marrow St	0 165	0.165		C5	Prencipal Arterial-other	30	UA.	A	D	D	E	8	t	258	1/1	11.2	3	7:07
11027000	52 30 WB	15T 5T	58.739/US 41 Bis . Fowler 5ti	0 055	SR 50/Seaboard St	1.000	1.308		535	Puregal returnal-other	33	U.s.	A	D	D	Z	1	r	-3%	382	3/3	1	2034
12030000	52.50	PALM BEACH BLVD	SR SO/Seaboard St	1 000	CR 50B (Orb.: Avel	4 364	2 605		C3C	Presignal Arternal-other	45	UA	A	D	D	Ε	-1	D	237	5/12	2/1	4	1.01
1232000	58.50	PALM BEACH BLVD	CR 30B (Oraz Ave	4304	1-73	3.340	1,152		cic	Processal extend-other	45	Un	A	D	0		1	D	375	WL.	2.6	- 9	322
110,79890	52 52	SALMEEACH BLVD	1-3	5.54b	SE 31 (Arcaina Rd)	3 242	2703	515	csc	Protected command other	55	Ua	A	0	D		- 1	n	:tv	782	3.2	-X-	-3
	58.30	PALMI FEACH BLVD	58.31 (Aucadia 8d)	5.249	CR SOA/Burkmeham Sd/Cld Olex	10.41	2492	515	cx	Procept second-other	45	U.s.	a	D.	อ		4	D.	277	33.0	37,7	1	
12020030	SR 50	PALM BEACH BLVD	CR SOA/Buckineham Rd/Old Olga	10.741	Hickor Creek Rd	13 305	2.567	515	C2	Procepal Asterial-other	35	UA	н	D	D			D	210	SVL	11.2	4	3 150
11020000	52 50	PALM BEACH BLVD	Hickey Creek Rd	13 303	CR 554 (Joel Blvd)	15 227	-4010	515	C2	Principal Arterial-other	55	RDA-	н	c	c			D	210	WL	11.3	4	1213
1,77,3900	52.32	PALM BEACH BLYD	C2 354 (Joel Blvd)	15 227	Handry County Lase	20 340	2 223	515	- C2	Principal naternal orbes	67	FDA.	2 H	2	c			D	237	WE	27.3		20
12020102	52 53 58	SR \$0/200 ST/SEABOARD ST	SE 739 (Fowler St)	0 397	SR 53 (Palm Beach 5lbd)	1,560	*1165	20	CAN	Principal Asterial other	33	UA*	L A	D	D	E	2	· · ·	iW	WL	20	2	1.950
12060000	52.75	PENE ISLAND RD	CR 765/CR SS4/Burnt Store Rd	5407	Chiquata Bhrd	-514	2 047	18	C30	Procepal Asterial other	D 50	RUA	No A	D.	D	c	1	D	:11:	WI	11.5	4	2 100
1200000	52.75	PENE ISLACID RD	Chiquita Blvd	7.514	Santa Barbaca Bird	9157	2.243		3.5	Principal Arenal-other	N	U.s.	a	D	D	0	1	C	-55	SE	27.2	4	- 402
120-0000	57.75	PINE ISLAND RD	Santa Barbara Blvd	9.757	Del Prado Blvd	12 061	2 304		C3C	Principal Asterial other	55	UA	A	D	D	C		D	217	WE	11.5	4	2 100
10000000	5R 75	PINE ISLAND RD	Del Prado Blad	12 001	Mancock Creek Blvd/NE 34th Ave	13 245	1 157		C.SC	Principal Arternal-other	-55	UA	A	D	D	c	1	D	2117	IVE	37F	4	2 100
12090000	52.75	PENE ISLAND 2D	Hancock Creek Blvd/NE 24th Ave	13 245	SR 45/US 41 (Clereland Ave)	14.741	1403		C3C	Proxigal Artestal other	55	UA	A	D	D		-1-	D	717	WL	112	4	2,100
11000000	53.73	PENE ISLAND RD	58 45/US 41 (Cleveland Ave)	1474:	5R735/CS 41 Bus	13 535	1107		CX	Prusingal Autenal-other	43	UA	A	D	Ð		- X	D.	727	375	WE	4	-400
12360000	52.78	EAVSHORE 2D	58.739/U5-41 Bus	25 553	New Fost 24/Hast 24	17015	1 15"		C32	Prucipal Arterial other	50	tta	A	D	D		1	t t	23.5	WE	32	1.3	1988
12095000	53.75	NAVSHORE 3D	New Port Ed/Hait Ed	17.015	Coon Rd/Slater Rd	28 235	1 220		353	Prunapal auterial-other	51	Uá	A	D	D			b	W.	38	1/3	4	1000
10090000	57.75	EAVSHORE RD	Coon 2d/Stater Rd	15 235	W of Putchett Placy	21 170	3 544		C3.	Pruscipal Asternal other	50	UA	A	D	D		11	D	žw.	TVL.	1/3	4	7,00
12090000	52.75	BAYSHORE RD	W of Potchett Plear	21 179	58.31	24 404	5.225		C3R	Minor Artenal	50	UA	A	D	D		1	C	200	WL	117	2	924
10040000	52.31	ARCADIA RD	572 50	0 000	Old Roden Dr	1 040	1040	SIS	C	Mirror Arterial	40	UA	A	D	D		1	D	2117	WZ	11.3	2	978
12090000	58 31	ARCADIA RD	Old Rodeo Dr	1 040	Charlotse County Line	4 054	3 044	515	C2	Principal Automal-orbin	60	RDA	8	c	c			0	711.	III	113	2	520
13130000	52.570	DANTELS PLANT	W of 1-75	7.247	E of Rast Assa	7760	0 513		CSC	Percept Arterial other	50	UA	A	D.	D		1	D	220	IVI	11.2	- 9	3,373





# Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban

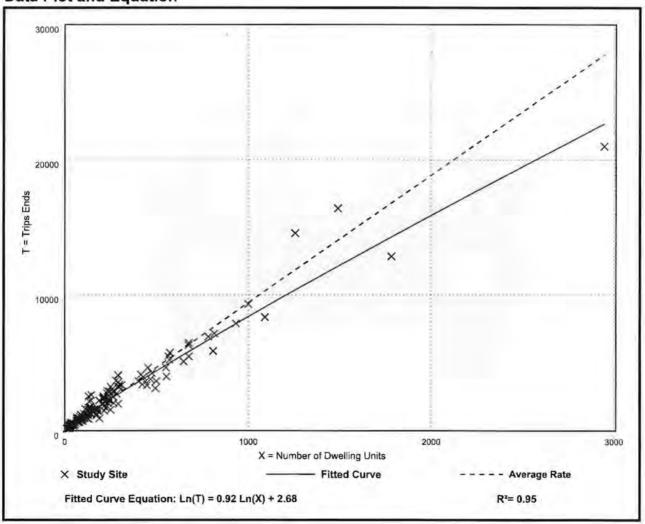
Number of Studies: 174 Avg. Num. of Dwelling Units: 246

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

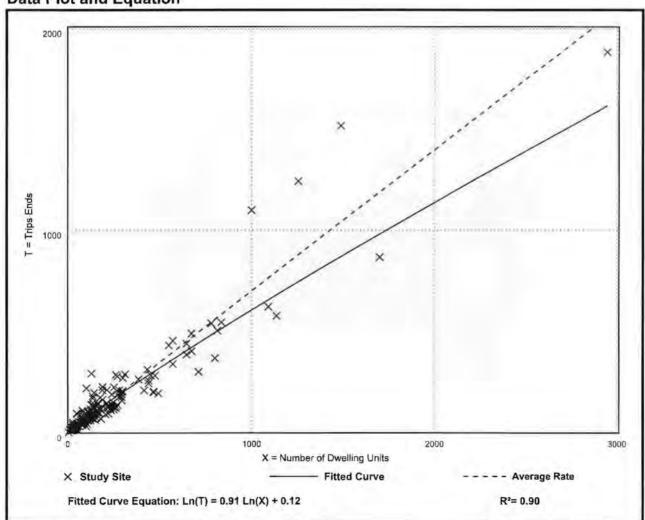
Number of Studies: 192 Avg. Num. of Dwelling Units: 226

