

April 13, 2023

Mr. Brandon Dunn  
Principal Planner  
Lee County DCD Planning Section  
1825 Hendry Street, #101  
Fort Myers, FL 33901

RE: River Hall Map Amendment  
CPA2021-00016

Dear Mr. Dunn:

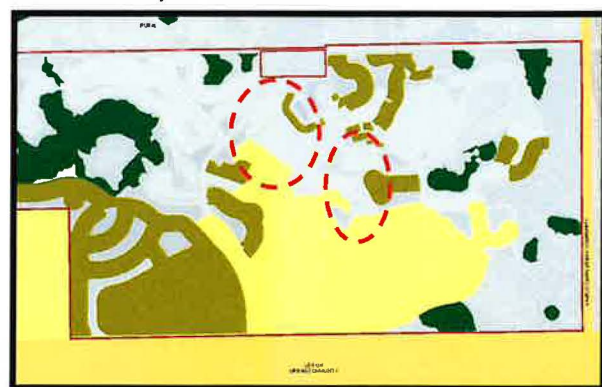
As discussed with staff, changes are needed to the proposed Comprehensive Plan Amendment for property within River Hall. As previously proposed, approval would have resulted in inadequate Rural property to support the existing platted lots residing within the Rural Future Land Use category, inconsistent with Policy 5.1.10. To correct this inconsistency, the proposed Comprehensive Plan Amendment has been revised to include less land, retaining more land within the Rural Future Land Use category than previously proposed.

As the maps below demonstrate, two areas which were previously seeking Outlying Suburban and Sub-Outlying Suburban are now proposed to remain within the Rural Future Land Use, keeping the land use designation as it exists today. This reduces the land included in the proposed amendment by 42.18 acres (from 391.85 ac to 349.67 ac), and reduces density change by 55 units (from an increase of 489 units to an increase of 434 units).

*Previously Proposed FLUM*



*Revised Proposed FLUM*



Outlined in greater detail within the Lee Plan Analysis narrative, the tables below outline existing and proposed densities, resulting in a density increase of 434 units.

Mr. Brandon Dunn – Lee County DCD  
 River Hall – CPA2021-00016  
 April 13, 2023


| <b>PREVIOUSLY REQUESTED AMENDMENT</b>                 |               |              |                  |
|-------------------------------------------------------|---------------|--------------|------------------|
| Proposed Land Use                                     | Ac            | Rate (du/ac) | Proposed Density |
| Suburban                                              | 25.2          | 6            | 151.2            |
| Outlying Suburban                                     | 322.31        | 3            | 966.93           |
| Sub-Outlying Suburban                                 | 32.4          | 2            | 64.8             |
| Rural                                                 | 11.94         | 1            | 11.94            |
| <b>TOTAL</b>                                          | <b>391.85</b> |              | <b>1194.87</b>   |
| Amendment area: 391.85 ac                             |               |              |                  |
| Density increase above existing conditions: 489 units |               |              |                  |

| <b>REVISED AMENDMENT REQUEST</b>                      |               |              |                  |
|-------------------------------------------------------|---------------|--------------|------------------|
| Proposed Land Use                                     | AC            | Rate (du/ac) | Proposed Density |
| Suburban                                              | 25.2          | 6            | 151.2            |
| Outlying Suburban                                     | 308.77        | 3            | 926.31           |
| Sub-Outlying Suburban                                 | 3.76          | 2            | 7.52             |
| Rural                                                 | 11.94         | 1            | 11.94            |
| <b>TOTAL</b>                                          | <b>349.67</b> |              | <b>1096.97</b>   |
| Amendment area: 349.67 ac                             |               |              |                  |
| Density increase above existing conditions: 434 units |               |              |                  |
| Density decrease from previous request: 55 units      |               |              |                  |

If you have any questions or need additional information, please advise.

Sincerely,

**BARRACO AND ASSOCIATES, INC.**



Jennifer Sapen, AICP  
 Vice President of Land Planning

JS/cmh  
 23898

Enclosure



# APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - MAP

Project Name: RIVER HALL

Project Description: To amend the Future Land Use Map designation from Sub-Outlying Suburban to Rural on 11.94 acres; Rural to Sub-Outlying Suburban on 3.76 acres; Sub-Outlying Suburban to Outlying Suburban on 276.63 acres; Rural to Outlying Suburban on 32.14 acres; Sub-Outlying Suburban to Suburban on 25.2 acres with a change in density of +434 units.

Map(s) to Be Amended: Lee Plan Map 1: Future Land Use Map

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

1. Name of Applicant: GREENPOINTE HOLDINGS, LLC

Address: 7807 Baymeadows Road East, Suite 205

City, State, Zip: Jacksonville, FL 32256

Phone Number: (352) 397-2922

E-mail: gmiars@greenpointellc.com

2. Name of Contact: BARRACO AND ASSOCIATES, INC. - Jennifer Sapen, AICP, VP of Land Planning

Address: 2271 McGregor Boulevard, Suite 100

City, State, Zip: Fort Myers, FL 33901

Phone Number: (239) 461-3170

E-mail: JenniferS@Barraco.net

3. Owner(s) of Record: Please see page 6 of Application.

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Phone Number: \_\_\_\_\_

E-mail: \_\_\_\_\_

4. Property Location:

1. Site Address: Please see attached.

2. STRAP(s): Please see attached.

5. Property Information:

Total Acreage of Property: ±1,978.44

Total Acreage Included in Request: ±349.67

Total Uplands: ±349.67

Total Wetlands: ±0

Current Zoning: RPD/CPD

Current Future Land Use Category(ies): SOS, Rural

Area in Each Future Land Use Category: SOS 313.77 AC; Rural 35.90 AC

Existing Land Use: Residential development, golf course, amenity areas, road right-of-ways, existing sales center

6. Calculation of maximum allowable development under current Lee Plan:

Residential Units/Density: 663

Commercial Intensity: 45,000 sf

Industrial Intensity: N/A

7. Calculation of maximum allowable development with proposed amendments:

Residential Units/Density: 1,097

Commercial Intensity: 65,000 sf

Industrial Intensity: N/A

**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. See enclosed TIS prepared by David Plummer and Associates

- 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. See Request Statement
- 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: Please see enclosed Environmental Assessment prepared by Passarella & Associates.

A map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS).

1. A map and description of the soils found on the property (identify the source of the information).
2. A topographic map depicting the property boundaries and 100-year flood prone areas indicated (as identified by FEMA).
3. A map delineating the property boundaries on the most recent Flood Insurance Rate Map.
4. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands.
5. 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. See Request Statement

