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JUN 22 2023

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 423± 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 allows 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 the preparation of this application.

The Applicant held legally advertised public information meetings within the Alva and the North Olga community plan area boundaries as detailed in the attached public meeting

summary. These meetings were held in Alva on March 14, 2023, and in North Olga on June 20, 2023. Additionally, the Applicant advertised and attended a meeting with the North Olga Planning Panel at their regular meeting location on January 26, 2023, and the meeting summary is attached.

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 provides over 60 percent of land in designated open space, which exceeds the typical open space requirement of 40 percent when not meeting the requirements for incentive density in Policy 123.2.17. 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 rezoning request will ensure the use of buffers to vegetated areas, compliance with current building codes, and the use of native vegetation in landscaping.



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 advertised public information meetings in North Olga and Alva, as well as additional public meetings with the community. A summary of the public meetings is provided below.

North Olga Meetings

Planning Panel 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, at the community's request. Panel leadership requested the change by phone after the panel's internal email notification to members was not released on time. The rescheduled date of January 26th was chosen by the panel.

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, and illustrative examples of similar developments, which are attached as Exhibit C, and an MCP, which is attached as Exhibit D.

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,
- Pricing,
- Density,
- Sizes,
- Architectural style,
- Whether the project would be gated,
- If there would be a CDD, and
- 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.

2nd Advertised Meeting

Since the N. Olga Planning Panel holds meetings outside of the North Olga boundary, a second advertised meeting was held at the Cracker Shack Cafe, 18672 SR 31, North Fort Myers, FL 33920, at 11:00 a.m., on Tuesday, June 20, 2023. The meeting notice was published in the News-Press on June 10, 2023. The Affidavit of Publication is attached as Exhibit A.

The list of participants is attached as Exhibit B and demonstrates approximately 59 attendees were present at the meeting in addition to the consultant team.

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

The Applicant explained the proposed development will include 1,099 single-family and two-family dwelling units, for a maximum density of 1.39 units per acre, and 423 acres of 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 access would be provided to the property.

- How water and sewer will be provided, and whether there is wastewater capacity.
- Questions regarding traffic impacts and the planned widening of North Road and SR 31.
- Questions about other projects in the area.
- The potential for nutrient impacts to the Caloosahatchee.
- How public meetings are advertised.
- Issues regarding the potential for flooding and where drainage will be directed.
- How hurricane evacuation would be addressed.
- Questions about proposed development characteristics such as:
 - Dwelling types,
 - Density and the number of lots,
 - Lot Sizes,
 - Whether the project would be gated, and
 - If there would be a CDD or homeowners association and whether they could control the number of vehicles or activities in the development.
- The anticipated construction timeframe.
- Concerns about the values of new residents that will move in.
- Whether the project size has changed.
- Whether the development would be combined with the Owl Creek development to the west.
- Whether fill dirt is needed.
- Concerns regarding wildlife habitat.
- Suggestions were made to:
 - Reduce the density being requested.
 - Donate the property to Conservation 20/20.
- How the development will impact property values and taxes.
- What stormwater event the development will be planned for and how off-site stormwater will be addressed.
- A request to include design and architectural features that are compatible with the rural area.
- What will happen with the excess dirt that came from the Caloosahatchee.
- Whether the applicant can ask for more density at a later date.
- Who owns the property now.
- Whether there will be blasting.

It was also noted that the application process is ongoing and that once public hearings are scheduled, the hearing dates would be advertised.

Following the discussion and public comment, the Applicant thanked the attendees and provided contact information. The Applicant's presentation was concluded at approximately 12:30 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, and illustrative examples of similar developments, which are attached as Exhibit C, and an MCP, which is attached as Exhibit E.