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

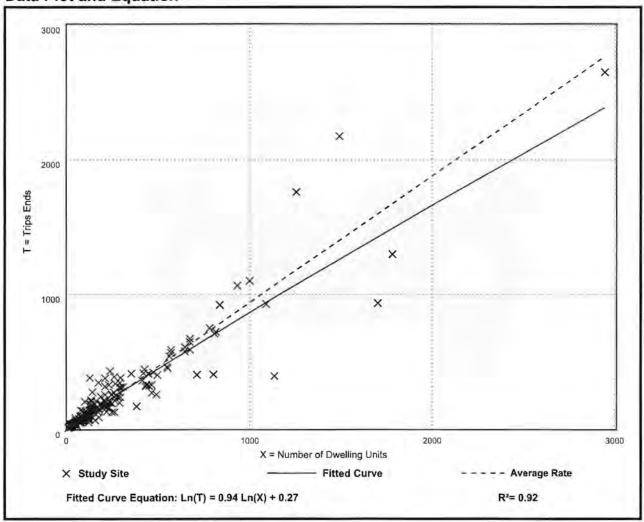
Number of Studies: 208 Avg. Num. of Dwelling Units: 248

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**







#### **BOARD OF COUNTY COMMISSIONERS**

Kevin Ruane District One

November 28, 2022

Via E-Mail

Cecil L Pendergrass

District Two

Raymond Sandelli
District Three

Brian Hamman District Four

Michael Greenwell District Five

Roger Desjarlais County Manager

Richard Wm Wesch County Attorney

Donna Marie Collins County Chief Hearing Examiner Jeremy Frantz RVI Planning

28100 Bonita Grande Drive Bonita Springs, FL 34135

**RE:** Potable Water and Wastewater Availability

Cary Duke RPD

STRAP # 17-43-26-00-0001.0000; 17-43-26-01-00003.0000;

17-43-26-01-00009.0000; 16-43-26-00-00001.0040; 17-43-26-01-00004.0000;

17-43-26-01-00008.0000; 16-43-24-00-00001.0000

Dear Mr. Frantz:

The subject properties are not located within Lee County Utilities Future Service Area as depicted on Maps 4A and 4B of the Lee County Comprehensive Land Use Plan. The nearest potable water north of the Caloosahatchee River is located on Bayshore Road approximately 4.5 mile west of the subject parcels. The nearest wastewater is on the south side of the Caloosahatchee River. In order to provide service to the subject parcels completion of a comprehensive plan amendment and developer funded system enhancements such as, but not limited to, line extensions will be required.

Your firm has indicated that this project will consist of 1,099 single family residential units with an estimated flow demand of approximately 274,750 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above.

Availability of potable water and sanitary sewer service is contingent upon final acceptance of the infrastructure to be constructed by the developer. Upon completion and final acceptance of this project, potable water service will be provided through our North Lee County Water Treatment Plant.

Sanitary sewer service will be provided by the City of Fort Myers North Water Reclamation Facility. The Lee County Utilities' Design Manual requires the project engineer to perform hydraulic computations to determine what impact this project will have on our existing system.

There are no reuse mains in the vicinity of these parcels.

Prior to beginning design work on this project, please meet with LCU Staff to determine the best point of connection and discuss requirements for construction.



Cary Duke RPD - Letter.Docx November 28, 2022 Page 2

This letter should not be construed as a commitment to serve, but only as to the availability of service. Lee County Utilities will commit to serve only upon receipt of all appropriate connection fees, a signed request for service and/or an executed service agreement, and the approval of all State and local regulatory agencies.

Further, this letter of availability of potable water and sanitary sewer service is to be utilized for Comprehensive Plan Amendment and Zoning only. Individual letters of availability will be required for the purpose of obtaining building permits.

Sincerely,

LEE COUNTY UTILITIES

Many M Cours

Mary McCormic Technician Senior 239-533-8532

**UTILITIES ENGINEERING** 



# LEE COUNTY UTILITIES REQUEST FOR LETTERS OF AVAILABILITY

**DATE: NOVEMBER 18, 2022** 

To: MARY MCCORMIC	FROM: JEREMY FRANTZ
Technician Senior	FIRM: RVI PLANNING
	Address: 28100 Bonita Grande Dr.
	Address: Bonita Springs, FL 34135 -
	PHONE#: (239)357-9580 FAX: ( ) -
	E-MAIL ADDRESS: JFRANTZ@RVIPLANNING.COM
PROJECT NAME: CARY DUKE RPD	
PREVIOUS PROJECT NAME(S): N/A	
STRAP NUMBER(S): SEE ATTACHED	
PRIOR STRAP NUMBER(S) (IF ANY): N/A	
LOCATION/SITE ADDRESS: ACCESS UNDETER	RMINED
PURPOSE OF LETTER:	
☐ DEVELOPMENT ORDER SUBMITTAL ☐ FINA	NCING EFFLUENT REUSE
■ PERMITTING OF SURFACE WATER MANAGEM	ENT (SOUTH FLORIDA WATER MANAGEMENT DISTRICT)
OTHER: (PLEASE SPECIFY) <u>CPA AMENDMENT</u>	AND PUD REZONING
PLANNED USE:	
☐ COMMERCIAL ☐ INDUSTRIAL	RESIDENTIAL - (SINGLE-FAMILY MULTI-FAMILY)
OTHER: (PLEASE SPECIFY)	
PLANNED # OF COMMERCIAL/INDUSTRIAL BUILD	INGS: <u>N/A</u> TOTAL SQUARE FOOTAGE:
<u>0</u> RESIDENTIAL UNITS: SINGLE-FAMILY: <u>1,099</u> M	ULTI-FAMILY:
AVERAGE ESTIMATED DAILY FLOW (GPD): 250	(⊠ WATER ⊠ WASTE-WATER) (GPD): <u>200</u> □ REUSE
PLEASE SHOW CALCULATION USED TO DETERMIN	E AVERAGE ESTIMATED DAILY FLOW (GPD) PER CRITERIA SET
FORTH IN LEE COUNTY UTILITIES DESIGN MANU.	
Water: Single-Family (Sf) Residences = 1,099 Un	its * 250 Gpd/Sf Residence = 274,750 Gpd
<b>Wastewater: Single-Family (Sf) Residences = 1,0</b>	99 Units * 200 Gpd/Sf Residence = 219,800 Gpd

Please e-mail the completed form to <a href="mmccormic@leegov.com">mmccormic@leegov.com</a>.

If you should have any questions or require assistance, please feel free to call our office at (239) 533-8532.



Kevin Ruane District One

February 17th, 2023

Cecil L. Pendergrass District Two

Ray Sandelli District Three

Brian Hamman District Four

Mike Greenwell District Five

Roger Desjarlais County Manager

Richard Wesch
County Attorney

Donna Marie Collins County Hearing Examiner Plan Reviewer Lee County DCD 1500 Monroe St.

Fort Myers, FL 33901

#### **Cary Duke**

LeeTran has received the request regarding the subject property in Fort Myers. After reviewing the site and comparing the location with our existing and planned route locations according to the LeeTran 2020 Transit Development Plan (TDP), the following is determined:

The proposed development is not within ¼ mile fixed-route corridor

Based on the LeeTran 2021 Transit Development Plan (TDP) this development is not within a one-quarter mile of a fixed route corridor, no improvements are required based on the current Lee County Transit LDC section 10-441. The development will be reassessed at the time of DO.

If you have any questions or require further information, please do not hesitate to contact me at (239) 533-0340.

Sincerely,

Clarissa Marino Diaz

Clarissa Marino Diaz, Planner Lee County Transit



February 15, 2023

Clarissa Marino Diaz Transit Service Planner LeeTran Planning Department 3401 Metro Pkwy Fort Myers, FL 33901

RE: Cary Duke RPD – Comprehensive Plan Amendment Letter of Service Availability

Dear Ms. Clarissa Marino Diaz,

RVi Planning + Landscape Architecture is preparing a Comprehensive Plan Amendment & Planned Development Rezone application for the above referenced project. The property consists of 788 +/- acres and is located at 13230 N. River Road in unincorporated Lee County, Florida, generally one mile east of the SR 31 Pine Island and N River Road intersection. An aerial location map depicting the subject property has been attached for your reference.

The Applicant is proposing a Large-Scale Comprehensive Plan Map Amendment to change the Future Water Service Areas Map (Map 4A) and Future Sewer Service Area Map (Map 4B) and a PD Rezone request to rezone the entire 788 +/- acres from AG-2 to Residential Planned Development (RPD) which will allow for the development of up to 1,099 single-family and two-family units on the subject property.