**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.***

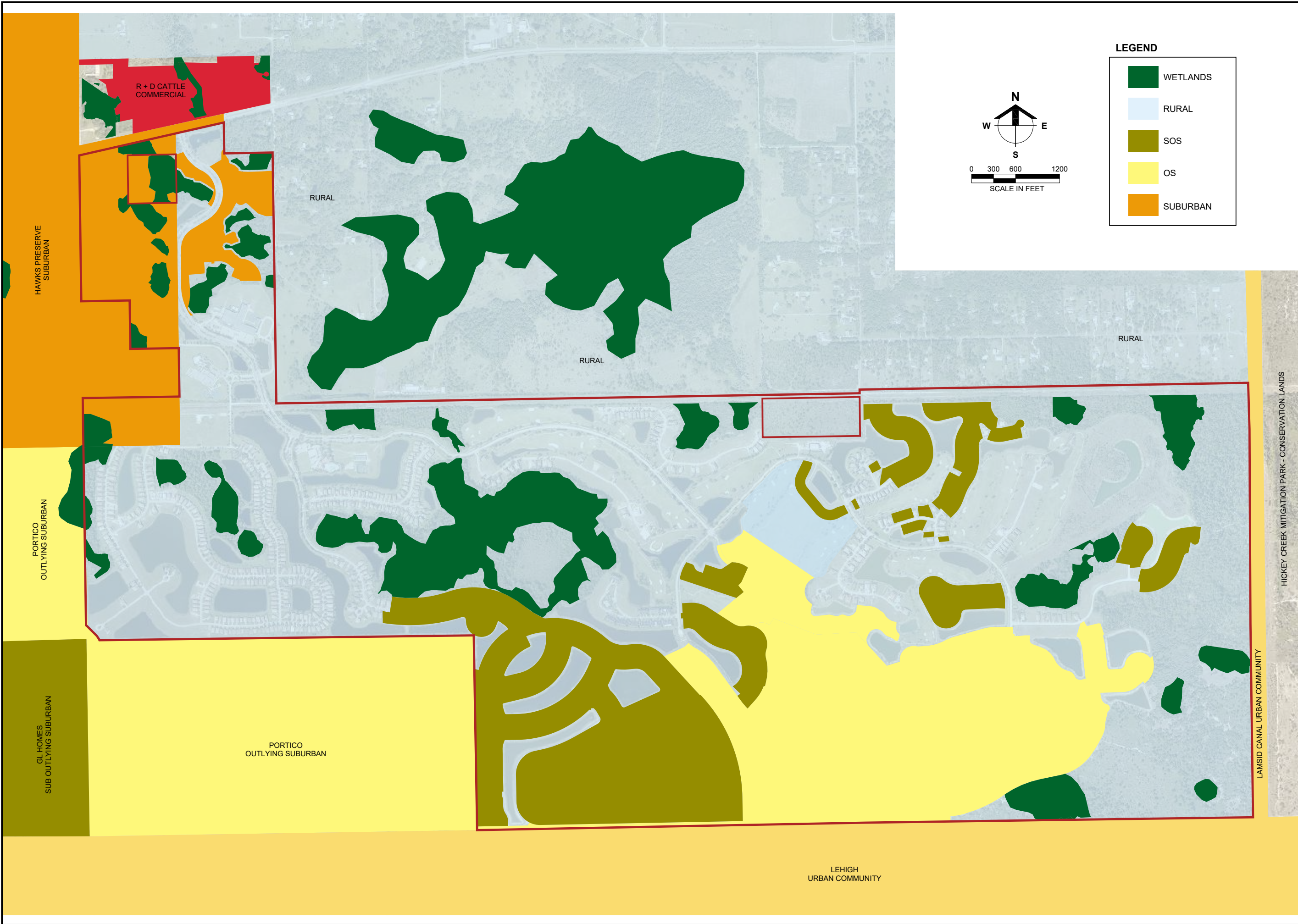
**MINIMUM SUBMITTAL ITEMS (3 Copies)**

|                                     |                                                                                                                                                                                                              |
|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | Completed Application (Exhibit – M1)                                                                                                                                                                         |
| <input type="checkbox"/>            | Filing Fee (Exhibit – M2)                                                                                                                                                                                    |
| <input type="checkbox"/>            | Disclosure of Interest (Exhibit – M3)                                                                                                                                                                        |
| <input type="checkbox"/>            | Surrounding Property Owners List, Mailing Labels, and Map For All Parcels Within 500 Feet of the Subject Property (Exhibit – M4)                                                                             |
| <input checked="" type="checkbox"/> | Future Land Use Map - Existing and Proposed (Exhibit – M5)                                                                                                                                                   |
| <input type="checkbox"/>            | Map and Description of Existing Land Uses (Not Designations) of the Subject Property and Surrounding Properties (Exhibit – M6)                                                                               |
| <input type="checkbox"/>            | Map and Description of Existing Zoning of the Subject Property and Surrounding Properties (Exhibit – M7)                                                                                                     |
| <input checked="" type="checkbox"/> | Signed/Sealed Legal Description and Sketch of the Description for Each FLUC Proposed (Exhibit – M8)                                                                                                          |
| <input type="checkbox"/>            | Copy of the Deed(s) of the Subject Property (Exhibit – M9)                                                                                                                                                   |
| <input type="checkbox"/>            | Aerial Map Showing the Subject Property and Surrounding Properties (Exhibit – M10)                                                                                                                           |
| <input type="checkbox"/>            | Authorization Letter From the Property Owner(s) Authorizing the Applicant to Represent the Owner (Exhibit – M11)                                                                                             |
| <input checked="" type="checkbox"/> | Lee Plan Analysis (Exhibit – M12)                                                                                                                                                                            |
| <input type="checkbox"/>            | Environmental Impacts Analysis (Exhibit – M13)                                                                                                                                                               |
| <input type="checkbox"/>            | Historic Resources Impact Analysis (Exhibit – M14)                                                                                                                                                           |
| <input type="checkbox"/>            | Public Facilities Impacts Analysis (Exhibit – M15)                                                                                                                                                           |
| <input type="checkbox"/>            | Traffic Circulation Analysis (Exhibit – M16)                                                                                                                                                                 |
| <input type="checkbox"/>            | Existing and Future Conditions Analysis -<br>Sanitary Sewer, Potable Water, Surface Water/Drainage Basins, Parks and Rec, Open Space, Public Schools (Exhibit – M17)                                         |
| <input type="checkbox"/>            | 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 – M18) |
| <input type="checkbox"/>            | State Policy Plan and Regional Policy Plan (Exhibit – M19)                                                                                                                                                   |
| <input type="checkbox"/>            | Justification of Proposed Amendment (Exhibit – M20)                                                                                                                                                          |
| <input type="checkbox"/>            | Planning Communities/Community Plan Area Requirements (Exhibit – M21)                                                                                                                                        |

**APPLICANT – PLEASE NOTE:**

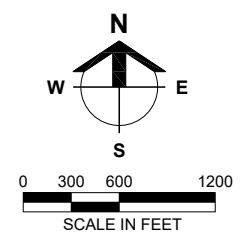
Once staff has determined the application is sufficient for review, 15 complete copies will be required to be submitted to staff. These copies will be used for Local Planning Agency hearings, Board of County Commissioners hearings, and State Reviewing Agencies. Staff will notify the applicant prior to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

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



**LEGEND**

- WETLANDS
- RURAL
- SOS
- OS
- SUBURBAN



**Barraco**  
and Associates, Inc.  
CIVIL ENGINEERING - LAND SURVEYING  
LAND PLANNING  
[www.barraco.net](http://www.barraco.net)  
2271 MCGREGOR BLVD., SUITE 100  
POST OFFICE DRAWER 2800  
FORT MYERS, FLORIDA 33902-2800  
PHONE (239) 461-3170  
FAX (239) 461-3169  
FLORIDA CERTIFICATES OF AUTHORIZATION  
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR  
**GREENPOINTE COMMUNITIES, LLC**  
7807 BAYMEADOWS ROAD E  
SUITE 205  
JACKSONVILLE, FL 32256  
PHONE (904) 562-1358  
FAX (904) 996-2481

PROJECT DESCRIPTION  
**RIVER HALL**  
**COMPREHENSIVE PLAN AMENDMENT**  
PART OF SECTION 36,  
TOWNSHIP 43, RANGE 26  
LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND INTENDED FOR CONCEPTUAL PLANNING PURPOSES ONLY.  
SITE LAYOUT AND LAND USE INTENSITIES OR DENSITIES MAY CHANGE SIGNIFICANTLY BASED UPON SURVEY, ENGINEERING, ENVIRONMENTAL AND / OR REGULATORY CONSTRAINTS AND / OR OPPORTUNITIES.

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE  
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REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

|           |                           |
|-----------|---------------------------|
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| LOCATION  | J:\23898\DWG\CIPAL        |
| PLOT DATE | MON, 3-27-2023 - 11:05 AM |
| PLOT BY   | ALYSSA FONTAINE           |

CROSS REFERENCED DRAWINGS  
BASEPLAN = 23898CPA00.DWG

| PLAN REVISIONS |                    |
|----------------|--------------------|
| 3-27-2023      | INCREASE RURAL FLU |
|                |                    |
|                |                    |
|                |                    |
|                |                    |
|                |                    |
|                |                    |

PLAN STATUS

**PROPOSED FUTURE LAND USE MAP EXHIBIT M5.2**

|                    |              |
|--------------------|--------------|
| PROJECT / FILE NO. | SHEET NUMBER |
| <b>23898</b>       |              |

HICKEY CREEK MITIGATION PARK - CONSERVATION LANDS

LAMSID CANAL URBAN COMMUNITY

**(RURAL TO SOS)  
DESCRIPTION**

Parcel in  
Section 35,  
Township 43 South, Range 26 East,  
Lee County, Florida

A tract or parcel of land lying in Section 35, Township 43 South, Range 26 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:

A tract or parcel of land being a portion of Tract "C-2" of the record plat of "RIVER HALL COUNTRY CLUB, PHASE TWO" recorded in Instrument No. 2006000409514, of the Public Records of Lee County, Florida, lying in Section 35, Township 43 South, Range 26 East, Lee County, Florida said tract or parcel of land being more particularly described as follows:

BEGINNING at the Easterly Most corner of said Tract "C-2" run along the Southerly, Westerly and Northerly line of said Tract "C-2" the following six (6) courses: S63°21'11"W for 154.59 feet to a point of curvature; Westerly along an arc of a curve to the right of radius 255.00 feet (delta 76°58'02") (chord bearing N78°09'48"W) (chord 317.37 feet) for 342.55 feet to a point of tangency; N39°40'41"W for 346.93 feet to a point of curvature; Northerly along an arc of a curve to the right of radius 255.00 feet (delta 66°02'56") (chord bearing N06°39'13"W) (chord 277.95 feet) for 293.96 feet to a point of tangency; N26°22'15"E for 201.01 feet to a point on a non-tangent curve and Easterly along an arc of a curve to the right of radius 510.00 feet (delta 13°41'17") (chord bearing S75°39'42"E) (chord 121.55 feet) for 121.84 feet to a point of compound curvature; thence run Southerly along an arc of a curve to the right of radius 10.00 feet (delta 96°25'26") (chord bearing S20°36'20"E) (chord 14.91 feet) for 16.83 feet to a point of reverse curvature; thence run Southerly along an arc of a curve to the left of radius 138.00 feet (delta 12°53'35") (chord bearing S21°09'35"W) (chord 30.99 feet) for 31.05 feet to a point of tangency; thence run S14°42'48"W for 25.21 feet to a point of curvature; thence run Southerly along an arc of a curve to the right of radius 112.00 feet (delta 11°39'27") (chord bearing S20°32'31"W) (chord 22.75 feet) for 22.79 feet to a point of tangency; thence run S26°22'15"W for 137.99 feet to a point of curvature; thence run Southerly along an arc of a curve to the left of radius 115.00 feet (delta 66°02'56") (chord bearing S06°39'13"E) (chord 125.35 feet) for 132.57 feet to a point of tangency; thence run S39°40'41"E for 346.92 feet to a point of curvature; thence run Easterly along an arc of a curve to the left of radius 115.00 feet (delta 76°58'08") (chord bearing S78°09'45"E) (chord 143.13 feet) for 154.49 feet to a point of tangency; thence run N63°21'11"E for 41.46 feet to a point of curvature; thence run Easterly along an arc of a curve to the right of radius 185.00 feet (delta 16°44'31") (chord bearing N71°43'26"E) (chord 53.86 feet) for 54.06 feet to a point of reverse curvature; thence run Easterly along an arc of a curve to the left of radius 104.00 feet (delta 16°44'31") (chord bearing N71°43'26"E) (chord 30.28 feet) for 30.39 feet to a point of tangency;



## DESCRIPTION (CONTINUED)

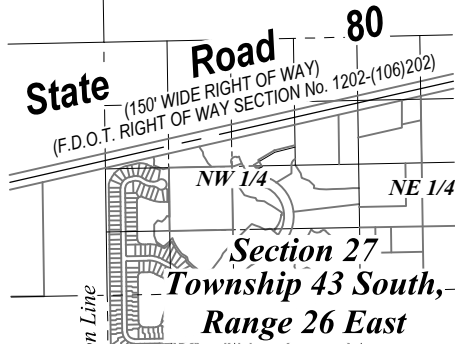
thence run N63°21'11"E for 18.00 feet to a point of curvature; thence run Easterly along an arc of a curve to the right of radius 10.00 feet (delta 90°00'00") (chord bearing S71°38'49"E) (chord 14.14 feet) for 15.71 feet to a point of tangency and an intersection with the Easterly line of said Tract "C-2"; thence run along said Easterly line the following two (2) courses: S26°38'49"E for 55.27 feet to a point of curvature and Southeasterly along an arc of a curve to the left of radius 1,040.00 feet (delta 03°26'40") (chord bearing S28°22'09"E) (chord 62.51 feet) for 62.52 feet to the POINT OF BEGINNING.

Containing 3.76 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/NSRS 2011) and are based on the East line of Southeast Quarter of Section 34 to bear N00°59'34"W.

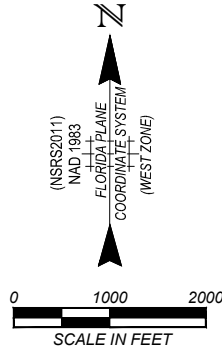
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Scott A. Wheeler (For The Firm)  
Professional Surveyor and Mapper  
Florida Certificate No. 5949