The Applicant explained the proposed development includes 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

The News-Press media group

news-press.com A GANNETT COMPANY

Attn:

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

State of Wisconsin, County of Brown:

Before the undersigned authority personally appeared

D. Roberts, 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.

D. Roberts

Affiant

Kathleen Allen

Notary State of Wisconsin, County of Brown

1-7-23

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+/- 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 land-owners 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

The News-Press media group

news-press.com A GANNETT COMPANY

Attn:

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

State of Wisconsin, County of Brown:

Before the undersigned authority personally appeared

D. Roberts, 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.

D. Roberts

Affiant

Kathleen Allen

Notary State of Wisconsin, County of Brown

1-7-26

My commission expires

of Affidavits: 1

This is not an invoice

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 Communi-
 ties of Southwest Florida, Inc, will be presenting information to the public on the
 following request:

The request is to rezone the 788+/- acre Property from Agriculture (AG-2) to Resi-
 dential 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 sub-
 ject 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 land-
 owners 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

KATHLEEN ALLEN
 Notary Public
 State of Wisconsin

The News-Press media group

news-press.com A GANNETT COMPANY

Attn:

RVI PLANNING, INC
28100 BONITA GRANDE DR STE 305
BONITA SPRINGS, FL 34135

State of Wisconsin, County of Brown:

Before the undersigned authority personally appeared

A. K. Kott, 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:

06/10/2023

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 13th of June 2023, by
 legal clerk who is personally known to me.

Amy Kott
 Affiant

[Signature]
 Notary State of Wisconsin, County of Brown

10-25-26
 My commission expires

NOTICE OF PUBLIC INFORMATION MEETING

DATE: Tuesday, June 20, 2023

TIME: 11:00 AM

ADDRESS: Cracker Shack Cafe, 18672 SR 31, Alva, 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+/- acre Property from Agriculture (AG-2) to Resi-
 dential 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 sub-
 ject 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 land-
 owners 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 # 5728700 June 10, 2023

RYAN SPELLER
 Notary Public
 State of Wisconsin

of Affidavits: 1

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Exhibit B
Sign-in Sheets

#	Name	Sign-in Address	E-mail	Phone #
	Debbie McEwen	2997 Bateman Rd Alva	debmcl229@aol.com	239-851-1872
	Lepine Pritchett	14350 Duke Hwy	KLKPRIT@GMAIL	239- 633- 8914
	Dennis & Deb Woods	14120 Duke Hwy	dwoodsgoblue@msn.com	269-240
	Denise Eberle	23091 Tuckahoe Rd ALVA FL	SEM506@NOLCOM	305-394-
	Ken Dault	7 Jute St (ALVA FL ON THE RIVER)	Please keep us on short list Kendew@GMAIL.COM	610 223
	Connie			941-226
	Jack WETZER	5800 Lakewood Ranch Blvd Sarasota	jwetz@neal communities.com	239-27
	JOE BROUGHTON	2920 HICKORY CREEK RD	JBROUGHTON@BURGESSBRANT.COM	
	Clark Cary	18931 Sierra Court	CDC4RY8@GMAIL.COM	
	Katie Rhyme	5800 Lakewood Ranch Blvd N	krhyme@neal communities.com	941-328
	Walter McKee	18331 Telegraph Creek Ln ALVA FL	wemckee@embarqmail.com	

#	Name	Sign-in Address	E-mail	Ph
	Christi Pritchett	14350 DUKE HWY	CPRITCHETT@LSICOMPANIES.COM	239-7
	Cindy Seligman	N Olga	Cranney@tampabay.ors.com	
	Chris Ozmek	18231 Lyndhurst Ln	chris.oz@skglobal.net	
	Ryan Gillons	14160 Duke Hwy	RyanGillons11@gmail	
	JOHN BRODERICK	Bascock Property Holdings	jbroderick@txpartners.com	
	Todd Feeley	13778 Duke Hwy	jtf+todd@gmail.com	
	Bill Linda Redfern	14651 Duke Hwy	Williamredfern1776@gmail	(23)
	MARY POVIA			
	MICHAEL HIPPI	14500 HIPPI CT		
	Roni Hipp	14500 HIPPI CT		
	Suzanne Armeda	19440 Armeda Rd		

[illegible]