To complete the application process, we are required to secure a service availability letter from your agency stating whether existing facilities are capable of serving this future project. I greatly appreciate your time and consideration of this matter. If you have and further questions, please feel free to contact me directly at (239) 319-0026 or <a href="mailto:ifrantz@rviplanning.com">ifrantz@rviplanning.com</a>.

Sincerely,

**RVi Planning + Landscape Architecture** 

Jeremy Frantz, AICP Project Director



## **CARY+DUKE+POVIA RPD**

# **Property Owners Exhibit**

#### I. PROPERTY OWNERS LIST

STRAP Number	Property Owner	Section. Township. Range
17-43-26-00-00001.0000	Cary & Duke Properties, LLC	17.43.26E
17-43-26-01-00003.0000	Cary & Duke Properties, LLC	17.43.26E
17-43-26-01-00009.0000	Cary & Duke Properties, LLC	17.43.26E
16-43-26-00-00001.0040	Cary & Duke Properties, LLC	16.43.26E
17-43-26-01-00004.0000	Cary & Duke Properties, LLC	17.43.26E
17-43-26-01-00001.0000	Cary & Duke Properties, LLC	17.43.26E
17-43-26-01-00002.0000	Cary & Duke Properties, LLC	17.43.26E
17-43-26-01-00008.0000	Harney Revocable Trust	17.43.26E
16-43-26-00-00001.0000	Povia Family, LLC	16.43.26E

#### II. PROPERTY OWNERS MAP





#### **Board of County Commissioners**

Kevin Ruane District One

Cecil L Pendergrass

District Two

Ray Sandelli District Three

Brian Hamman District Four

Mike Greenwell District Five

Roger Desjarlais County Manager

Richard Wm. Wesch County Attorney

Donna Marie Collins County Hearing **Examiner** 

February 20, 2023

RVI Planning + Landscape Architecture Attn: Jeremy Frantz, Project Director 28100 Bonita Grande Dr., Suite 305

Bonita Springs, FL 34135

RE: Cary Duke RPD - Comprehensive Plan Amendment

**Letter of Service Availability** 

Dear Mr. Frantz:

The Lee County Solid Waste Department is capable of providing solid waste collection service for the comprehensive plan amendment & planned development rezone at 13230 N. River Road in unincorporated Lee County, which will allow for the development of up to 1,099 single-family and two-family units on the subject property through the franchised hauling contractors. 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.

Please review Lee County Land Development Code, Chapter 10, Section 261, with requirements for on-site space for placement and servicing of solid waste containers. Please note that the property owner will be responsible for all future applicable solid waste assessments and fees.

If you have any questions, please call me at (239) 533-8007.

Sincerely,

Justin Lighthall

Manager, Public Utilities

Justin Lighthall

Lee County Solid Waste Department



February 15, 2023

Mr. Justin Lighthall Director, Solid Waste Lee County Solid Waste Division P.O. Box 398 Ft. Myers, FL 33902

RE: Cary Duke RPD – Comprehensive Plan Amendment Letter of Service Availability

Dear Mr. Lighthall,

RVi Planning + Landscape Architecture is preparing a Comprehensive Plan Amendment & Planned Development Rezone application for the above referenced project. The property consists of 788 +/- acres and is located at 13230 N. River Road in unincorporated Lee County, Florida, generally one mile east of the SR 31 Pine Island and N River Road intersection. An aerial location map depicting the subject property has been attached for your reference.

The Applicant is proposing a Large-Scale Comprehensive Plan Map Amendment to change the Future Water Service Areas Map (Map 4A) and Future Sewer Service Area Map (Map 4B) and a PD Rezone request to rezone the entire 788 +/- acres from AG-2 to Residential Planned Development (RPD) which will allow for the development of up to 1,099 single-family and two-family units on the subject property.

To complete the application process, we are required to secure a service availability letter from your agency stating whether existing facilities are capable of serving this future project. I greatly appreciate your time and consideration of this matter. If you have and further questions, please feel free to contact me directly at (239) 319-0026 or <a href="mailto:ifrantz@rviplanning.com">ifrantz@rviplanning.com</a>.

Sincerely,

**RVi Planning + Landscape Architecture** 

Jeremy Frantz, AICP Project Director



## **CARY+DUKE+POVIA RPD**

# **Property Owners Exhibit**

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16-43-26-00-00001.0040	Cary & Duke Properties, LLC	16.43.26E
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17-43-26-01-00002.0000	Cary & Duke Properties, LLC	17.43.26E
17-43-26-01-00008.0000	Harney Revocable Trust	17.43.26E
16-43-26-00-00001.0000	Povia Family, LLC	16.43.26E

#### II. PROPERTY OWNERS MAP





#### THE SCHOOL DISTRICT OF LEE COUNTY

#### **Jacqueline Heredia**

District Planning Specialist 2855 Colonial Boulevard, Fort Myers, FL 33966 | **0:** 239.335.1494

March 10, 2023

RE: Single Family Concurrency Review in N River RD

Dear Jeremy Frantz:

This letter is in response to your request for concurrency review dated February 15, 2022 for the subject property in 13230 N River Road regard to educational impact East Zone.

This development is a request for 1099 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 326.4 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 Cary Duke Povia RPD

OWNER/AGENT ITEM DESCRIPTION

RVI

**LOCATION** 13230 N River Road

ACRES 788.00 CURRENT FLU RPD

**CURRENT ZONING** 

PROPOSED DWELLING UNITS BY

TYPE

Cinala Family	Name Camaila	Nabila Hawa
Single Family	Multi Family	Mobile Home
1099		0

	Student Generation Rates			
			Projected	
STUDENT GENERATION	SF	MF	MH	Students
Elementary School	0.149	0.058		163.75
Middle School	0.071	0.028		78.03
High School	0.077	0.03		84.62

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

		CSA Projected			Available Capacity	LOS is 100%	Adjacent CSA Available Capacity
CSA SCHOOL NAME 2022/23	CSA Capacity (1)	Enrollment (2)	Capacity	Project	W/Impact	Capacity	w/Impact
East CSA, Elementary	14,234	14,026	208	164	44	100%	
East CSA, Middle	7,293	6,912	381	78	303	96%	
East CSA, High	9,536	8,492	1,044	85	959	90%	

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

Prepared by: Jacqueline Heredia, District Planning Specialist

<sup>(2)</sup> Projected Enrollment per the five (5) years of the School District's Five Year Plan plus any reserved capacity (development has a valid finding of capacity)

<sup>(3)</sup> Available Adjacent CSA capacity is subject to adjacency criteria as outlined in the Interlocal Agreement and the School District's School Concurrency Manual



February 15, 2023

Jacqueline Heredia
Planning District Specialist
The School District of Lee County
2855 Colonial Boulevard
Fort Myers, FL 33966

RE: Cary Duke RPD – Comprehensive Plan Amendment Letter of Service Availability

Dear Ms. Heredia,

RVi Planning + Landscape Architecture is preparing a Comprehensive Plan Amendment & Planned Development Rezone application for the above referenced project. The property consists of 788 +/- acres and is located at 13230 N. River Road in unincorporated Lee County, Florida, generally one mile east of the SR 31 Pine Island and N River Road intersection. An aerial location map depicting the subject property has been attached for your reference.

The Applicant is proposing a Large-Scale Comprehensive Plan Map Amendment to change the Future Water Service Areas Map (Map 4A) and Future Sewer Service Area Map (Map 4B) and a PD Rezone request to rezone the entire 788 +/- acres from AG-2 to Residential Planned Development (RPD) which will allow for the development of up to 1,099 single-family and two-family units on the subject property.

To complete the application process, we are required to secure a service availability letter from your agency stating whether existing facilities are capable of serving this future project. I greatly appreciate your time and consideration of this matter. If you have and further questions, please feel free to contact me directly at (239) 319-0026 or <a href="mailto:ifrantz@rviplanning.com">ifrantz@rviplanning.com</a>.