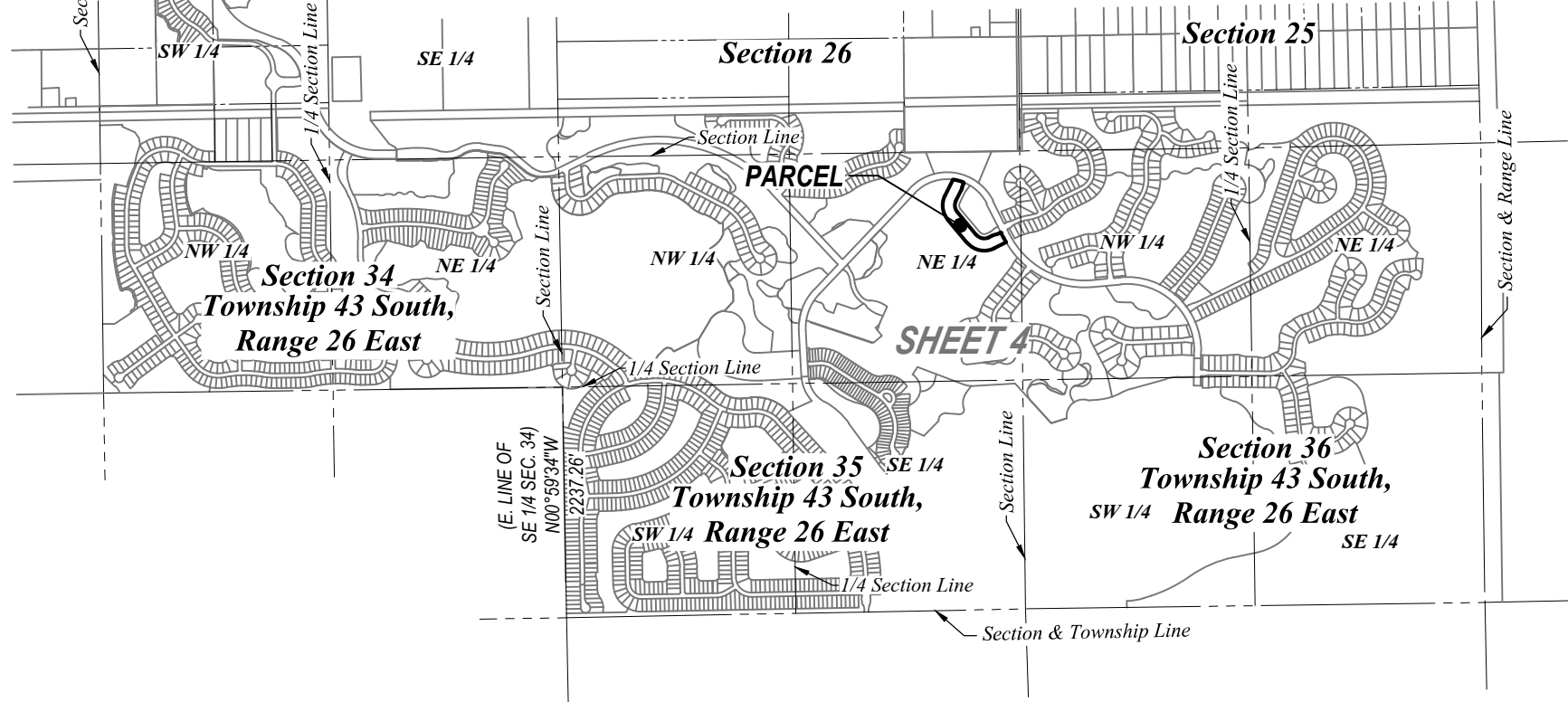


**NOTES:**

1. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF. UNLESS OTHERWISE NOTED DISTANCES ARE ALSO (U.S. SURVEY FEET) GROUND AND CAN BE MULTIPLIED BY 0.9999525 TO OBTAIN GRID DISTANCES.
2. D.E. - DENOTES DRAINAGE EASEMENT.
3. INST. No.- DENOTES INSTRUMENT NUMBER, LEE COUNTY PUBLIC RECORDS.
4. O.R. - DENOTES OFFICIAL RECORD BOOK, LEE COUNTY PUBLIC RECORDS.
5. (P) - DENOTES PLAT.
6. P.B. - DENOTES PLAT BOOK.
7. PG. - DENOTES PAGE.
8. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(NSRS 2011) AND ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 34 TO BEAR N00°59'34"W.
9. DESCRIPTION IS ATTACHED.



**KEY MAP SHEET**



**Barraco**  
and Associates, Inc.  
CIVIL ENGINEERING - LAND SURVEYING  
LAND PLANNING  
www.barraco.net  
2271 MCGREGOR BLVD., SUITE 100  
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PHONE (239) 461-3170  
FAX (239) 461-3169  
FLORIDA CERTIFICATES OF AUTHORIZATION  
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR  
**GREENPOINTE COMMUNITIES, LLC**  
7807 BAYMEADOWS ROAD E  
SUITE 205  
JACKSONVILLE, FL 32256

PHONE (904) 562-1358  
FAX (904) 996-2481

PROJECT DESCRIPTION  
**A PARCEL OF LAND IN SECTION 35 TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA**

PROJECT SURVEYOR  
  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

|              |                              |
|--------------|------------------------------|
| FILE NAME    | 23898K02.DWG                 |
| LAYOUT       | 3                            |
| LOCATION     | J:\23898DWG\SURVEYING\SKETCH |
| PLOT DATE    | TUE, 3-28-2023, 9:08 AM      |
| PLOT BY      | PETER OLSEN                  |
| DRAWING DATA |                              |
| SURVEY DATE  | 09-01-2021                   |
| DRAWN BY     | P. OLSEN                     |
| CHECKED BY   | SAW                          |
| SCALE        | 1"=2000'                     |
| FIELD BOOK   |                              |

|                |                 |
|----------------|-----------------|
| PLAN REVISIONS |                 |
| 03-10-2023     | ADD COORDINATES |
| 02-23-2023     | REMOVE PARCEL 2 |
| 03-28-2023     | REVISE BOUNDARY |

STRAP NUMBERS

SKETCH TO ACCOMPANY DESCRIPTION

|                    |              |
|--------------------|--------------|
| PROJECT / FILE NO. | SHEET NUMBER |
| 23898<br>35-43-26  | 3 OF 4       |

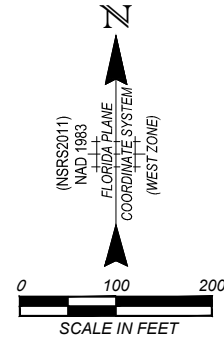
SCOTT A. WHEELER (FOR THE FIRM - LB-6940)  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 5949

DATE SIGNED:

**RURAL TO SOS**

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

**THIS IS NOT A SURVEY**



PREPARED FOR  
**GREENPOINTE COMMUNITIES, LLC**  
7807 BAYMEADOWS ROAD E  
SUITE 205  
JACKSONVILLE, FL 32256  
PHONE (904) 562-1358  
FAX (904) 996-2481

PROJECT DESCRIPTION  
**A PARCEL OF LAND IN SECTION 35 TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA**

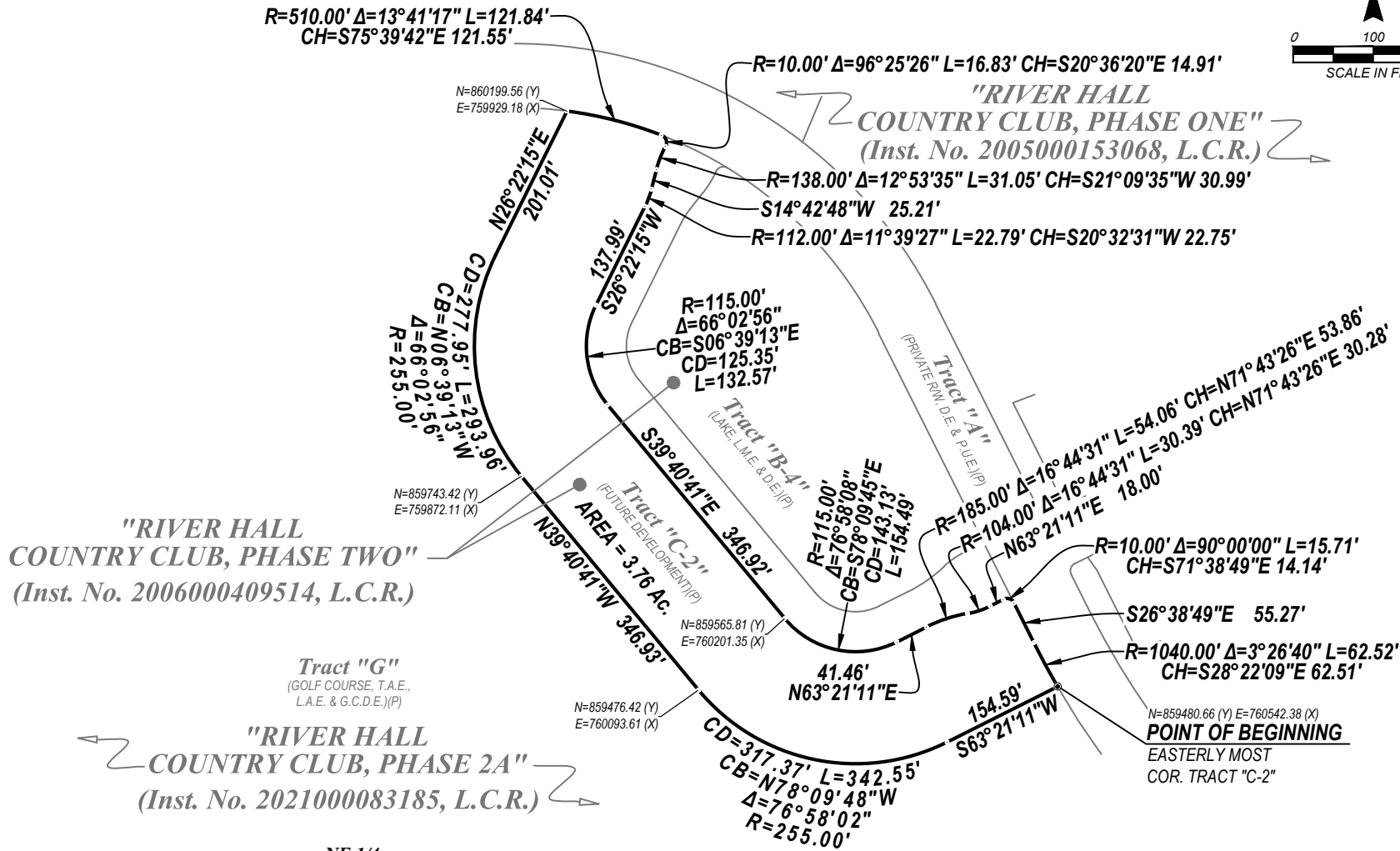
PROJECT SURVEYOR  
  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

|              |                                   |
|--------------|-----------------------------------|
| FILE NAME    | 23898R02.DWG                      |
| LAYOUT       | 4                                 |
| LOCATION     | J:\23898R02\DWGS\SURVEYING\SKETCH |
| PLOT DATE    | TUE, 3-28-2023, 9:09 AM           |
| PLOT BY      | PETER OLSEN                       |
| DRAWING DATA |                                   |
| SURVEY DATE  | 09-01-2021                        |
| DRAWN BY     | P. OLSEN                          |
| CHECKED BY   | SAW                               |
| SCALE        | 1"=200'                           |
| FIELD BOOK   |                                   |

| PLAN REVISIONS |  |
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| STRAP NUMBERS |  |
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SKETCH TO ACCOMPANY DESCRIPTION



**"RIVER HALL COUNTRY CLUB, PHASE TWO"**  
(Inst. No. 2006000409514, L.C.R.)

**Tract "G"**  
(GOLF COURSE, T.A.E., L.A.E. & G.C.D.E.)(P)

**"RIVER HALL COUNTRY CLUB, PHASE 2A"**  
(Inst. No. 2021000083185, L.C.R.)

**NE 1/4  
Section 35  
Township 43 South,  
Range 26 East**

**(RURAL TO OS)  
DESCRIPTION**

Parcel in  
Sections 35 and 36,  
Township 43 South, Range 26 East,  
Lee County, Florida

A tract or parcel of land lying in Section 35 and 36, Township 43 South, Range 26 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:

A tract or parcel of land being all Tract "F-2" and a portion of Tract "G" of the record plat of "RIVER HALL COUNTRY CLUB, PHASE 2A" recorded in Instrument No. 2021000083185, Lee County Records, lying in Sections 35 and 36, Township 43 South, Range 26 East, Lee County, Florida said tract or parcel of land being more particularly described as follows:

BEGINNING at the Westerly Most corner of said Tract "F-2", run along the Westerly line of said record plat the following twelve (12) courses: Northeasterly along an arc of a curve to the left of radius 125.00 feet (delta 34°32'56") (chord bearing N41°22'32"E) (chord 74.24 feet) for 75.37 feet to a point of tangency; N24°06'04"E for 200.01 feet to a point on a non-tangent curve; Westerly along an arc of a curve to the left of radius 328.00 feet (delta 36°43'49") (chord bearing N69°40'22"W) (chord 206.69 feet) for 210.27 feet to a point of reverse curvature; Westerly along an arc of a curve to the right of radius 141.00 feet (delta 40°20'00") (chord bearing N67°52'17"W) (chord 97.22 feet) for 99.26 feet to a point of compound curvature; Northwesterly along an arc of a curve to the right of radius 275.00 feet (delta 39°04'36") (chord bearing N28°09'59"W) (chord 183.94 feet) for 187.55 feet to a point of tangency; N08°37'42"W for 40.00 feet; N77°44'05"E for 67.26 feet to a point of curvature; Easterly along an arc of a curve to the left of radius 65.00 feet (delta 14°25'03") (chord bearing N70°31'33"E) (chord 16.31 feet) for 16.36 feet to a point of reverse curvature; Easterly along an arc of a curve to the right of radius 5.00 feet (delta 22°38'56") (chord bearing N74°38'30"E) (chord 1.96 feet) for 1.98 feet to a point of reverse curvature; Northeasterly along an arc of a curve to the left of radius 163.00 feet (delta 47°15'36") (chord bearing N62°20'10"E) (chord 130.67 feet) for 134.45 feet to a point of reverse curvature; Northeasterly along an arc of a curve to the right of radius 150.00 feet (delta 28°02'24") (chord bearing N52°43'33"E) (chord 72.68 feet) for 73.41 feet to a point of reverse curvature and Northeasterly along an arc of a curve to the left of radius 94.00 feet (delta 64°31'17") (chord bearing N34°29'07"E) (chord 100.35 feet) for 105.85 feet; thence run S55°54'30"E along a non-tangent line for 1,173.13 feet to a point on a non-tangent curve and intersection with the Easterly line of said record plat; thence run along the Easterly, Northerly and Southerly line said record plat the following thirty-three (33) courses: Southerly along an arc of a curve to the left of radius 195.00 feet (delta 133°23'49") (chord bearing S05°19'03"W) (chord 358.19 feet) for 454.00 feet; S10°25'39"W along a non-tangent line for 95.08 feet to a point of curvature; Southeasterly along an arc of a curve to the left of radius 60.00 feet (delta 106°44'08") (chord bearing S42°56'25"E)

## DESCRIPTION (CONTINUED)

(chord 96.30 feet) for 111.77 feet to a point of tangency; N83°41'31"E for 190.00 feet; S75°12'23"E for 36.01 feet to a point of curvature; Easterly along an arc of a curve to the left of radius 300.00 feet (delta 14°30'51") (chord bearing S82°27'48"E) (chord 75.79 feet) for 76.00 feet to a point of compound curvature; Easterly along an arc of a curve to the left of radius 45.00 feet (delta 33°25'45") (chord bearing N73°33'54"E) (chord 25.88 feet) for 26.26 feet to a point of reverse curvature; Easterly along an arc of a curve to the right of radius 76.00 feet (delta 59°09'16") (chord bearing N86°25'40"E) (chord 75.03 feet) for 78.47 feet to a point of reverse curvature; Easterly along an arc of a curve to the left of radius 110.00 feet (delta 78°50'57") (chord bearing N76°34'49"E) (chord 139.71 feet) for 151.38 feet to a point of tangency; N37°09'21"E for 20.33 feet to a point of curvature; Northerly along an arc of a curve to the left of radius 45.00 feet (delta 31°57'55") (chord bearing N21°10'23"E) (chord 24.78 feet) for 25.11 feet to a point of tangency; N05°11'26"E for 65.78 feet; S84°48'34"E for 187.44 feet to a point of curvature; Easterly along an arc of a curve to the right of radius 210.00 feet (delta 29°39'53") (chord bearing S69°58'38"E) (chord 107.52 feet) for 108.73 feet to a point of tangency; S55°08'41"E for 77.86 feet to a point of curvature; Southeasterly along an arc of a curve to the right of radius 85.00 feet (delta 26°45'56") (chord bearing S41°45'43"E) (chord 39.35 feet) for 39.71 feet to a point of reverse curvature; Southeasterly along an arc of a curve to the left of radius 195.00 feet (delta 58°49'58") (chord bearing S57°47'44"E) (chord 191.55 feet) for 200.23 feet; S02°47'17"W along a non-tangent line for 77.21 feet to a point of curvature; Southeasterly along an arc of a curve to the left of radius 100.00 feet (delta 51°49'50") (chord bearing S23°07'38"E) (chord 87.41 feet) for 90.46 feet to a point of reverse curvature; Southerly along an arc of a curve to the right of radius 35.00 feet (delta 66°48'46") (chord bearing S15°38'11"E) (chord 38.54 feet) for 40.81 feet to a point of tangency; S17°46'12"W for 50.65 feet to a point of curvature; Westerly along an arc of a curve to the right of radius 25.00 feet (delta 112°57'42") (chord bearing S74°15'03"W) (chord 41.69 feet) for 49.29 feet to a point of reverse curvature; Northwesterly along an arc of a curve to the left of radius 267.00 feet (delta 22°09'50") (chord bearing N60°21'01"W) (chord 102.64 feet) for 103.28 feet to a point of reverse curvature; Northwesterly along an arc of a curve to the right of radius 160.00 feet (delta 35°03'57") (chord bearing N53°53'57"W) (chord 96.40 feet) for 97.92 feet to a point of reverse curvature; Westerly along an arc of a curve to the left of radius 117.00 feet (delta 124°23'07") (chord bearing S81°26'29"W) (chord 206.98 feet) for 254.00 feet to a point of reverse curvature; Southwesterly along an arc of a curve to the right of radius 80.00 feet (delta 13°48'27") (chord bearing S26°09'09"W) (chord 19.23 feet) for 19.28 feet to a point of reverse curvature; Southerly along an arc of a curve to the left of radius 90.00 feet (delta 33°46'18") (chord bearing S16°10'13"W) (chord 52.28 feet) for 53.05 feet to a point of compound curvature; Southeasterly along an arc of a curve to the left of radius 137.00 feet (delta 41°47'26") (chord bearing S21°36'38"E) (chord 97.72 feet) for 99.93 feet to a point of cusp; N42°30'21"W for 260.38 feet; S86°55'59"W for 507.21 feet to a point of curvature; Westerly along an arc of a curve to the right of radius 175.00 feet (delta 23°42'43") (chord bearing N81°12'40"W) (chord 71.91 feet) for 72.42 feet to a point of tangency; N69°21'19"W for 585.07 feet and S33°12'19"W for

**DESCRIPTION (CONTINUED)**

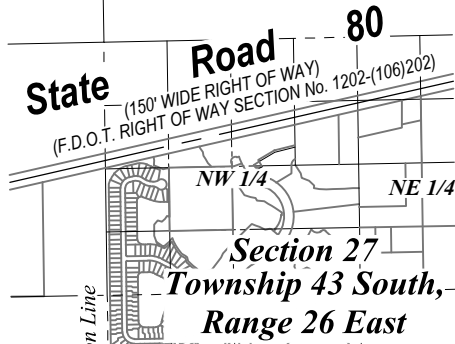
103.92 feet to a point on a non-tangent curve; thence run Westerly along an arc of a curve to the left of radius 199.00 feet (delta 73°39'48") (chord bearing S86°22'25"W) (chord 238.59 feet) for 255.85 feet to a point on a non-tangent curve and intersection with the Southerly line of said Tract "G"; thence run along said Southerly line the following five (5) courses: Westerly along an arc of a curve to the left of radius 253.53 feet (delta 22°06'18") (chord bearing S89°31'29"W) (chord 97.21 feet) for 97.81 feet to a point of reverse curvature; Westerly along an arc of a curve to the right of radius 200.00 feet (delta 41°24'23") (chord bearing N80°49'28"W) (chord 141.41 feet) for 144.54 feet to a point of tangency; N60°07'17"W for 21.48 feet to a point of curvature; Northwesterly along an arc of a curve to the right of radius 830.00 feet (delta 03°00'19") (chord bearing N58°37'07"W) (chord 43.53 feet) for 43.54 feet to a point of tangency and N57°06'57"W for 212.10 feet to an intersection with the Southerly prolongation of the Westerly line of said record plat; thence run N50°39'44"E along said prolongation and continuing along said Westerly line for 462.15 feet; thence continue along said Westerly line the following two (2) courses: N39°20'16"W for 98.57 feet and N31°21'00"W for 20.00 feet to the POINT OF BEGINNING.

Containing 32.14 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/NSRS 2011) and are based on the East line of Southeast Quarter of Section 34 to bear N00°59'34"W.

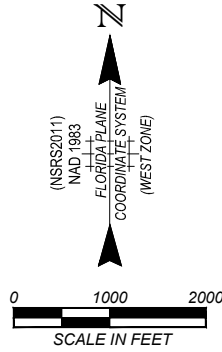
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Scott A. Wheeler (For The Firm)  
Professional Surveyor and Mapper  
Florida Certificate No. 5949