March 14, 2023

Sign In

Date	Printed Name	Address	Contact Number	e-mail	Signature
2/14	Jenice Kringensmith	18121 Travers Dr. ALVA		jkt.rg2004@gmail	Jen W. Kringensmith
3/14	KATHY SHEPARD	18140 ALVA TRVERSE DR.	239-225-5514		Kathy Shepard
3/14	ALAN KLINGENSMITH	18121 TRVERSE DR	239-693-6697	alankl2924@gmail.com	Alan Klingensmith
3/14	Ken DeLoeff	You leave			Ken DeLoeff
3/14	Debbie McEwen			on file	
3/14	Amy Fichter	Po Box 1002 ALVA, FL.	872-2971	amyf50@gmail.com	Amy Fichter
3/14	Henry Fichter	Po Box 1002 ALVA, FL 33920	2625 872-2971	grantfichters@gmail.com	Henry Fichter
3/14	Chris Ozimek	18231 Lyndhurst			Chris Ozimek
3/14	Darius Cochran	17610 Taylor Rd.	872-7653	Darius L Cochran@gmail.com	Darius Cochran
3/14	Amanda Cochran	17610 Taylor Rd	980-3572	redstorm911@aol.com	Amanda Cochran
3/14	Kathryn Snider	3130 Styles Rd	707-4475	Snider55@comcast.net	Kathryn Snider
3/14	NICK Snider	3130 Styles Rd	823-3026	Nicholas.S.6@gmail.com	Nick 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




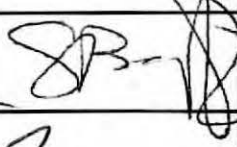

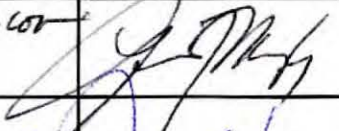
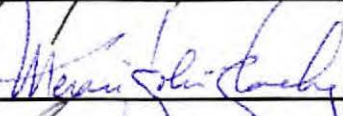



Date	Printed Name	Address	Contact Number	e-mail	Signature
3/14/23	Paul & Maria Mussler				
3/14	Jeff + Paula GISH		239-693-2801		
3/14	DENISE Zerbe	FILE	FILE	FILE	Deh
3/14	Beverly Craft		605 351-1359		
3/14	KENNEDY JENNIFER BRIGGS	FILE	"	"	J. Briggs
3/14	Glenn & Ella DYESS				Glenn Dyess
3/14	Derek Folder				
3/14	Arnon Kentroe				Arnon Kentroe
3/14	Nicole deFau		305 896 1293		N. deFau
3/14	Cris + Annette Goodman				Cr
3/14	Jambree Randall	15880 River Creek Ct	239-690-7892	randalltambree@	Jambree Randall
3/14	Craig Randall	"	"		

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

3/14 Richard Durling DURLING

3/14 Steve Broadwin Bayshore (Holly)

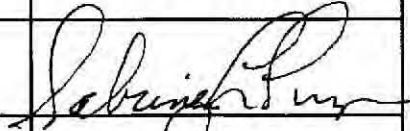
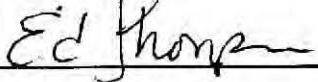

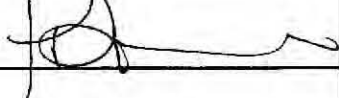
Sign In Sheet

Date	Printed Name	Address	Contact Number	e-mail	Signature
5/14	Chris Gibbs	2160 Capt Nelson Ct	530-826-4685	wylie350garlic.com	
3/14	Jack Snider	3130 styles Rd	239-702-4476	Sniderjm@AMRCFL.com	
3/14	Joseph McGuire	2991 Bakers Rd	239-206-3006	JPMcG57@gmail.com	
3/14	Susanne Bisplinghoff	18031 Riverchase Ct	239-980-2470	seb623@hotmail.com	
3/14	Glenn Fichter	18050 Lyndhurst Ln Alva FL 33920	239-633-8912	GlennSouthern@aol.com	
3/14	Larry + Beth Murphy	17770 Cypress Creek Rd	239-850-1467	mlaw5jr@aol.com	
3/14	Ernie Merari	21850 N. River Rd.	239-470-2877	erniemerari7@msn.com	
3/14	Kevin + Quinn Wyman	17370 Oak Crk	714-794-7193	KCOFH3@yahoo.com	
3/14	Larry + Armand Parkinson	19190 Parkinson ALVA			
	Olivia + Armand Regner	8020 Mitchell Ave, Alva	239-357-2767		

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

March 14, 2023

Sign-on

Date	Printed Name	Address	Contact Number	e-mail	Signature
3/14/23	Sabrina Thompson	18751 RIVER CREST LN			
3/14/23	Ed Thompson	f			
3/14/23	Mike Masha	17350 Wells Rd		WTIE@comcast.net	
3/14/23	Patricia Picco	18181 Riverchase Ct	469-400-0622	pat.picco@hotmail.com	
3/14/23	Armand Regnier	2074 Mitchell Ave. Alva			