Sincerely,

**RVi Planning + Landscape Architecture** 

Jeremy Frantz, AICP Project Director



## **CARY+DUKE+POVIA RPD**

# **Property Owners Exhibit**

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17-43-26-01-00008.0000	Harney Revocable Trust	17.43.26E
16-43-26-00-00001.0000	Povia Family, LLC	16.43.26E

#### II. PROPERTY OWNERS MAP





#### **Board of County Commissioners**

Kevin Ruane **District One** 

Cecil L Pendergrass

District Two

March 3, 2023

Ray Sandelli **District Three** 

Jeremy Frantz, AICP

**RVi Planning** Brian Hamman **District Four** 

28100 Bonita Grande Drive, Suite 305

Mike Greenwell District Five

Bonita Springs, FL 34135

Roger Desjarlais County Manager Re: Letter of Service Availability – Cary Duke RPD

Richard Wm. Wesch County Attorney

Mr. Frantz,

Donna Marie Collins County Hearing Examiner

I am in receipt of your letter requesting a Letter of Service Availability for the proposed Cary Duke RPD. The property consists of approximately 788 acres and is located at 13230 N. River Road. The request is to develop the property up to 1,099 single and two-family dwellings.

Lee County Emergency Medical Services is the primary EMS transport agency responsible for coverage at the location you have provided. Because we currently serve this area and have a sufficient response data sample, we evaluated response times in this vicinity to simulate the anticipated demand and response.

The primary ambulance for this location is Medic 11, located 5.0 miles southwest. Medic 19 is 5.2 miles west. Neither of these locations can arrive at the entrance to the development within the requirements of Lee County Ordinance 08-16, let alone into the development.

It is our opinion that the EMS service availability for the proposed development of this property is not adequate at this time. Should the plans change, a new analysis of this impact would be required.

Sincerely,

Benjamin Abes

Director, Public Safety



February 15, 2023

Chief Benjamin Abes Lee County Emergency Medical Services P.O. Box 398 Ft. Myers, FL 33902-0398

RE: Cary Duke RPD – Comprehensive Plan Amendment Letter of Service Availability

Dear Chief Abes,

RVi Planning + Landscape Architecture is preparing a Comprehensive Plan Amendment & Planned Development Rezone application for the above referenced project. The property consists of 788 +/- acres and is located at 13230 N. River Road in unincorporated Lee County, Florida, generally one mile east of the SR 31 Pine Island and N River Road intersection. An aerial location map depicting the subject property has been attached for your reference.

The Applicant is proposing a Large-Scale Comprehensive Plan Map Amendment to change the Future Water Service Areas Map (Map 4A) and Future Sewer Service Area Map (Map 4B) and a PD Rezone request to rezone the entire 788 +/- acres from AG-2 to Residential Planned Development (RPD) which will allow for the development of up to 1,099 single-family and two-family units on the subject property.

To complete the application process, we are required to secure a service availability letter from your agency stating whether existing facilities are capable of serving this future project. I greatly appreciate your time and consideration of this matter. If you have and further questions, please feel free to contact me directly at (239) 319-0026 or <a href="mailto:ifrantz@rviplanning.com">ifrantz@rviplanning.com</a>.

Sincerely,

**RVi Planning + Landscape Architecture** 

Jeremy Frantz, AICP Project Director



## **CARY+DUKE+POVIA RPD**

# **Property Owners Exhibit**

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16-43-26-00-00001.0040	Cary & Duke Properties, LLC	16.43.26E
17-43-26-01-00004.0000	Cary & Duke Properties, LLC	17.43.26E
17-43-26-01-00001.0000	Cary & Duke Properties, LLC	17.43.26E
17-43-26-01-00002.0000	Cary & Duke Properties, LLC	17.43.26E
17-43-26-01-00008.0000	Harney Revocable Trust	17.43.26E
16-43-26-00-00001.0000	Povia Family, LLC	16.43.26E

#### II. PROPERTY OWNERS MAP



# Carmine Marceno Sheriff



State of Florida County of Lee

March 13, 2023

Jeremy Frantz RVi Planning + Landscape Architecture 28100 Bonita Grande Drive, Suite 305 Bonita Springs, FL 34135

Mr. Frantz,

The Lee County Sheriff's Office has reviewed your Comprehensive Plan Amendment & Planned Development Rezone Letter of Service Availability request for a 788 +-acre development located south of North River Road and generally one mile east of SR 31 in unincorporated Lee County.

The Applicant is proposing a Large-Scale Comprehensive Plan Map Amendment to change the Future Water Service Areas Map (Map 4A) and Future Sewer Service Area Map (Map 4B) and a PD Rezone request to rezone the entire 788 +/- acres from AG-2 to Residential Planned Development, which will allow for the development of up to 1,099 single-family and two-family units on the subject property. This Agency evaluated your request solely on its ability to provide law enforcement service to the development, and we have determined that we are able to provide services to the proposed project.

Law enforcement services will be provided from our North District offices in North Fort Myers. 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,

94099

Chris Reeves

Major, Patrol Bureau



"The Lee County Sheriff's Office is an Equal Opportunity Employer" 14750 Six Mile Cypress Parkway • Fort Myers, Florida 33912-4406 • (239) 477-1000



February 15, 2023

Chief Doug Underwood Lee County Sheriff 17350 Nalle Road Fort Myers, FL 33917

RE: Cary Duke RPD – Comprehensive Plan Amendment Letter of Service Availability

Dear Chief Underwood,

RVi Planning + Landscape Architecture is preparing a Comprehensive Plan Amendment & Planned Development Rezone application for the above referenced project. The property consists of 788 +/- acres and is located at 13230 N. River Road in unincorporated Lee County, Florida, generally one mile east of the SR 31 Pine Island and N River Road intersection. An aerial location map depicting the subject property has been attached for your reference.

The Applicant is proposing a Large-Scale Comprehensive Plan Map Amendment to change the Future Water Service Areas Map (Map 4A) and Future Sewer Service Area Map (Map 4B) and a PD Rezone request to rezone the entire 788 +/- acres from AG-2 to Residential Planned Development (RPD) which will allow for the development of up to 1,099 single-family and two-family units on the subject property.

To complete the application process, we are required to secure a service availability letter from your agency stating whether existing facilities are capable of serving this future project. I greatly appreciate your time and consideration of this matter. If you have and further questions, please feel free to contact me directly at (239) 319-0026 or ifrantz@rviplanning.com.

Sincerely,

**RVi Planning + Landscape Architecture** 

Jeremy Frantz, AICP Project Director



#### **CARY+DUKE+POVIA RPD**

## **Property Owners Exhibit**

#### I. PROPERTY OWNERS LIST

STRAP Number	Property Owner	Section. Township. Range
17-43-26-00-00001.0000	Cary & Duke Properties, LLC	17.43.26E
17-43-26-01-00003.0000	Cary & Duke Properties, LLC	17.43.26E
17-43-26-01-00009.0000	Cary & Duke Properties, LLC	17.43.26E
16-43-26-00-00001.0040	Cary & Duke Properties, LLC	16.43.26E
17-43-26-01-00004.0000	Cary & Duke Properties, LLC	17.43.26E
17-43-26-01-00001.0000	Cary & Duke Properties, LLC	17.43.26E
17-43-26-01-00002.0000	Cary & Duke Properties, LLC	17.43.26E
17-43-26-01-00008.0000	Harney Revocable Trust	17.43.26E
16-43-26-00-00001.0000	Povia Family, LLC	16.43.26E

#### II. PROPERTY OWNERS MAP





## BAYSHORE FIRE PROTECTION AND RESCUE SERVICE DISTRICT

17350 Nalle Road, North Fort Myers, Florida 33917

Business: 239-543-3443 Fax: 239-543-7075

"Serving With Pride"

February 28, 2023

Josephine Medina, AICP Project Manager RVi Planning + Landscape Architecture 28100 Bonita Grande Dr, Suite 305 Bonita Springs, FL 34135

RE: Cary Duke RPD – Comprehensive Plan Amendment Letter of Service Availability

Josephine,

With regards to your request for a letter of availability concerning the above referenced project, Bayshore Fire Protection & Rescue District is aware that the project is proposing 1,099 single-family and two-family units along North River rd. The District does provide fire and rescue services to the subject property, and can provide services to the proposed development. Based upon the location of the subject property, it will be outside of 5 road miles from the fire station as required for ISO. However, the District and Lee County EMS are in the early phases of planning a second station along SR 31, closer to the subject property. The District may have some additional needs to provide adequate services in the future. However, we are committed to working with the developer to ensure that adequate fire and rescue services are provided to this project, and maintaining an ISO class 2 rating for the area. Please feel free to contact me if you have any further questions or concerns.