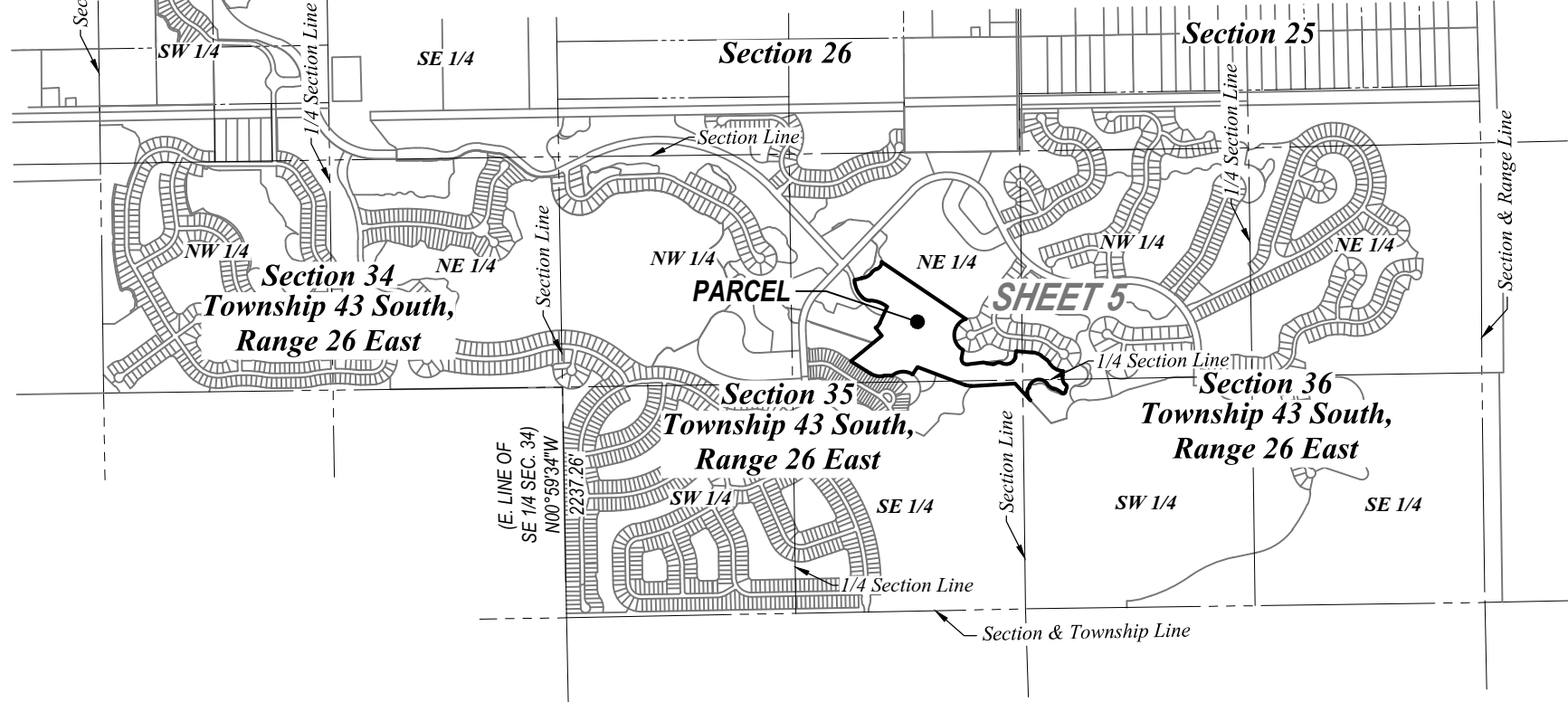


**NOTES:**

1. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF. UNLESS OTHERWISE NOTED DISTANCES ARE ALSO (U.S. SURVEY FEET) GROUND AND CAN BE MULTIPLIED BY 0.9999525 TO OBTAIN GRID DISTANCES.
2. D.E. - DENOTES DRAINAGE EASEMENT.
3. INST. No.- DENOTES INSTRUMENT NUMBER, LEE COUNTY PUBLIC RECORDS.
4. O.R. - DENOTES OFFICIAL RECORD BOOK, LEE COUNTY PUBLIC RECORDS.
5. (P) - DENOTES PLAT.
6. P.B. - DENOTES PLAT BOOK.
8. PG. - DENOTES PAGE.
9. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(NSRS 2011) AND ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 34 TO BEAR N00°59'34"W.
10. DESCRIPTION IS ATTACHED.



**KEY MAP SHEET**



**Barraco**  
and Associates, Inc.  
CIVIL ENGINEERING - LAND SURVEYING  
LAND PLANNING  
[www.barraco.net](http://www.barraco.net)  
2271 MCGREGOR BLVD., SUITE 100  
POST OFFICE DRAWER 2800  
FORT MYERS, FLORIDA 33902-2800  
PHONE (239) 461-3170  
FAX (239) 461-3169  
FLORIDA CERTIFICATES OF AUTHORIZATION  
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR  
**GREENPOINTE COMMUNITIES, LLC**  
7807 BAYMEADOWS ROAD E  
SUITE 205  
JACKSONVILLE, FL 32256  
PHONE (904) 562-1358  
FAX (904) 996-2481

PROJECT DESCRIPTION  
**A PARCEL OF LAND IN SECTIONS 35 & 36, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA**

PROJECT SURVEYOR  
  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

|              |                              |
|--------------|------------------------------|
| FILE NAME    | 23898SK04.DWG                |
| LAYOUT       | 4                            |
| LOCATION     | J:\23898DWG\SURVEYING\SKETCH |
| PLOT DATE    | TUE, 3-28-2023, 9:06 AM      |
| PLOT BY      | PETER OLSEN                  |
| DRAWING DATA |                              |
| SURVEY DATE  | 09-02-2021                   |
| DRAWN BY     | P. OLSEN                     |
| CHECKED BY   | SAW                          |
| SCALE        | 1"=2000'                     |
| FIELD BOOK   |                              |

|                |                 |
|----------------|-----------------|
| PLAN REVISIONS |                 |
| 03-10-2023     | ADD COORDINATES |
| 03-28-2023     | REVISE BOUNDARY |

|               |  |
|---------------|--|
| STRAP NUMBERS |  |
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SKETCH TO ACCOMPANY DESCRIPTION

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| PROJECT / FILE NO. | SHEET NUMBER |
| 23898<br>35-43-26  | 4 OF 5       |

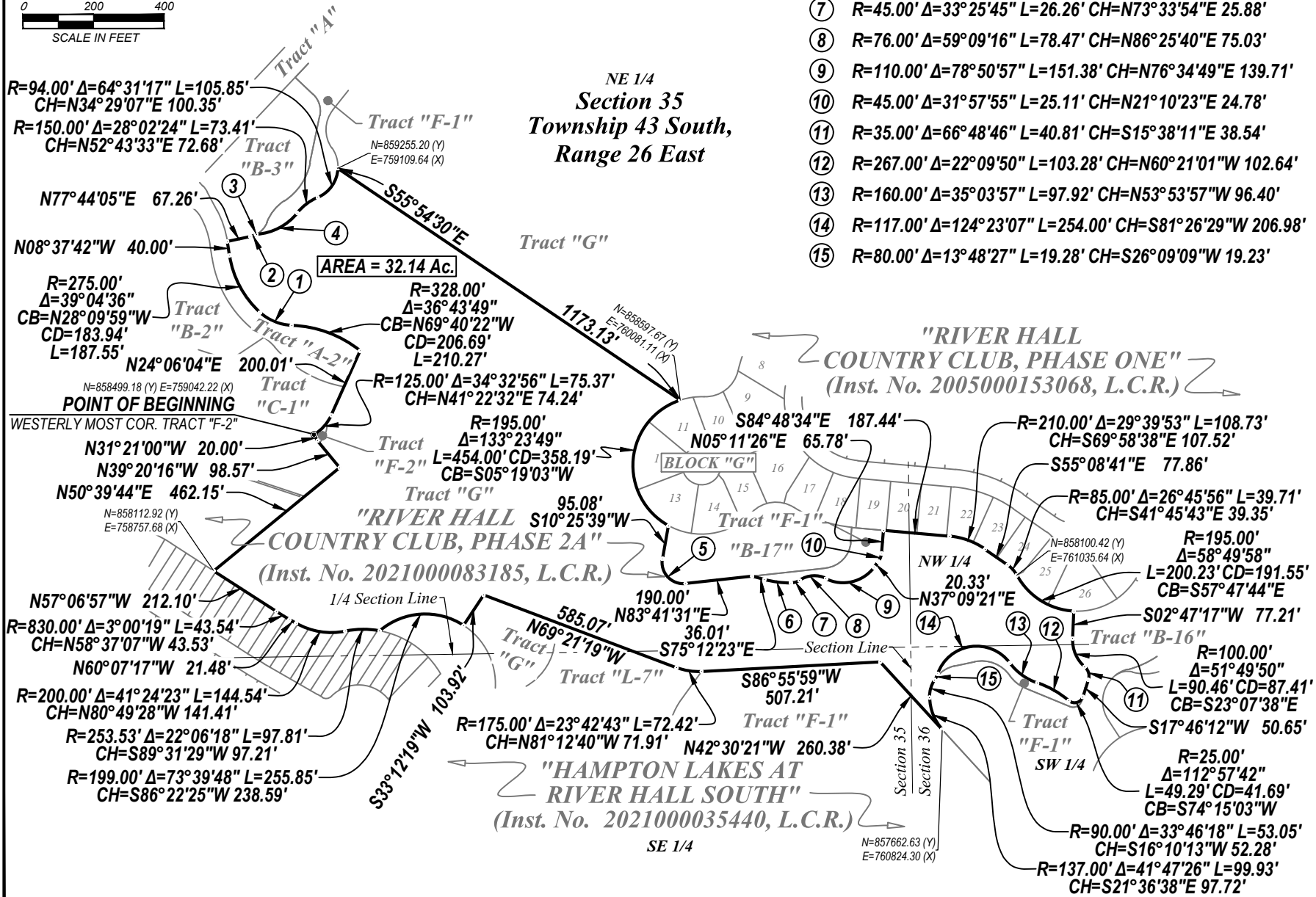
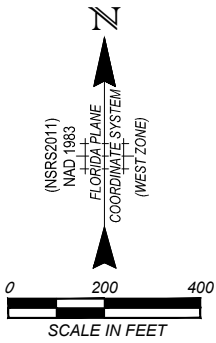
SCOTT A. WHEELER (FOR THE FIRM - LB-6940)  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 5949

DATE SIGNED:

**RURAL TO OS**

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

**THIS IS NOT A SURVEY**



**COURSE INFORMATION**

- ① R=141.00' Δ=40° 20'00" L=99.26' CH=N67° 52'17"W 97.22'
- ② R=65.00' Δ=14° 25'03" L=16.36' CH=N70° 31'33"E 16.31'
- ③ R=5.00' Δ=22° 38'56" L=1.98' CH=N74° 38'30"E 1.96'
- ④ R=163.00' Δ=47° 15'36" L=134.45' CH=N62° 20'10"E 130.67'
- ⑤ R=60.00' Δ=106° 44'08" L=111.77' CH=S42° 56'25"E 96.30'
- ⑥ R=300.00' Δ=14° 30'51" L=76.00' CH=S82° 27'48"E 75.79'
- ⑦ R=45.00' Δ=33° 25'45" L=26.26' CH=N73° 33'54"E 25.88'
- ⑧ R=76.00' Δ=59° 09'16" L=78.47' CH=N86° 25'40"E 75.03'
- ⑨ R=110.00' Δ=78° 50'57" L=151.38' CH=N76° 34'49"E 139.71'
- ⑩ R=45.00' Δ=31° 57'55" L=25.11' CH=N21° 10'23"E 24.78'
- ⑪ R=35.00' Δ=66° 48'46" L=40.81' CH=S15° 38'11"E 38.54'
- ⑫ R=267.00' Δ=22° 09'50" L=103.28' CH=N60° 21'01"W 102.64'
- ⑬ R=160.00' Δ=35° 03'57" L=97.92' CH=N53° 53'57"W 96.40'
- ⑭ R=117.00' Δ=124° 23'07" L=254.00' CH=S81° 26'29"W 206.98'
- ⑮ R=80.00' Δ=13° 48'27" L=19.28' CH=S26° 09'09"W 19.23'

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PROJECT DESCRIPTION  
**A PARCEL OF LAND IN SECTIONS 35 & 36, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA**

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| FIELD BOOK   |                                  |

|                |  |
|----------------|--|
| PLAN REVISIONS |  |
|                |  |
|                |  |
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| STRAP NUMBERS  |  |
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SKETCH TO ACCOMPANY DESCRIPTION

|                    |              |
|--------------------|--------------|
| PROJECT / FILE NO. | SHEET NUMBER |
| 23898              | 5 OF 5       |
| 35-43-26           |              |