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

**June 20, 2023
Sign-in Sheets**

Name	Address	Email
Kyle Wade	130 Wuyandotte Ave Alva, FL 33920	Kwade46.KW@gmail.com
Rosa-Mary McCoy	3160 Hackinghouse Road Alva, FL 33920	otjob@aol.com
Jo Kennedy	23491 N. River Rd Alva, FL 33920	oppos.
Aldo Ibarra (Apposed)	18470 Telegraph Creek Ln Alva, FL 33920	Al Aldoallaboutcars@yahoo.net
Mercedes Ibarra (Apposed)	18470 Telegraph Creek Ln Alva, FL 33920	Ibarra cessa@aol.com
Tysun & Kim Stempel	16300 Forest Mist Ct Alva, FL 33920	stempel0919@gmail.com
William Redfern	14651 Duke Hwy Alva	Williamredfern1776@gmail.com
Teresa O'Connell	18811 Serenada Ct Alva, FL 33920	DTOConnell@embargoemail.com
DALE & THERESA DANIELS	2120 HICKLYS CREEK RD ALVA, FL 33920	ddaniel1361@comcast.net

Name	Address	Email
Michael Vitch		RWCHOAMikeV@gmail.com
John F. Zeyer		
Charles & Melissa Turner	17891 & 18001 Owl Creek	turner3@mc.com
Terri Lynn Dunford	12190 Old Rodeo Dr.	Ternip@aol.com
John Ascher		
CHRISSEY METTAUER	19741 N River Rd Alva	CHRISSEY@MC-FL.COM
Patty Walker Opposse	12928 Palm Bch Blvd.	PattyWalkerRemax@gmail.com
Jolena Esperto	WINK	jolena@gl jolena.esperto@winknews.com
Jamie Goldman	WINK	JAMIEGOLDMAN@UFL.EDU

Name	Address	Email
Steven Brodtkin ^{opposed}	17720 Durrance Rd. N. Ft. Myers, FL 33917	Steve B 239@aol.com
Sheri Lewellyn ^{opposed}	19321 Turkey Run Alva FL 33920 Ln	sheri.lewellyn@gmail.com
Bonnie Furey ^{opposed}	19321 Turkey Run Alva, FL 33920 Ln	bandg Furey@aol.com
Mike Spencer <u>opposed</u>	2510 Hickory Creek Rd Alva FL 33920	Chery 3457@gmail.com
Darius L Cochran <u>opposed</u>	17610 Taylor Rd. Alva Florida 33920	Darius L Cochran@gmail.com
Sandee Ogden	18090 N. OGA DR ALVA, FL 33920	Sandeeogden@GMAIL.com
James Whitney	17721 N. River Rd Alva FL 33920	
Rich Aum	22 CORKINAE CN. N. FORT MYERS 33917	
Anthony Whitney	17721 N River Rd Alva, FL 33920	

Name	Address	Email
Connie Dennis oppose	19041 Fox Run Rd Alva FL	conniedennis1128@gmail.com
Roxanne Gause (oppose)	1921 Good Hope Ave	Gause.RL@yahoo.com
Richard Durling	14300 Duke Highway Alva	rdurling@marvin-homes.com
Paul & Jeff Gish	18830 River Est Ln.	
Guy Mahan	18110 TRAVERSE DR	GUY MAHAN @ Gmail
SUSAN MAHAN	18110 TRAVERSE DR	MAHAN.SUSAN@GMAIL.COM
Haley Zarcone		haley.zarcone@winknews.com
Sebastian Videncia		
Tom/Cheri Mulling		