Sincerely,

William Underwood

Fire Chief

Bayshore Fire Rescue



February 16, 2023

Chief Doug Underwood Lee County Sheriff 17350 Nalle Road Fort Myers, FL 33917

RE: Cary Duke RPD – Comprehensive Plan Amendment Letter of Service Availability

Dear Chief Underwood,

RVi Planning + Landscape Architecture is preparing a Comprehensive Plan Amendment & Planned Development Rezone application for the above referenced project. The property consists of 788 +/- acres and is located at 13230 N. River Road in unincorporated Lee County, Florida, generally one mile east of the SR 31 Pine Island and N River Road intersection. An aerial location map depicting the subject property has been attached for your reference.

The Applicant is proposing a Large-Scale Comprehensive Plan Map Amendment to change the Future Water Service Areas Map (Map 4A) and Future Sewer Service Area Map (Map 4B) and a PD Rezone request to rezone the entire 788 +/- acres from AG-2 to Residential Planned Development (RPD) which will allow for the development of up to 1,099 single-family and two-family units on the subject property.

To complete the application process, we are required to secure a service availability letter from your agency stating whether existing facilities are capable of serving this future project. I greatly appreciate your time and consideration of this matter. If you have and further questions, please feel free to contact me directly at (239) 319-0026 or ifrantz@rviplanning.com.

Sincerely,

**RVi Planning + Landscape Architecture** 

Jeremy Frantz, AICP Project Director



#### **CARY+DUKE+POVIA RPD**

## **Property Owners Exhibit**

#### I. PROPERTY OWNERS LIST

STRAP Number	Property Owner	Section. Township. Range
17-43-26-00-00001.0000	Cary & Duke Properties, LLC	17.43.26E
17-43-26-01-00003.0000	Cary & Duke Properties, LLC	17.43.26E
17-43-26-01-00009.0000	Cary & Duke Properties, LLC	17.43.26E
16-43-26-00-00001.0040	Cary & Duke Properties, LLC	16.43.26E
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17-43-26-01-00002.0000	Cary & Duke Properties, LLC	17.43.26E
17-43-26-01-00008.0000	Harney Revocable Trust	17.43.26E
16-43-26-00-00001.0000	Povia Family, LLC	16.43.26E

#### II. PROPERTY OWNERS MAP





# Cary+Duke+Povia Map Amendment Planning Communities/Community Plan Area Requirements - Exhibit M20

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

OBJECTIVE 27.1: AGRICULTURAL AND RURAL CHARACTER. Maintain and enhance the viability of the existing and evolving commercial agricultural operations, preserve open space, and retain the rural character of Northeast Lee County. For the purposes of this objective, rural character is defined as those characteristics that convey a sense of rural lifestyle such as large lots or clustered development, ample views of wooded areas, open spaces, and river fronts, working farms and productive agricultural uses, and the protection of environmentally sensitive lands.

POLICY 27.1.1: Support the agricultural and rural character within Northeast Lee County by encouraging continued commercial agricultural operations and encourage new development to be clustered to conserve large areas of open lands.

POLICY 27.1.5: In all discretionary actions, consider the effect on Northeast Lee County's commercial agricultural operations and rural character.

The addition of the Property to the Future Water and Sewer Service Area maps supports the development of a clustered residential development which will include 420 acres of native habitat preserve areas, including over 300 acres of rare and unique upland preservation. Significant portions of these preserves are adjacent to public rights-of-way ensuring that the rural character of the area is preserved in perpetuity. In contrast, if central water and sewer is not extended to the Property, the existing AG-2 zoning could allow for over 700 large lot residential dwelling units with no requirement for open lands to be preserved.

POLICY 27.1.8: The owner or agent of a rezoning or special exception request within the Northeast Lee County Community Plan area must conduct two public information meetings, in accordance with Policies 17.3.3 and 17.3.4, prior to the application being found sufficient. One meeting must be held within the Alva Community Plan area boundary and the other in the North Olga Community Plan area boundary.

The Applicant has gone above and beyond minimum code requirements in meeting with the North Olga Community Planning Panel and individual property owners along Duke Hwy. in advance of filing this petition and throughout the application review process to gain early feedback that informed the proposed project design. The Applicant has attended the past three (3) North Olga meetings and held a voluntary community meeting with Duke Hwy residents on August 13, 2022. All of these meetings were conducted to assist in preparation of this application.

Additionally, the applicant is in the process of completing the required legally advertised public information meetings within the Alva and the North Olga community plan area boundaries. A meeting was held in North Olga on January 26, 2023, and the meeting summary is attached. A meeting in Alva is scheduled for March 14, 2023, and the summary for this second meeting will be provided at that time.

OBJECTIVE 27.2: RURAL PLANNING TOOLBOX. To develop and further the use of a rural toolbox of incentives, programs, and regulations that enhance and maintain Northeast Lee County's sense of place and provide for the long-term preservation of large tracts of contiguous natural resource and open space areas, while providing the regulatory flexibility needed to support commercial agricultural operations.

POLICY 27.2.1: Work with Alva and North Olga to develop and refine rural planning tools including but not limited to: transfer of development rights and purchase of development rights programs, conservation and agricultural easements, farmland trusts, and LDC regulations.

The proposed Map Amendment allows for significant private investment in the extension of water and sewer services. Additionally, the companion rezoning request utilizes unique planning tools available in Policy 123.2.17 which includes development incentives in exchange for significant preservation areas to be placed under conservation easement.

OBJECTIVE 27.3: NATURAL RESOURCES. To enhance, preserve and protect the physical integrity, ecological standards, and rural character of Northeast Lee County by focusing on: water basins; native vegetation; wildlife habitat and resources; and areas designated for long-term conservation.

POLICY 27.3.2: Identify, maintain, and enhance appropriate public access to Northeast Lee County's public lands and surface waters, balanced with new and ongoing efforts to protect and enhance the community's water quality and natural resources.

The addition of the Property to the Future Water and Sewer Service Area Maps will eliminate the potential for over 700 wells and septic systems, providing a significant benefit to water quality and natural resource values in North Olga.

Additionally, the companion rezoning request preserves and enhances the rural character of Northeast Lee County through the enhanced buffers, setbacks preservation and the extension of utility services to the Property.

As a result, the project will provide significant ecological benefits at no cost to the County. The plan proposes 60 percent open space, of which 50 percent will be native vegetation. Additionally, the native preservation areas include 420 acres, including over 300 acres of preservation, restoration or creation of Rare and Unique upland habitat. This is entirely consistent with the intent of the above policy to preserve natural resources in North Olga.

GOAL 29: NORTH OLGA COMMUNITY PLAN. Promote and support the unique rural character, heritage, economy, quality of life, and natural resources in the North Olga Community Plan area.

POLICY 29.1.1: Protect the community's rural aesthetic qualities, preserve the natural and historic resources, and support a diverse rural economy by promoting compact or clustered development areas that maintain large, contiguous tracts of open space, while supporting commercial agricultural businesses.

OBJECTIVE 29.2: RESIDENTIAL LAND USES. Protect and enhance the rural character of the North Olga Community by evaluating residential development proposals for consistency with the community's rural character and sense of community. Rural character is defined as those characteristics that convey the rural lifestyle such as: large lots or clustered development, ample view of wooded areas, open spaces, and river fronts, working farms, productive agricultural uses, and the protection of environmentally sensitive lands.

POLICY 29.2.1: Proposed planned developments will be encouraged to provide a mix of unit types and flexible lot sizes to allow for clustering, affordability, preservation of open space, natural assets, and diversity of choice within the community.

As identified above, addition of the Property to the Future Water and Sewer Service Area maps supports the development of a clustered residential development which will include 420 acres of native habitat preserve areas, including over 300 acres of rare and unique upland preservation. Significant portions of these preserves are adjacent to public rights-of-way ensuring that the rural character of the area is preserved in perpetuity. In contrast, if central water and sewer is not extended to the Property, the existing AG-2 zoning could allow for over 700 large lot residential dwelling units with no requirement for open lands to be preserved.

OBJECTIVE 29.7: CONSERVATION. Preserve, protect, and, where possible, enhance the physical integrity, rural character, ecological values, and natural beauty of the North Olga Community Plan area, focusing upon the Caloosahatchee River, native vegetation, wildlife resources, and areas designated for long-term conservation.

POLICY 29.7.3: Proposed planned developments will consider the incorporation of "Firewise" principles in site design, including building orientation, access management, landscaping type and placement. For the purposes of this policy, Firewise principles are those guidelines developed by the National Fire Protection Association to mitigate the risk of wildland fire to homes in the wildland/urban interface.