# RIVER HALL

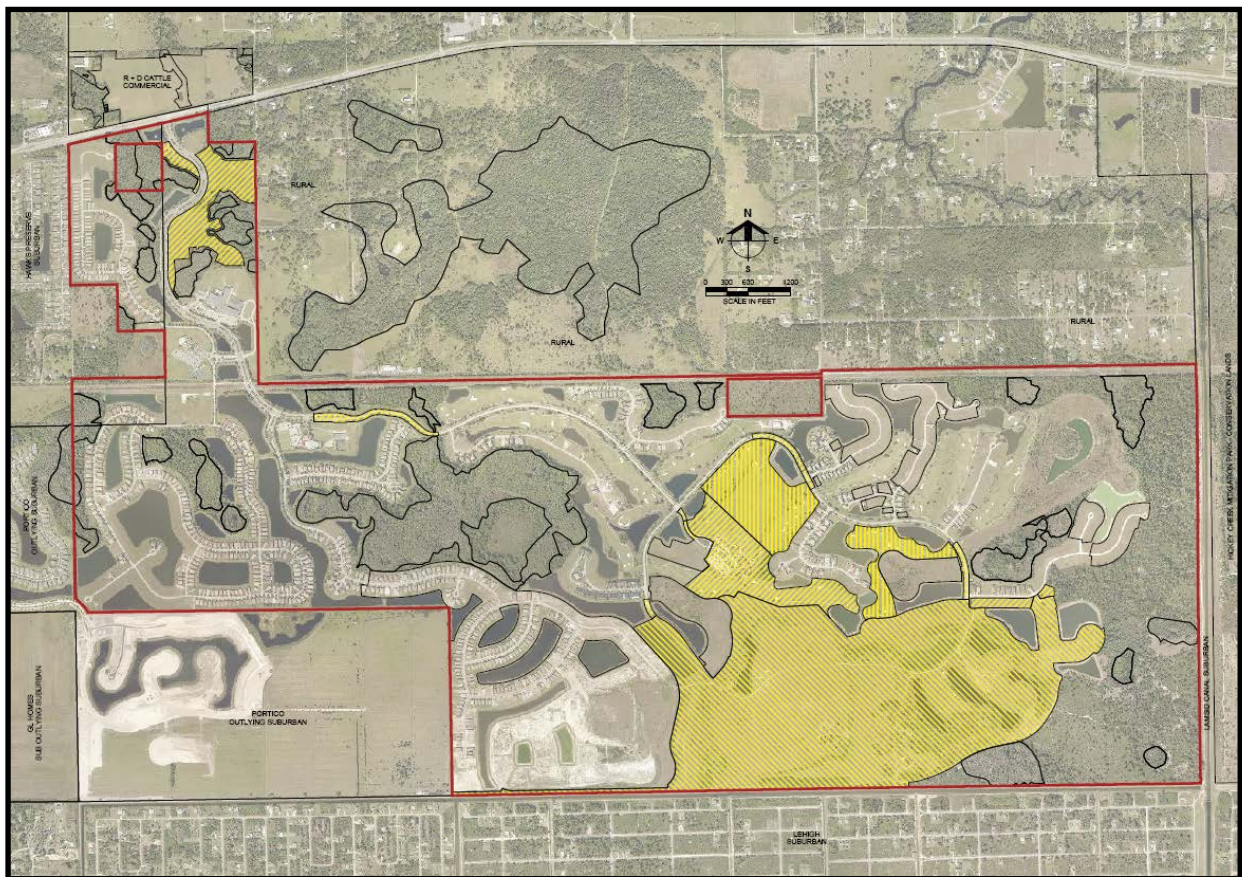
## COMPREHENSIVE PLAN MAP AMENDMENT

### EXHIBIT M12

### Lee Plan Analysis

#### **BACKGROUND AND REQUEST**

The Subject Property is located in Alva, FL (Unincorporated Lee County), southeast of the intersection of Buckingham Road and State Road 80 (See Figure 1.) and consists of ±349.67 acres encompassing 68 parcels, further referenced as the Subject Property.



**Figure 1. Subject Property Location Map**

#### **History of River Hall**

The River Hall Project, which refers to the 1,798 acres that makes up the entire development, was rezoned from AG-2 to RPD to allow 1,598 units through zoning resolution Z-99-056.

- Project size: 1,797 acres
- All land Rural FLU

This was followed by a rezone from AG-2/RPD to RPD/CPD to allow 1,999 units, on 1,978 acres, through zoning resolution Z-05-2015.

- Project size: 1,978 acres
- All land Rural FLU

The project then underwent a rezoning and Comprehensive Plan Amendment (CPA) to increase density to allow 2,695 units through Z-15-003 and CPA2012-00001.

- Project size unchanged at 1,978 acres
- 1,064 acres of Rural and 223 acres of Wetlands converted to 153 acres of Conservation Lands Wetlands, 264 acres of Conservation Lands Uplands, and 870 acres of Sub-Outlying Suburban (SOS)
- Created irregular, isolated SOS shapes in the Future Land Use Map (FLUM)

### **Proposed Amendment**

The proposed FLUM amendment is located in three areas of the River Hall Project, totaling 349.67 acres, aka the Subject Property.

#### **Amendment Area 1 – Near Entrance of River Hall Project – ±25.2 Acres**

- Located on both sides of River Parkway, undeveloped on the east side, old sales center on the west side.
- Current FLU: SOS / Proposed FLU: Suburban
- Current zoning: CPD for all but the old sales building which is RPD
- Proposed density increase of 101 units
- Companion RPD/CPD will stipulate that all units will be allocated to only the Suburban area.

#### **Amendment Area 2 – At the Country Club Entry Gate – ±3.9 acres**

- Developed property within right of way
- Current FLU: SOS / Proposed FLU: Rural
- Proposed density decrease of 4 units
- Will eliminate an isolated SOS area

#### **Amendment Area 3 – Southwestern portion of River Hall – ±320.6 acres**

- Consists of undeveloped property, golf course, golf clubhouse, 14 platted lots in Block K, and road right of way
- Current FLU: SOS and Rural / Proposed FLU: Rural, SOS, and Outlying Suburban (OS)
  - Proposed density increase of 337 units.

The proposed comprehensive plan map amendment seeks to change the FLUM category from Sub-Outlying Suburban and Rural to Suburban, Outlying Suburban, Sub-Outlying Suburban, and Rural. This amendment will allow 434 additional units within a clustered residential development, along with surface water management, and continued preservation of the site's environmentally sensitive areas as regulated by existing

USACOE and SFWMD permits. A companion rezoning application will be filed along with the proposed Comprehensive Plan Amendment to the FLUM.

**PROPOSED DENSITY**

Five legal sketch and legal descriptions propose the following Future Land Use changes:

| Area   | Existing Future Land Use | Proposed Land Use     |
|--------|--------------------------|-----------------------|
| 11.94  | Sub-Outlying Suburban    | Rural                 |
| 276.63 | Sub-Outlying Suburban    | Outlying Suburban     |
| 25.2   | Sub-Outlying Suburban    | Suburban              |
| 32.14  | Rural                    | Outlying Suburban     |
| 3.76   | Rural                    | Sub-Outlying Suburban |
| 349.67 |                          |                       |

Existing densities within the amendment area are as follows:

| Proposed Land Use     | Size      | Rate (du/ac) | Existing Maximum Allowable Density |
|-----------------------|-----------|--------------|------------------------------------|
| Suburban              | -         | 6            | -                                  |
| Outlying Suburban     | -         | 3            | -                                  |
| Sub-Outlying Suburban | 313.77 ac | 2            | 627.54 units                       |
| Rural                 | 35.90 ac  | 1            | 35.9 units                         |
| TOTAL                 | 349.67 ac |              | 663.44 units                       |

Proposed densities within amendment area are shown in the table below, with an increase of 489 units on 349.67 acres.

| Proposed Land Use     | Size      | Rate (du/ac) | Proposed Maximum Allowable Density |
|-----------------------|-----------|--------------|------------------------------------|
| Suburban              | 25.2 ac   | 6            | 151.2 units                        |
| Outlying Suburban     | 308.77 ac | 3            | 926.31 units                       |
| Sub-Outlying Suburban | 3.76 ac   | 2            | 7.52 units                         |
| Rural                 | 11.94 ac  | 1            | 11.94 units                        |
| TOTAL                 | 349.67 ac |              | 1096.97 units                      |

**LEE PLAN – VISION STATEMENT**

The Fort Myers Shores vision statement provides an overview of the existing conditions and unique characteristics of the Fort Myers Shores Community. Although encompassed by residential single-family homes in a more rural character, the community is anticipated to grow substantially, with majority of the land designated as Suburban, Outlying Suburban, Rural or Urban Community, and planned commercial nodes for higher intensity

development. The vision for this plan is to allow the Fort Myers Shores Community to continue to develop a commercial/employment center for the adjacent communities.

The Subject Property is located within the Fort Myers Shores Community, as shown on Lee Plan Map 1-B. Listed as Goal 21 within the Lee Plan (Caloosahatchee Shores Community Plan), the intent for the area outlines the need to “protect the existing character, natural resources and quality of life in the Caloosahatchee Shores Community Plan area, while promoting new development, redevelopment and maintaining a more rural identity for the neighborhoods east of I-75 by establishing minimum aesthetic requirements, planning the location and intensity of the future commercial and residential uses, and providing incentives for redevelopment, mixed use development and pedestrian safe environments.” The requested CPA will reinforce this goal by promoting an increase in new residential development in a location already planned for future residential.

In line with the Fort Myers Shores Community’s intent to support continued development of a commercial/employment center, the additional rooftops proposed by this request will help aide future commercial development. Viability of future commercial development is often dependent on the availability of surrounding residential homesites. As such, the proposed additional dwelling units may play a vital role in the timing associated with the future commercial development within the Fort Myers Shores Planning Community. The proposed FLUM changes from the Sub-Outlying Suburban and Rural categories to the Suburban, Outlying Suburban, Sub-Outlying Suburban, and Rural categories are consistent with this vision and represent a location where slightly greater density is compatible with the surrounding uses and where existing infrastructure can support the proposed project.

Although some portions of the Subject Property are within a Rural FLU category, adequate urban services exist to justify and support future development under the proposed request without negatively impacting the surrounding natural resources or burdening the surrounding infrastructure and public services. Under the concurrent zoning application for the River Hall Project, the intended development plan will create a residential community consisting of 434 units more than the currently approved River Hall RPD. Buffering, open space/preserve areas, environmental stewardship, and recreational areas are incorporated within the current development and can be modified, if necessary, to accommodate the additional density, providing sufficient facilities and ensuring compatibility with the surrounding properties and consistency with the objectives provided in the Fort Myers Shores Community vision.

### **FUTURE LAND USE ELEMENT**

As shown in FLU Density Table 2 for the Subject Property above, the ±349.67 acre Subject Property, within the River Hall Project, is currently within the Sub-Outlying Suburban and Rural FLUM categories. Under Policy 1.4.1, the maximum density allowed in the Rural category is 1 dwelling unit (du) per acre, which would be applied to 35.90 acres of upland area, allowing up to 36 dwelling units. Under Policy 1.1.11, the maximum density allowed in the Sub-Outlying Suburban category is 2 dwelling units (du) per acre, which would be applied to 313.77 acres, allowing up to 627 dwelling units. Thus, the Subject

Property's overall maximum dwelling units allowed under the existing FLUM categories totals 663 units.

The adjacent properties to the north, south, east, and west of the three Subject Property locations are all within the Urban Community, Suburban, Outlying Suburban, Sub-Outlying Suburban, Rural, and Wetlands FLUM categories, as shown on Tables 1.a, 1.b, and 1.c on Exhibit M6 & M7. The adjacent FLU designations listed below about the River Hall Project, which encompasses the Subject Property.

### **North**

To the north of the River Hall Project, and abutting the Subject Property, are properties within the Rural FLU category. The River Hall Project also abuts Commercial FLU just north of Palm Beach Blvd, at the entrance to the River Hall Community.