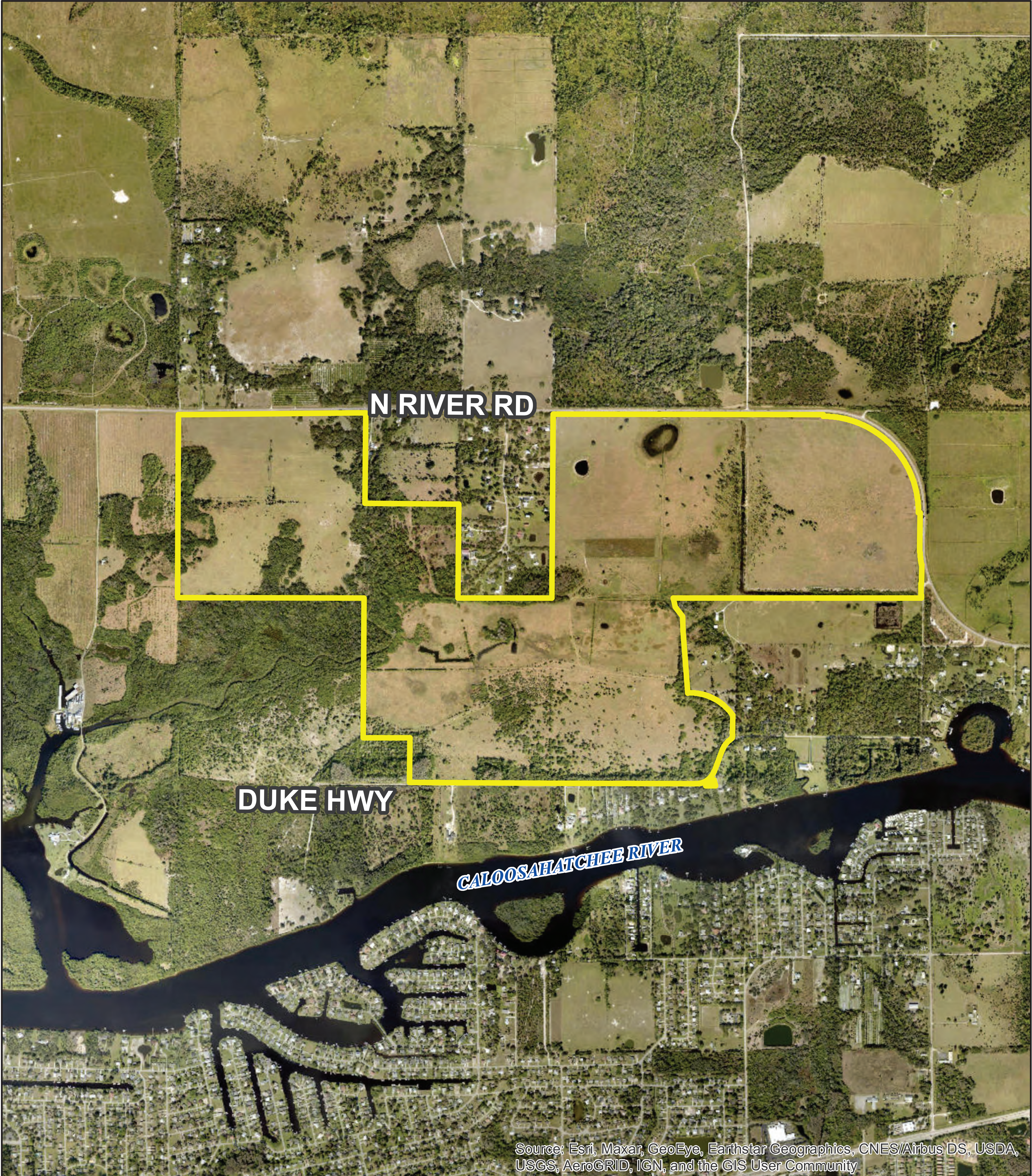
Name	Address	Email
Carla Ronco (OPPOSE)	14600 Duke Hwy Alva, FL 33920	CarlaRoncoRemax@gmail.com
Larry Ronco (oppose)	14600 Duke Hwy Alva FL 33920	RoncoRemax@gmail.com
DONALYN MOON (oppose)	14640 Duke Hwy ALVA FL 33920	DmoonFL@gmail.com
Tyler Ronco (Oppose)	17461 Frank rd Alva, FL, 33920	TylerRoncoRemax@gmail.com
Debbie Billings-Morrison (Oppose?)	18060 Otter Water Way	billings.deb@gmail.com
Bruce Morrison - OPPOSE!	18060 Otter Water Way	bruce_morrison@rocketmail.com
Tom Brookman oppose!	18051 Otter Water Way	tombrookman@icloud.com
Andrea Francis, OPPOSE!	19300 Turkey Run Lane	rafrancis@embargoemail.com
Anzeli Quej	2115 Davis Blvd Fm 05	JAHILIQUE@ELITEPARAMEDICAL.COM