The extension of water and sewer services to the Property will help to mitigate the risk of wildland fire to homes by providing access to water lines in an area that does not currently have infrastructure in place. Other development characteristics detailed in the companion





#### Cary+Duke+Povia Residential Planned Development

#### **Neighborhood Meeting Summary**

In compliance with Lee Plan Policy 27.1.8, Neal Communities of Southwest Florida, LLC, (Applicant) and their consultant team hosted two advertised public information meetings

#### **North Olga Meeting**

The North Olga meeting was held at the Bayshore Fire Department Station 131, 17350 Nalle Road, North Fort Myers, FL 33917, at 6:00 p.m., on Thursday, January 26, 2023. The meeting notice was published in the News-Press on January 9, 2023. The Affidavit of Publication is attached as Exhibit A. Please note that this meeting was originally advertised for a meeting on January 19, 2023, but was rescheduled on January 18, 2023.

The list of participants is attached as Exhibit B and demonstrates approximately 25 attendees were present at the meeting in addition to the consultant team.

Alexis Crespo AICP, with RVi Planning + Landscape Architecture, Brandon Frey, P.E., with JR Evans Engineering, and Jack Weber and Katie Rhyne with Neal Communities of Southwest Florida, introduced the project, explained changes that have been made since the Applicant's previous presentation to the North Olga group, and presented three exhibits which included an Aerial, MCP, and illustrative examples similar developments, all of which are attached as Exhibit C.

The Applicant explained the proposed development will include 1,099 single-family and two-family dwelling units, for a maximum density of 1.4 units per acre (figure was rounded from 1.39), and wetland preserves. The Master Concept Plan was also displayed and proposed uses, access points, open space and restoration plan, and project perimeter setbacks were also discussed. After the presentation the Applicant opened the floor for attendees to ask questions and make comments.

Questions and comments raised from attendees included the following topics:

- How water and sewer would be provided.
- Questions regarding traffic impacts on North Road and SR 31.
- Questions about buffer distances, whether fencing was proposed, and proposed berm heights and locations.
- Issues regarding flooding from Babcock Ranch, the Caloosahatchee River, and where drainage will be directed.
- How hurricane shelter impacts would be addressed.
- Questions about proposed development characteristics such as:
  - Dwelling types,
  - o Pricing
  - o Density,
  - o Sizes
  - Architectural style,
  - Whether the project would be gated,
  - If there would be a CDD,

- Whether sidewalks are proposed
- How streetlights would protect rural character.
- The anticipated buildout timeframe.
- The size and location of the largest contiguous preserve area.
- Whether the development would be combined with the Owl Creek development to the west.
- Whether fill dirt is needed.
- How utilities would be routed to the development.
- Questions about how additional density is generated and whether density would be increased in the future.

The Applicant offered to provide tours of Neal Communities other developments and attendees were provided contact information and if there were any other questions. It was also noted that the Applicant would continue to attend meetings in North Olga throughout the application process.

Following the discussion and public comment, the Applicant thanked the attendees and provided contact information. The Applicant's presentation was concluded at approximately 7:00 p.m.

#### Alva Meeting

The Alva meeting was held at the Alva Community Center, 21471 N. River Rd., Alva, FL 33920, at 7:00 p.m., on Tuesday, March 14, 2023. The meeting notice was published in the News-Press on March 4, 2023. The Affidavit of Publication is attached as Exhibit A.

The list of participants is attached as Exhibit B and demonstrates approximately 48 attendees were present at the meeting in addition to the consultant team.

Jeremy Frantz AICP, with RVi Planning + Landscape Architecture, Jack Weber, with Neal Communities of Southwest Florida, Shane Johnson, with Passarella and Associates, Yury Bykau, with TR Transportation, and Brandon Frey, P.E., with JR Evans Engineering, introduced the project and presented three exhibits which included an Aerial, MCP, and illustrative examples similar developments, all of which are attached as Exhibit C.

The Applicant explained the Applicant has proposed a new Residential Planned Development and update to the Future Water and Sewer Service Area maps to allow a maximum of 1,099 single-family and two-family dwelling units for a maximum density of 1.39 dwelling units per acre. The presentation also noted that the development includes 51 acres of wetland preserve areas, 420 acres of total preserve area and is designed to preserve the current rural character. The Master Concept Plan was also displayed and proposed uses, access points, open space and restoration plan, project perimeter setbacks and stormwater system requirements were also discussed. After the presentation the Applicant opened the floor for attendees to ask questions and make comments.

Questions and comments raised from attendees included the following topics:

- Agricultural style developments such as Riverwind Cove are preferred, not suburban lots.
- Listed species and habitat on the property.
- Density of the project combined with other surrounding developments.
- Whether the Applicant has begun working with SFWMD.
- Questions about transportation impacts, traffic safety, how the access points will function, whether turn lanes would be provided, and whether there would be impacts to hurricane evacuation.

- How the development would impact response times related to EMS and Fire service.
- The sizes of homes and whether fewer units have been considered.
- Concerns about new residents not sharing the same values as existing residents.
- It was noted that public spaces are needed in the area.
- How water and sewer would be provided.
- Whether hearing dates have been established.
- It was noted that the Community Plan should be followed for the area.
- The rain event the community is required to plan for and whether flooding of the surrounding area would increase.
- Whether there are any historic resources on the property.
- Whether the community would result in high-speed or fiber optic internet access becoming available to the surrounding area.
- Whether the development includes properties along the Caloosahatchee.
- Whether the Applicant has worked with the school district.

The Applicant's presentation was concluded at approximately 8:00 p.m.

# Exhibit A Affidavit of Publication



Attn:

RVI PLANNING, INC 28100 BONITA GRANDE DR BONITA SPRINGS, FL 34135

State of Wisconsin, County of Brown:

Before the undersigned authority personally appeared

who on oath says that he or she is a Legal Assistant of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of

Notice of Meetings

In the Twentieth Judicial Circuit Court was published in said newspaper editions dated or by publication on the newspaper's website, if authorized, on:

#### 01/09/2023

Affiant further says that the said News-Press is a paper of general circulation daily in Lee County and published at Fort Myers, in said Lee County, Florida, and that the said newspaper has heretofore been continuously published in said Lee County, Florida each day and has been entered as periodicals matter at the post office in Fort Myers, in said Lee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and Subscribed before me this 14th of February 2023, by legal clerk who is personally known to me.

Affiant

Notary State of Wisconsin, County of Brown

My commission expires

# of Affidavits: 1

This is not an invoice

#### NOTICE OF PUBLIC INFORMATION MEETING

DATE: Thursday, January 19, 2023

TIME: 6:00 PM

ADDRESS: Bayshore Fire Department Station 131, 17350 Nalle Road, North Fort Myers, FL 33917

In accordance with the North Olga Planning Community Requirements of the Lee County Land Development Code, the Applicant, Neal Communities of Southwest Florida, Inc, will be presenting information to the public on the following request:

The request is to rezone the 788+/- arre Property from Agriculture (AG-2) to Residential Planned Development (RPD) to allow for a maximum of 1,099 single-family dwelling units, private on-site recreational uses, and supportive infrastructure. The maximum building height is 35 feet. The site will connect to centralized water and sewer services. A companion Comprehensive Plan Amendment will include the subject Property in the Lee County Future Water Services Area Map (Map 4A) and the Future Sewer Service Area Map (Map 4B).

The purpose of the meeting is to educate community members and nearby landowners about the proposed development and to address any questions.

For questions, please contact:

Jeremy Frantz, AICP RVi Planning + Landscape Architecture 28100 Bonita Grande Drive, Suite 305, Bonita Springs, FL 34135

(239) 357-9580 or jfrantz@rviplanning.com AD#5548561 1/9/2023

KATHLEEN ALLEN Notary Public State of Wisconsin



Attn:

RVI PLANNING, INC 28100 BONITA GRANDE DR BONITA SPRINGS, FL 34135

State of Wisconsin, County of Brown

Before the undersigned authority personally appeared , who on oath says that he or she is a Legal Assistant of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of

Notice of Meetings

In the Twentieth Judicial Circuit Court was published in said newspaper editions dated or by publication on the newspaper's website, if authorized, on:

#### 03/04/2023

Affiant further says that the said News-Press is a paper of general circulation daily in Lee County and published at Fort Myers, in said Lee County, Florida, and that the said newspaper has heretofore been continuously published in said Lee County, Florida each day and has been entered as periodicals matter at the post office in Fort Myers, in said Lee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and Subscribed before me this 7th of April 2023, by legal clerk who is personally known to me.