### **South**

To the south of the River Hall Project, including the canal, are properties within the Urban Community category, which allows a standard density range of 1 du/ac to 6 du/ac under Policy 1.1.4. The Urban Community FLU also allows a maximum total density of 10 du/ac, as well as the potential to increase to 15 du/ac utilizing Greater Pine Island Transfer of Development Units. In addition to the River Hall Project, the Urban Community FLU also abuts the southern boundary of Amendment Area 3.

### **East**

To the east of the River Hall Project are the Rural and Urban Community FLU categories. A LAMSID canal abuts the southern portion of the River Hall Project's eastern boundary, designated as Urban Community, followed by Hickey Creek Mitigation Park (Conservation lands). The northern portion of the eastern boundary abuts a Rural FLU, including a portion of the Subject Property in Amendment Area 1.

### **West**

To the west of the River Hall Project, along the northern portion of the western boundary line, are lands designated Suburban, which allows a standard density range of 1 du/ac to 6 du/ac under Policy 1.1.5, as well as the potential to increase to 8 du/ac utilizing Greater Pine Island Transfer of Development Units. The southern portion of the western boundary line abuts two RPD developments under the Outlying Suburban FLUM Category, which allows up to 3 du/ac.

Please see Exhibit M5 to see the proximity of the Outlying Suburban category in relation to the Subject Property. Both adjacent RPD projects underwent Future Land Use amendments back in 2020 and 2018 to change the FLU from Sub-Outlying Suburban to Outlying Suburban to increase density, as a result of the planned and anticipated growth in this area and the existence of urban infrastructure and services. These same growth elements carry over to the Subject Property east of these developments, influencing residential development patterns in the Fort Myers Shores Community and justifying the appropriateness of the proposed map amendment.

The proposed CPA will be consistent with Objective 1.1 (Future Urban and Suburban Areas) and corresponding Policies 1.1.5, 1.1.6, and 1.1.11, for the Suburban, Outlying Suburban, and Sub-Outlying Suburban future land use categories based on the approval of the proposed map amendment to the Lee Plan. The concurrent River Hall rezoning application will ensure the Subject Property is developed at the density approved by this CPA request. The proposed increase of 434 dwelling units will allow for buffers, open space, recreational/amenities, and increased flexibility to allow for the protection of environmentally sensitive lands. The CPA's proposed density is compatible and consistent with the existing densities found in residential developments adjacent to the Subject Property east of Buckingham Road.

### **Growth Management**

The request is consistent with Goal 2, Objective 2.1 (DEVELOPMENT LOCATION), and the corresponding applicable Policies 2.1.1 and 2.1.2, which outline the intent to promote contiguous and compact growth patterns, contain urban sprawl, and prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities. While the acreage included in this request is within the Rural and Sub-Outlying Suburban FLU categories, adequate urban services not only exist, but are in place for development to proceed without negatively affecting natural resources or requiring additional infrastructure.

The existing urban services support the appropriateness for densities allowed by the Sub-Outlying Suburban, Outlying Suburban and Suburban categories in this location, and indicate the residential development intensification in this region, supported by the approved CPAs to increase density on adjacent properties, as a logical extension of existing development patterns and an efficient use of public infrastructure. The developments that recently went through a CPA, located to the west of the River Hall Project, were converted from the Sub-Outlying Suburban FLU designation to the Outlying Suburban designation.

The northern portion of the acreage included in this request (Amendment Area 1) abuts land within the Suburban FLU designation to the west. Its location adjacent to the Suburban FLU, access to urban services, and proximity to State Road 80 and future commercial substantiates the appropriateness of the Suburban category in this area. As such, both the existing Suburban and Outlying Suburban Future Land Uses that abut the River Hall Project's western boundary promote the increased density proposed by this request.

The proposed amendment will not result in urban sprawl, which is defined in the Lee Plan as "The uncontrolled, premature, or untimely expansion and spreading out of urban levels of density or intensity into out-lying, non-urban areas." Conversely, the proposed amendment will help to prevent leap-frogging of density into out-lying non-urban areas by permitting the additional density in a logical location as an extension of existing development patterns within the Community. The availability and current existence of urban services provides supporting evidence for development to take place in the proposed amendment areas, which will utilize and adhere to the strict regulations associated with the planned development process to deliver a quality product, which closely aligns with the needs and desires of the Fort Myers Shores Community.

The request is consistent with Objective 2.2 (DEVELOPMENT TIMING), which outlines the intent to direct new growth to future urban areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. The existing and future residential uses surrounding the property, and adequate urban services justify the timing of this map amendment, which will allow for medium to low-density development that will help fulfill housing needs in Lee County. A separate attached Public Facilities Impacts Analysis (Exhibit M15) and letters of determination of existing support facilities (Fire, EMS, Law Enforcement, Solid Waste, Mass Transit, Schools) further emphasize the adequacy of timing and support in place for the purposed development.

The project will comply with Objective 2.5 (HISTORIC RESOURCES). A Historical Resources Impact Analysis included with this submittal (Exhibit M14) delineating the location of the property regarding historical and culturally sensitive areas in Lee County. The Subject Property was found to be clear of any cultural or historical resources.

### **General Development Standards**

The request is consistent with Standard 4.1.1 (WATER), AND 4.1.2 (SEWER), and 4.1.4 (ENIRONMENTAL FACTORS).

The River Hall Project's existing and proposed density does not and will not exceed 2 dwellings units per acre through approval of the requested Amendment. However, the Subject Property is located within the LCU future water service area, according to Map 4-A of the Lee Plan, and as a result is required to connect to a public water system, in accordance with Standard 4.1.1. The project intends to tap into LCU for potable water service. A letter of availability from LCU is included with this submittal, demonstrating sufficient capacity within the Olga Water Treatment Plant.

Due to the development's location within the LCU future sewer service area, as shown on Map 4-B of the Lee Plan, it must connect to sewer utility if there is existing infrastructure adequate to accept the effluents of the development within ¼ mile from any part of the development, as required by Standard 4.1.2. The project intends to tap into City of Fort Myers Utilities for sewer service. A letter of availability from LCU is included with this submittal, demonstrating sufficient treatment capacity within the City of Fort Myers South Water Reclamation Facility.

Consistent with Standard 4.1.4, an Environmental Assessment Report is included with this submittal. The report analyzes environmentally sensitive areas of the site. The concurrent rezoning of the planned development will utilize a clustered development pattern ensuring the development is well-integrated, properly designed, functionally interconnected, and not impacting the natural and most environmentally sensitive areas of the site.

### **Residential Land Uses**

Pursuant to Goal 5 (RESIDENTIAL LAND USES) of the Lee Plan, the County needs "to accommodate the projected population of Lee County in the year 2045 in appropriate locations, guided by the Future Land Use Map, and in attractive and safe neighborhoods with a variety of price ranges and housing types." According to the Bureau of Economic

and Business Research (BEBR), the medium range population projection for Lee County anticipates a population increase from 750,493 in 2020 to 904,700 by 2030. This influx of an additional 154,207 residents further emphasizes the need to provide housing to accommodate the projected population growth for the area. Additionally, the Subject Property is located within Unincorporated Lee County (a sub-section of Lee County), which has housed approximately half of the County's total population from 2010 to 2020. As such, Unincorporated Lee County should anticipate garnering a large percentage of the County's total population increases year after year. The utilization of the Subject Property for some additional housing will assist in achieving this goal. Consistent with Policy 5.1.1, River Hall will be developed as a planned development. Furthermore, in alliance with Policy 5.1.3 – which emphasizes directing residential developments to locations near employment and shopping centers, parks and schools – the proposed development is proximate to SR 80 corridor growth and existing and future commercial nodes within 3 miles, public parks, and public schools to serve its residents.

The request is consistent with Policy 5.1.2, which outlines the intent to prohibit residential development where physical constraints or hazards exist. The Subject Property is outside of any Coastal High Hazard Area as delineated in Map 5-A of the Lee Plan. Through the Planned Development process, the proposed cluster development will provide the necessary environmental, historical, water quality, and infrastructure enhancement measures needed to ensure proper functionality and design.

Policy 5.1.6 calls for development regulations requiring high-density, multi-family, cluster, and mixed-use developments to have open space, buffering, landscaping, and recreation areas appropriate for their density and design. The River Hall Project is currently a clustered development plan and the companion rezoning to increase density and development regulations will provide for sufficient open space, preservation areas and recreational areas incorporated within the development.

Policy 5.1.7 requires that community facilities (such as park, recreational, and open space areas) in residential developments to be functionally related to all dwelling units and easily accessible via pedestrian and bicycle pathways. The proposed development has an existing centrally located amenity center facility with multi-access for all residents. Additionally, open space areas will meet or exceed requirements of the LDC, and passive recreational areas will be provided, such as a shared-use pathway network linked to interior sidewalks and any proposed pedestrian/bicycle facilities along State Road 80.

## **COMMUNITY PLANNING**

The Subject Property is identified within Lee Plan Map 2-A as being within the Caloosahatchee Shores Planning Community. Listed as Goal 21 within the Lee Plan (Caloosahatchee Shores Community Plan), the intent for the area outlines the need to “Protect the existing character, natural resources and quality of life in the Caloosahatchee Shores Community Plan area, while promoting new development, redevelopment and maintaining a more rural identity for the neighborhoods east of I-75 by establishing minimum aesthetic requirements, planning the location and intensity of future commercial and residential uses, and providing incentives for redevelopment, mixed use development and pedestrian safe environments.” The requested comprehensive plan map



amendment will reinforce this goal by promoting new residential development in an ideal location planned for growth. Additionally, and consistent with Policy 21.1.3, a Residential Planned Development (RPD) zoning application will be submitted concurrently with this future land use map amendment request for review. The RPD, through “appropriate conditions of approval,” will implement protection from inconsistent and incompatible urban development and ensure compatibility with the rural character through buffers and open space and a clustered development land use pattern.

### **TRANSPORTATION ELEMENT**

A Traffic Study prepared by David Plummer & Associates is included in this submittal as Exhibit M16. In summary, the study reveals that with or without the proposed Comprehensive Plan Map Amendment the resulting project will not:

- Cause additional needed improvements on the public road network, pursuant to the MPO 2045 (long range) Needs Plan;
- Warrant revisions to the County’s five-year CIP of FDOT’s five-year work program, based on the year 2026 (short-term) traffic analysis

Objectives 39.2, 39.6, and associated policies of the Transportation Element ensure coordination of land use development with planned transportation facilities appropriate for that area, resulting in increased mobility options and improving all modes of transportation. The concurrent rezone application, will ensure consistency with Policy 39.2.2 by providing connectivity and accessibility via incorporating pedestrian, bicycle, and alternative modes other than motor vehicles, while ensuring connection to the adjacent public right-of-way (Palm Beach Blvd/SR 80).

Consistent with Policies 39.6.1, 39.6.2, and 39.6.3, the proposed River Hall development, at time of Development Order, will ensure all necessary traffic management infrastructure and pedestrian/bicycle connections are in place. Providing proper access both internally as well as externally to the planned shared use path/sidewalk along Palm Beach Blvd per Map 3-D and connection with the Pine Island – Hendry Trail per Map 4-E of the Lee Plan.

### **COMMUNITY FACILITIES & SERVICES ELEMENT**

#### **Potable Water**

The Subject Property is currently located within the Lee County Utilities (LCU) service area based on the most recent Lee County Utilities Future Water Service Areas Map 4-A, dated November of 2021. The LCU Potable Water and Wastewater Availability Letter, dated August 31, 2021, indicates that potable water mains are in operation adjacent to the property and presently have sufficient capacity to service the 434 dwelling units proposed by this FLUM amendment.