Name	Address	Email
Glenn Fichter opposed	19650 Lyndhurst Ln PO Box 545 Alva FL 33920	Glennsouthern@aol.com
Amy Fichter opposed	17281 N. River Rd Alva FL 33920 P.O. Box 1002 Alva FL 33920	Amyf50@gmail.com
John + Helen Wilson opposed	18140 N Olga Dr Alva FL 33920	HWilson@hfwilson.com
Charles Morris opposed	17630 OHK Cr. Rd ALVA FL 33920	cmorris1123@embergmail.com
Beth Murphy oppose	17770 Cypress Creek Rd Alva FL 33920	mLaw97@aol.com
Jearne Dunbar oppose	22631 Tuckahoe Rd. Alva FL 33920	raabnud62@aol.com
Larry Bauer oppose	18010 Villa Del Rio Dr Alva FL	Larryw21@aol.com
CRISTIANE FERNANDES	ALVA	— AGAINST ALL

[illegible]

Exhibit C
Presentation Materials

Document Path: \\FLBON\Projects\2022\22001300 - Cary Duke CPA & PD (Neal Communities)\04 BASE INFORMATION\02 GIS\MXDs\Final MXDs\Cary Duke - Aerial Map.mxd




Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

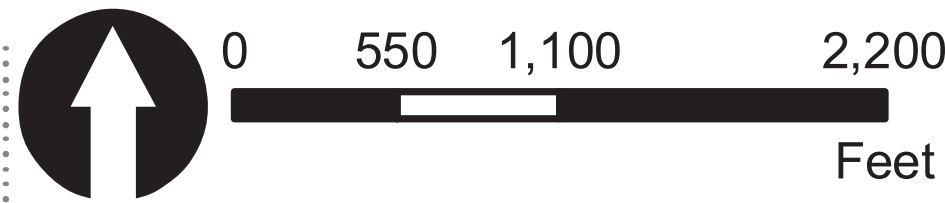
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www.rviplanning.com

CARY + DUKE + POVIA CPA/PD • AERIAL MAP

- 📍 Lee County, FL  Subject Boundary
- 📅 Date: 12/1/2022
- 🔢 # 22001300
- 👤 Neal Communities SW FL Inc.



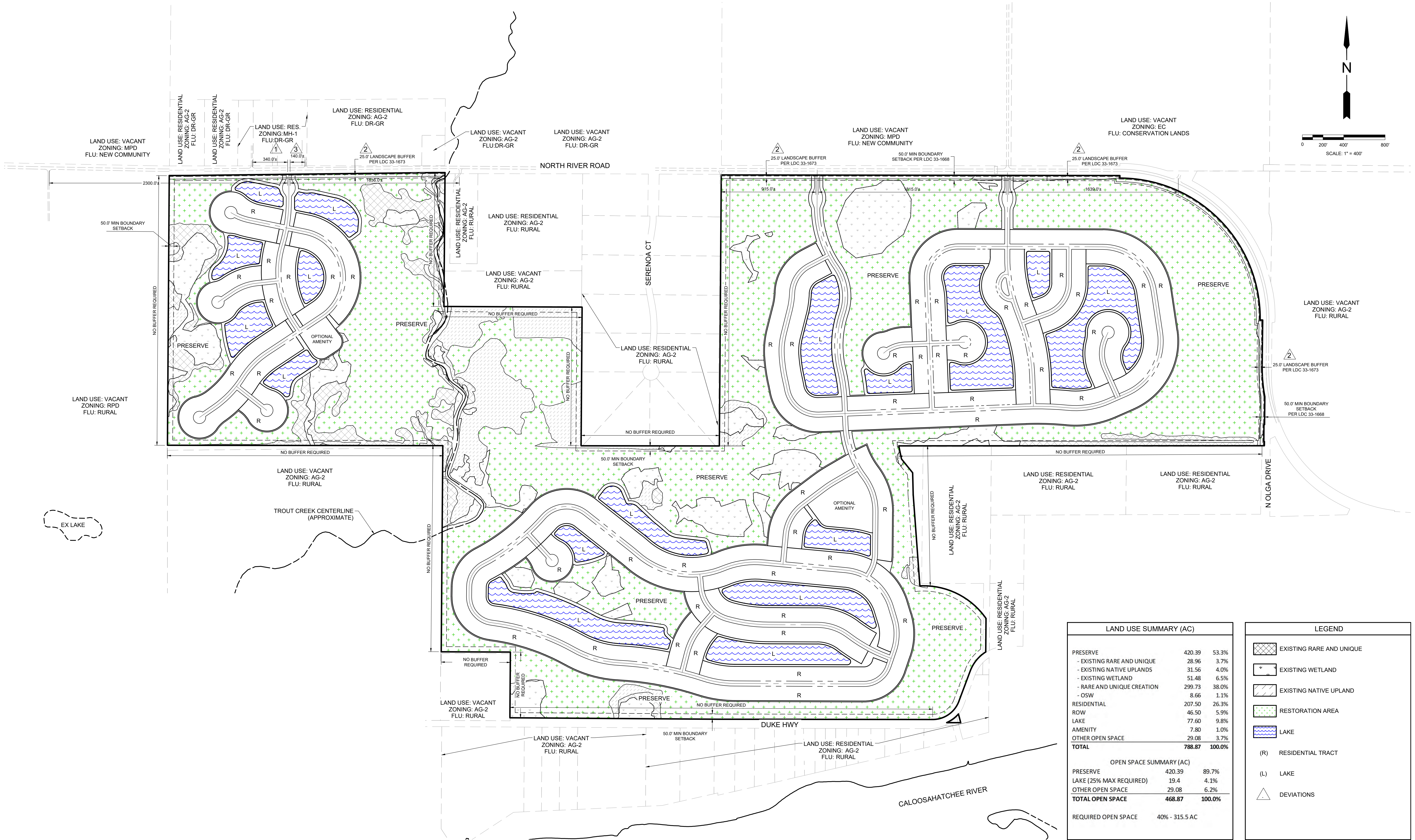
Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