Affiant

Notary State of Wisconsin, County of Brown

1-7-56

My commission expires

# of Affidavits: 1

This is not an invoice

KATHLEEN ALLEN Notary Public State of Wisconsin

#### NOTICE OF PUBLIC INFORMATION MEETING

DATE: Tuesday, March 14, 2023

TIME: 7:00 PM

ADDRESS: Alva Community Center, 21471 N. River Rd., Alva, FL 33920

In accordance with the Northeast Lee County Community Plan Requirements of the Lee County Land Development Code and Lee Plan, the Applicant, Neal Communities of Southwest Florida, Inc, will be presenting information to the public on the following request:

The request is to rezone the 7884/- acre Property from Agriculture (AG-2) to Residential Planned Development (RPD) to allow for a maximum of 1,099 single-family dwelling units, private on-site recreational uses, and supportive infrastructure. The maximum building height is 35 feet. The site will connect to centralized water and sewer services. A companion Comprehensive Plan Amendment will include the subject Property in the Lee County Future Water Services Area Map (Map 4A) and the Future Sewer Service Area Map (Map 4B).

The purpose of the meeting is to educate community members and nearby landowners about the proposed development and to address any questions.

For questions, please contact:

Jeremy Frantz, AICP RVi Planning + Landscape Architecture 28100 Bonita Grande Drive, Suite 305, Bonita Springs, FL 34135 (239) 357-9580 or jfrantz@rviplanning.com AD # 5615754 March 4, 2023

## Exhibit B Sign-in Sheets

		Milkonial and the same
		Phone #
Name	Sign-in Address	debmc1229@aol.com 239-851-687
Debbie MEEWER	2997 Bateman RO Alva	debond 229 Qual com 259-24  KLRPRIT @ GMSN. com 269-24
Sepnetriteher	14350 Duke Hug	VIRTE 1 269-C9
Mennis Goes woods	S 14120 Duke Hwy	dwoodsgobines 305-394
Denise Ebecle	23091 TUCKAROC RAMUN	SMSOUCH BACKON 305-394 SEMSOUCH BACKON 305-394
Hen Dolla 17	1 Jule St CONTHE RIVE	Kendews HI & Carrie 610 22
Connie	5800 Lacewood Rough Bus	
JOE BROUGHTON	2920 ALCREY CREEK RO	522014750 BURGESS BRANTIUM 239-
Clark Cay	18931. Serenor Court	COCARY 88 6 GNAIL WAY
Katie Phyne	5800 Lakewood Ranch	krhyne@real com 941-32
Watter mcker	18331 Telegraph Creek ha	wemckee Combarani
Waller all 2.0	Aba FC	

#	Name	Sign-in	E-mail
	Christi Potole La	Address	CPRITCHETT® 230 LSICOMPANIES-COM
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	Chots Original	N alu	Cranning and dold not
_	Ryan Gillons	18231 Lyndharst 1	eh. (15.02@56c.50m.1) Ryan G: 11 ons 11@gma.1
+		14160 Doke Huy	Ryant
P	TOHN BROTHRICK	Bascock Property Hofflings	jtolokekttsopertners.
+	Todd Feeley 114Linda Redtern	13778 Duke Hwy	itftodd@gnail.com
B.	11+Linda Rentern	14651 Dike Hwy	itt todd wyner 1776
3 8 E			
1 1 1 1 1	ARY POVIA	11= 1/2001	
1	nichel HiPP	14500 Hipp.ct	
1	Row: Hopp	14500 Hippet	
	Zanne Armeda	19440 Armeda Rd	

Sign-in Address	E-mail	Phone
ess	BRANDONS SPEENG.com	130-130
15/1/00/00	FUMUSCO EN HOTMAN	2396
JOEGA DR		
	mather laders e	352
15020 Nolga Rd		
14300 Dula Highway	- Fau-	
		1
		-
	15020 Nolga Rd 14300 Dula Highway	18110N.OLBA DR. FUMUSCO ENHOTMANIC

March 14, 2023

Sign In

Date	Printed Name	Address	Contact Number	e-mail	Signature
3/14	Janice Kringensm	Travers Dr.		jeting 2004 agrid	my.ti-
3/14	KATHU SHEDARA	18140 AIVA. TRAVERSZ DR.	J39-225-5574	3 9 3	Roth Shipmed
3/14	KLINGENSMITT	18121 TRAVERSE DR	239-693-66	malanlle 9240 gmad	A A I
3/14	Ken Pellatt	You leve			heldet
3/14	Deblie McEm			on file	
3/14	Amy Fichter	PO BOX 1002 A	872-2971 Va FL	amyf50 agmail.com	Sony Fretze
Sly	Henry Fichter	PU BOX 1002 Alum FL 33920	2625 872- <del>2971</del>	grantfichteregmail.com	
3/14	Chris Ozimek	18231 Lyndhurst			and
3/14	Darius Cochvan	17610 Taylor Rd.	872-7653	Darius L Cochran @gm	ail-com,
3/14	Amanda Gehvan	17610Taylor Rd	980 - 3572	redstorm911@asl.com	1600
3/14	KathrynSnider	3130 Styles Rd	707-4475	Snider Sounbar	mail com
3/14	Nick Snider	31302+A10264	+23-3026	Nicholas. So 6 inout.ca	nict snider

We, the undersigned affix our signatures to oppose the Caloosa 80 amendment to the Lee Plan for the Alva Community.

MARCH 14, 2023

SIGN-IN SHEET

Date	Printed Name	Address	Contact Number	e-mail	Signature
3/14/23	Paul & Maria				
3/14	Jess + Paula GISH		239 - 693-2801		1
13/14	Dentse	FILE	F,/e	F,11e	DEL
3/14	Beverly Craft		615 351-1359		
3/14	JENNIFERILLS	FILE	L1	u	J. Bu, p
3/14	Glenn & Ella Dyess				Colo Drew
3/14	Devek Folder				0
3/11	Hanon Kenfrae				finge
3/14	Wicola de FRUT		305 896 1293		W. Sleffer
314	Cris + Annette				P1
3/14	Jan bree randal	15 880 River Cheek Ct	239-690-7892	randall tanbre	July Roll
3/14	Craig ZANDALI	11	il .		

We, the undersigned affix our signatures to oppose the Galoosa 80 amendment to the Lee Plan for the Alva Community

Richard Ruiting Ourling 3/14 Stew Broadlan Bayanas (Hour Sign In Sheet

Date	Printed Name	Address	Contact Number	e-mail	Signature
5/14	Chrisills	Wilson C	4685	Dylie 32 Q garlic. Cun	
3/14	Jacksnider	31305tyles Rd		Sniderim QAMRCFL.	Joet Ana
3/14	JOHAL MAGURE	2991 Bakeran Rd	239 206 3006	JAMOSETE GINAIL.CO	
3/14	SusanneBispline	hoff C+	239-980- 2470	seb623@hotmai	1. com 88-1
3/44	Glenn Fichter	Ala in 73923		Glem Southern & Donlen	MC
314	Ernie Merari	Creek (Typen	239 850-1467	man 5/n caol.com	JAMA
3/14	Ernie Merari	21850 N. River	239-470-2877	erniemerarit@men	Weran Sole Cocks
3/14	Kevin + Quinn	17370 Oakcok	714-794-7193	KCOFHB@YaLou.co~	and
3/19	Lurry I immord.	PARKINSON ALVA			Dan
7	Oliviat Amand	2020 Mitchell Ave, Alva	239-357-2767		ORE
					3

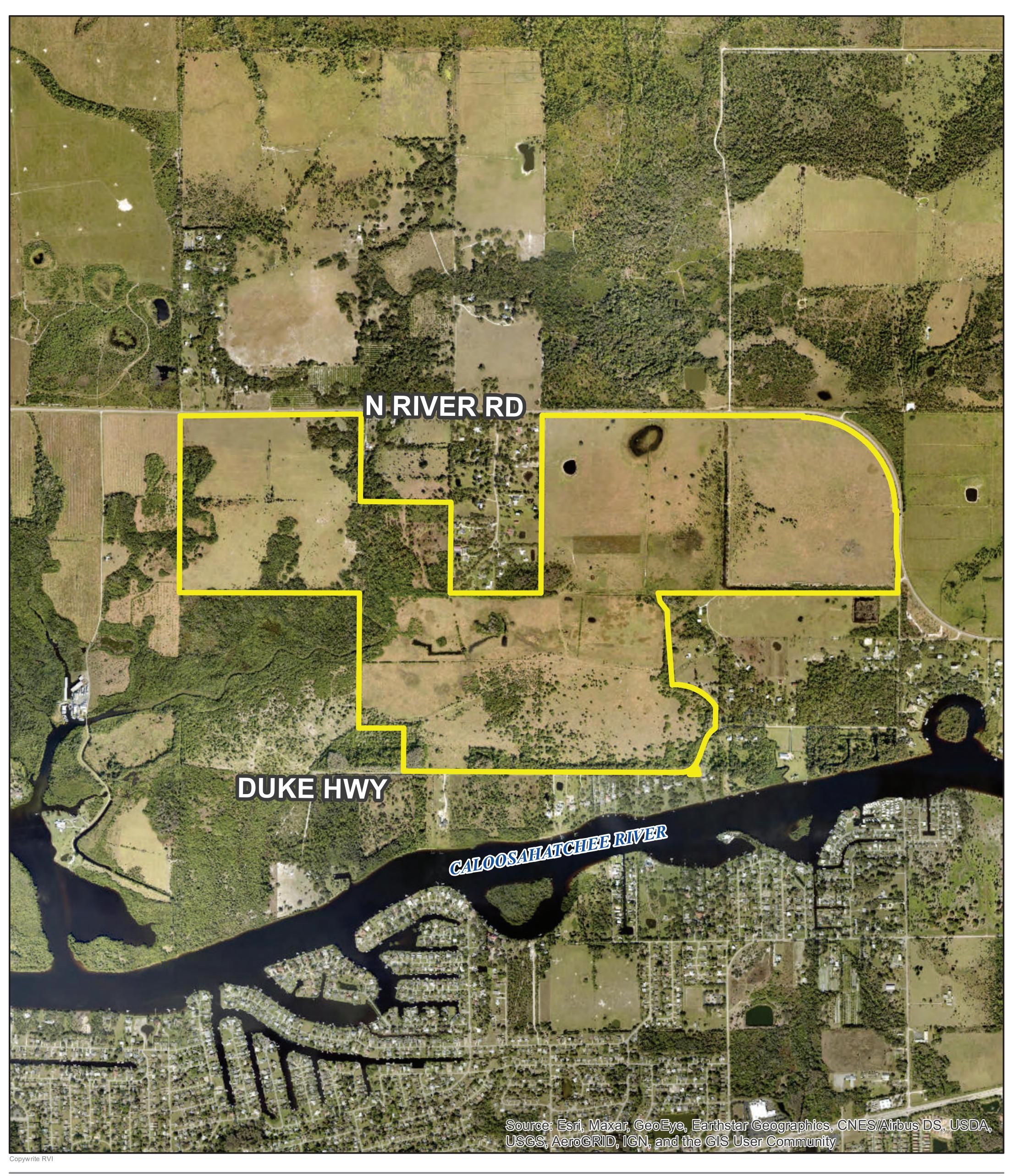
We, the undersigned affix our signatures to oppose the Caloosa 80 amendment to the Lee Plan for the Alva Community.

maran 14, 2023 Sign-on

Date	Printed Name	Address	Contact Number	e-mail	Signature
3/14/23	Sabrina Thompson	18751 RIVER EPINADOS 4N			Sabring fry
3/14/23	ED Thompson	4			Ed thong
3/14/25	Mike Musho	17350 wells 10		WILFOCOMCAST. ref	the be
3/14/25	100,11000 1 1000	18181 Riverchese	469-400-0622	WI IF & COMCAST. Net Pat. picco@hotmail.com	10
3/14/23	Armand Reguar	2024 Mitchell Ave, Alva			,
				***************************************	

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## Exhibit C Presentation Materials





10401 Highland Manor Dr. Suite 220 Tampa, FL 33610 Tel: 813.443.8282 www.rviplanning.com

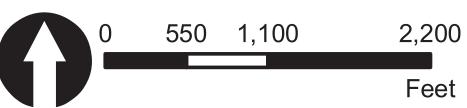
# CARY + DUKE + POVIA CPA/PD• AERIAL MAP



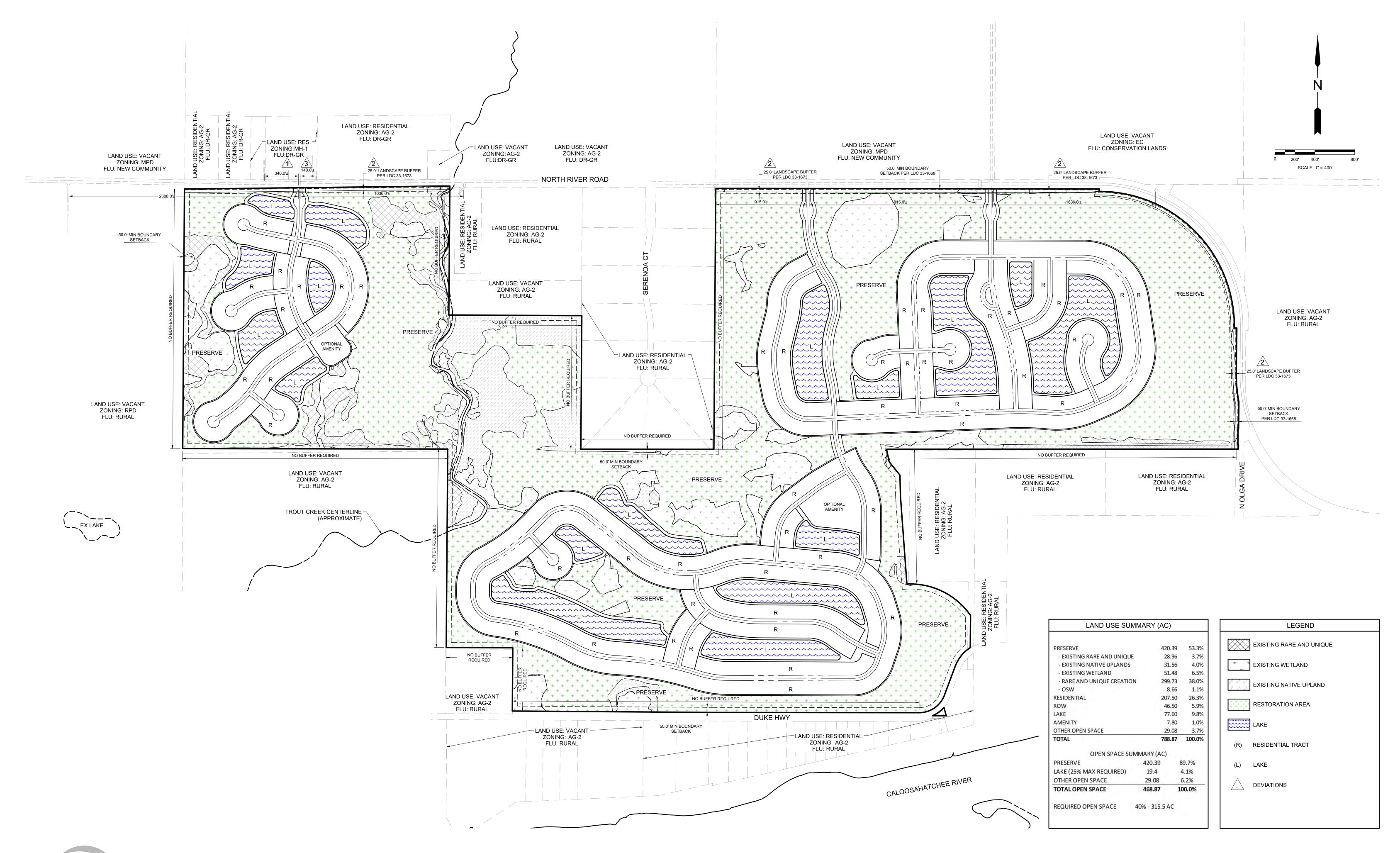
m Date: 12/1/2022

**#** 22001300

Neal Communites SW FL Inc.



Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.





CARY+DUKE+POVIA RPD

# NEALCOMMUNITES Where You Live Matters