NEAL COMMUNITIES

Where You Live Matters



Exhibit D
January 26, 2023 – Master Concept Plan

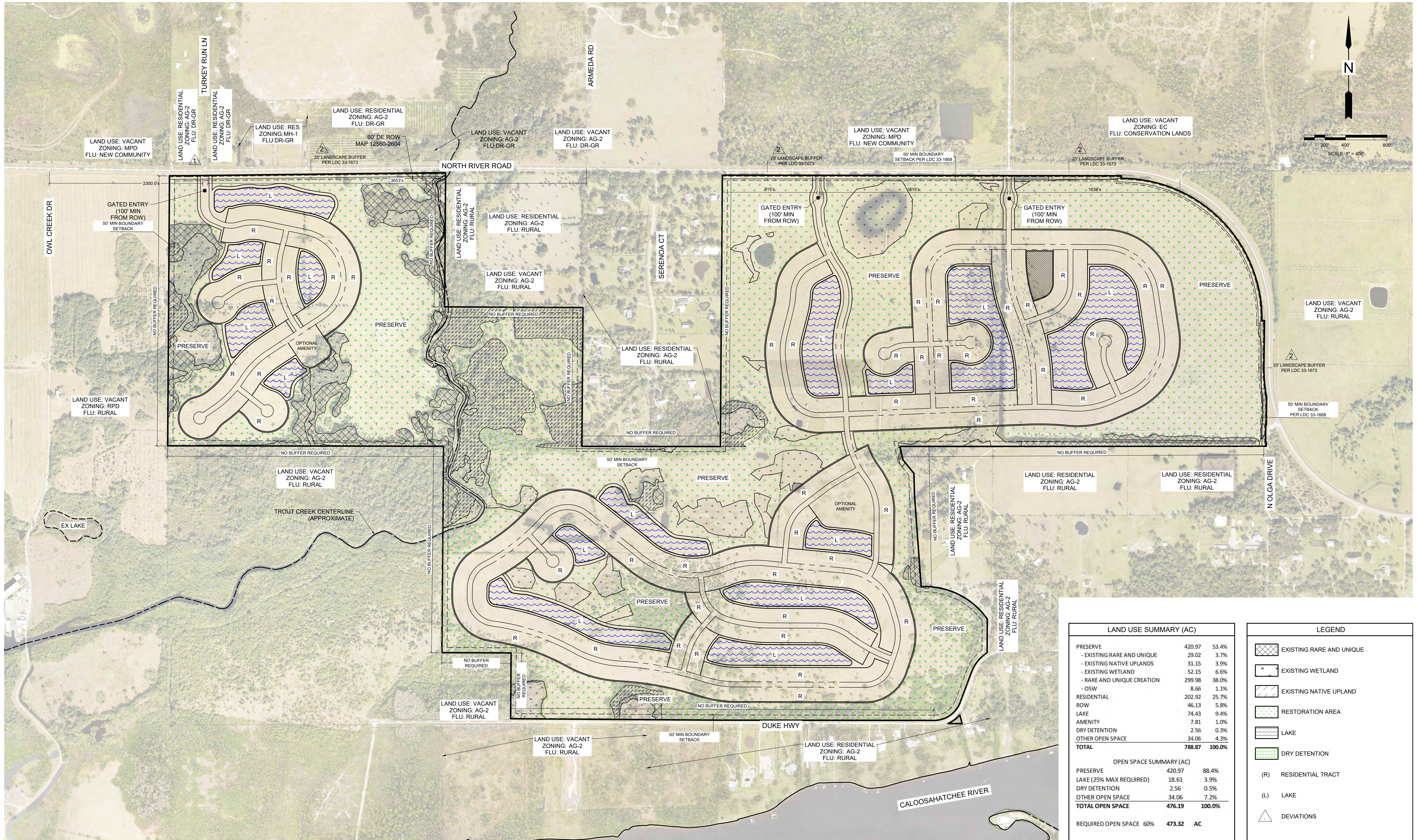


LAND USE SUMMARY (AC)			
PRESERVE	420.39	53.3%	
- EXISTING RARE AND UNIQUE	28.96	3.7%	
- EXISTING NATIVE UPLANDS	31.56	4.0%	
- EXISTING WETLAND	51.48	6.5%	
- RARE AND UNIQUE CREATION	299.73	38.0%	
- OSW	8.66	1.1%	
RESIDENTIAL	207.50	26.3%	
ROW	46.50	5.9%	
LAKE	77.60	9.8%	
AMENITY	7.80	1.0%	
OTHER OPEN SPACE	29.08	3.7%	
TOTAL	788.87	100.0%	
OPEN SPACE SUMMARY (AC)			
PRESERVE	420.39	89.7%	
LAKE (25% MAX REQUIRED)	19.4	4.1%	
OTHER OPEN SPACE	29.08	6.2%	
TOTAL OPEN SPACE	468.87	100.0%	
REQUIRED OPEN SPACE	40% - 315.5 AC		

LEGEND	
	EXISTING RARE AND UNIQUE
	EXISTING WETLAND
	EXISTING NATIVE UPLAND
	RESTORATION AREA
	LAKE
(R)	RESIDENTIAL TRACT
(L)	LAKE
	DEVIATIONS

Exhibit E

March 14 & June 20, 2023 – Master Concept Plan



LAND USE SUMMARY (AC)		
PRESERVE	420.97	53.4%
- EXISTING RARE AND UNIQUE	29.02	3.7%
- EXISTING NATIVE UPLANDS	31.15	3.9%
- EXISTING WETLAND	52.15	6.6%
- RARE AND UNIQUE CREATION	299.98	38.0%
- OSW	8.66	1.1%
RESIDENTIAL	202.92	25.7%
ROW	46.13	5.8%
LAKE	74.43	9.4%
AMENITY	7.81	1.0%
DRY DETENTION	2.56	0.3%
OTHER OPEN SPACE	34.06	4.3%
TOTAL	788.87	100.0%
OPEN SPACE SUMMARY (AC)		
PRESERVE	420.97	88.4%
LAKE (25% MAX REQUIRED)	18.61	3.9%
DRY DETENTION	2.56	0.5%
OTHER OPEN SPACE	34.06	7.2%
TOTAL OPEN SPACE	476.19	100.0%
REQUIRED OPEN SPACE 60%	473.32	AC

LEGEND	
	EXISTING RARE AND UNIQUE
	EXISTING WETLAND
	EXISTING NATIVE UPLAND
	RESTORATION AREA
	LAKE
	DRY DETENTION
(R)	RESIDENTIAL TRACT
(L)	LAKE
	DEVIATIONS