In summary, LCU has sufficient potable water capacity to meet the needs of the requested amendment based on consistency with Policies 53.1.2 and 95.1.3, and pursuant to the LOA and supporting data presented as Exhibit M17.

## **Sanitary Sewer**

The Subject Property is located within the Lee County Utilities future sewer service area based on Lee Plan Map 4-B. The LCU Potable Water and Wastewater Availability Letter, dated August 31, 2021, indicates that sanitary sewer lines are in operation adjacent to the property and presently have sufficient capacity to service the 434 dwelling units proposed by this FLUM amendment.

In summary, LCU has sufficient sanitary sewer capacity to meet the needs of the requested amendment based on consistency with Policies 56.1.2 and 95.1.3, and pursuant to the LOA and supporting data presented as Exhibit M17.

## **Surface Water Management**

The Subject Property is located within the South Florida Water Management District's (SFWMD) Tidal Caloosahatchee Basin. Lee Plan Map 5-D shows the property within the Olga Creek Watershed area. The River Hall RPD has a current surface water management system on site and a surface water management permit on file with the South Florida Water Management District. There are existing wetlands on site. The existing and proposed system meets the applicable County's LOS Standard, which is as follows per Lee Plan Policy 95.1.3.4:

***Policy 95.1.3.4: Stormwater Management Facilities LOS: 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 Map3J) from the 25-year, 3-day storm event (rainfall) for more than 24 hours.***

A modified storm water management system will be provided for the property and will benefit the public through clearly defining storm water treatment methods, establishing maintenance accountability, and providing runoff attenuation consistent with Objective 60.1 and Policy 60.1.1. Treated runoff from the developed site will discharge to adjacent tidal creeks and rivers. The Lee County Public Facilities 2020 LOS and Concurrency Report (2020 Report) indicates that all watersheds within the county were studied and concluded that no evacuation routes located within these watersheds are expected to be flooded for more than a 24-hour period. Per the 2020 Report, Lee County states that all new developments receiving approval from SFWMD and in compliance with appropriate standards will be deemed concurrent with the Lee Plan's surface water management level-of-service standards.

The proposed development will seek and obtain all applicable South Florida Water Management District approvals, as well as comply with all Florida Administrative Code Chapter 62-330 standards to ensure consistency with the stated LOS standards per Policy 95.1.3.4 of the Lee Plan. Additionally, through the utilization of clustered development, the proposed development will ensure preservation of existing waterways and wetland habitats consistent with Policy 60.1.2.

Objective 60.4 outlines the intent to incorporate natural systems into surface water management systems to improve water quality, air quality, water recharge/infiltration, water storage, wildlife habitat, recreational opportunities, and visual relief. The proposed

development will provide Florida Friendly Landscaping vegetation, retention/detention lakes, and preserved wetlands and conservation easements. It will also provide a surface water management system that will incorporate natural flow ways through utilization of the existing wetland systems, complying with policies 60.4.1, 60.4.2, and 60.4.3.

### **PARKS, RECREATION & OPEN SPACE**

Pursuant to Section 10-415 of the LDC, the development is required to provide 40% open space with 50% of the required open space provided as indigenous native vegetation preserve areas. The clustered design and site layout of the MCP for the concurrent rezoning application allows a significant amount of land area to be provided for open space, meeting the LDC's requirements. These open spaces will encompass preserve areas, passive recreational areas, lakes, and buffers ensuring consistency with Goal 77 – requiring new development “to provide adequate open space for improved aesthetic appearance, visual relief, environmental quality, preservation of existing native trees and plant communities, and the planting of required vegetation.” Consistent with Policy 77.3.1, the development will provide more than half of the required 40% open space as existing native plant communities. Additionally, the project's clustered design incorporates “large, contiguous open space areas in the development design,” consistent with Policy 77.3.4.

### **CONSERVATION & COASTAL MANAGEMENT ELEMENT**

The Subject Property is not within the Coastal High Hazard Area or Coastal Building Zone, based on Lee Plan Map 5-A.

To ensure consistency with Goal 123 of the Lee Plan, an environmental assessment was conducted and a report by Passarella & Associates, Inc., dated October 2021 is included as part of this submittal (Exhibit M13). Consistent with Policies 123.1.5, 123.1.7, 123.2.2 and 123.2.4, the concurrent River Hall rezoning application's proposed clustered development, provides designated preserve areas and conservation easements. These preserves/conservation easements protect high quality wetlands, plant communities, and indigenous uplands, while addressing restoration and management of non-indigenous/invasive areas of the property. In addition, the preserves/conservation easements located in the eastern portion of the River Hall Project about a LAMSID Canal followed by Hickey Creek mitigation park (County owned conservation land), supporting “connectivity between public and private conservation and preservation efforts,” outlined in Policy 123.1.5.

Consistent with the intent of Policies 123.2.8, 123.2.9, 123.2.10, and 123.2.11, the River Hall Project is subject to a long-term plan, as approved by Lee County, to provide management and maintenance of the preservation areas and be designed to protect the natural character of adjacent nature preserves.

Lee Plan Goal 124 provides language to ensure adequate maintenance and enforcement for any development in wetlands that is cost-effective, complements federal and state permitting processes, and protects the fragile ecological characteristics of wetland systems. No lands with a wetland FLU designation are included in this request. As such, there will be no development related impacts to the River Hall Project's existing wetlands, by the requested FLUM amendment. The Project's provided wetlands and conservation areas will be reviewed for compliance with the Lee Plan during the rezoning process. The

use of a cluster development pattern on the urban and rural designated lands, included in this request, permits an increase in the Project’s density without impacting the project’s existing wetlands, preservation, and conservation areas. The development, as it moves through the permitting process, will be reviewed by the South Florida Water Management District and as a result will be consistent with overall Goal 124, Objective 124.1, and Policies 124.1.1 and 124.1.2.

The proposed CPA to the River Hall Project will be consistent with Lee Plan Goal 125, Objective 125.1, and Policies 125.1.2 and 125.1.3. The comprehensive plan map amendment and concurrent rezoning application review processes will ensure that water quality is maintained or improved through a comprehensive surface water management system, which will be modified if needed to support the additional 434 dwelling units. The proposed development will reduce nutrient loading and impacts to adjacent waterways; preserve high-quality wetlands; and eliminate the potential for hundreds of individual wells and septic systems by requiring connection to the adjacent potable water and sanitary sewer infrastructure.

### **HOUSING ELEMENT**

Consistent with Goal 135, the proposed amendment will help to provide adequate housing for existing and future residents of Lee County. The County’s objective is to work with private and public housing providers to ensure the types, costs, and locations of housing are provided to meet the needs of the County’s population, per Objective 135.1 of the Lee Plan. Southwest Florida is one of the state’s leading in-migration areas with Fort Myers being among one of the fastest growing metro areas in the nation, based on data from the U.S. Census Bureau. The County’s population is estimated to increase to approximately 900,000 by 2030 (8 years), pursuant to the University of Florida’s BEBR Projections of Florida Population by County 2025-2045, and will need additional dwelling units to be provided in unincorporated Lee County to meet the needs of the County’s existing and future residents. The proposed comprehensive plan amendment and companion rezoning will allow for up to 434 new housing units to help meet Goal 135 and the intent of Objective 135.1. The proposed amendment and companion rezoning is also consistent with Policy 135.1.9, which outlines the need to provide “a wide variety of allowable housing densities and types through the planned development process.”

### **PLANNING COMMUNITY ACREAGE ALLOCATION – TABLE 1(b) ANALYSIS & EFFECT ON POPULATION**

Lee Plan Policy 1.6.5 outlines, by reference Lee Plan Map 1-B and Table 1(b), the “proposed distribution, extent, and location of generalized land uses through the Plan’s horizon.” As discussed with Staff on February 1, 2022, there is adequate acreage within Table 1(b) at this time for the proposed River Hall CPA, which will be re-evaluated prior to development.

Lee County’s population projections will not be impacted negatively by the proposed Comprehensive Plan Amendment. There are 2.64 persons per household and an overall population of 618,754 (2010 Census) in Lee County, as estimated by the United States Census Bureau’s Quick Facts database. The Subject Property under the proposed map amendment and concurrent rezoning application, which caps density at 434 additional units, could accommodate approximately 1,146 additional persons (434 units x 2.64 persons per household).

Lee County's 2020 population estimate was 760,822 according to the United States Census Bureau QuickFacts. The County's 2030 projected population is 904,700 and 1,010,900 in the year 2040, according to the UFCLAS – Bureau of Economic and Business Research. Taking these projections into consideration, more than 50,000 dwelling units will be needed within the next 5 to 10 years, with over one third of those dwelling units needed in Unincorporated Lee County. The proposed map amendment and concurrent rezoning will provide 489 additional dwelling units that are compatible and complimentary to the surrounding community and support the future population growth in Lee County.

### **SANDSTONE AQUIFER**

The use of the Sandstone aquifer at the project site is permitted under South Florida Water Management District Irrigation Water Use Permit No. 36-04006-W. The irrigation system is permitted with the supply derived from the lake system with groundwater from the Sandstone and Lower Hawthorn aquifers discharged to the lakes as recharge. The permit has a source limitation on the Sandstone aquifer and allocates a maximum monthly usage of 16.76 million gallons (MG) and an annual use of 203.67 MG from the aquifer.

During the application and review process of the permit prior to development, computer impact analyses were conducted to determine the allowable allocation to be derived from each source. As the Sandstone aquifer is also a source for nearby domestic use, the allocation from the aquifer was limited to volumes that computer modeling showed did not create adverse impacts to adjacent users and that met the applicable SFWMD permitting criteria.

With respect to the Sandstone aquifer and the requirements of the Lee Plan policy 60.1.1 (POLICY 60.1.1: Require design of surface water management systems to protect or enhance the groundwater), the permitted use of the aquifer is as an irrigation source that discharges to the surface water system to recharge the water withdrawn from the lake system. The specific use of the Sandstone aquifer and the surface water system is balanced as there is no net change in the water levels in the lake system resulting from use of the Sandstone aquifer as the recharge from the aquifer is replacing an equal volume withdrawn for irrigation. The Sandstone aquifer on site is a confined aquifer that is separated from the water-table aquifer/surface water system by an approximately 40 foot thick confining unit (District Publication WS-35) which limits interaction between zones. Therefore, the interaction between the surface water management system and the Sandstone aquifer is negligible and has no net positive or negative effect. No changes to the allocation or use of the Sandstone aquifer are proposed.

The Lee Plan's Goal 126: Water Resources is to "Conserve, manage, and protect the natural hydrologic systems of Lee County to ensure continued water resource availability." The use of the Sandstone aquifer on site meets this goal and the requirements of policy 126.1.2 (POLICY 126.1.2: Recognize and encourage water and wastewater management practices that do not exceed the natural assimilative capacity of the environment or applicable health standards. Conservation and Coastal Management VII-16 November 2021 Water and wastewater management includes, but is not limited to, aquifer recharge, aquifer storage and recovery, reuse water, reverse osmosis, dual

water systems, use of low volume irrigation systems, use of water-conserving vegetation, and other conservation and recycling techniques.).

As noted, the impacts of the use of the Sandstone aquifer had been evaluated during the SFWMD permitting process. Computer modeling conducted during the permitting process done in 2005 and 2006 (Application No. 050531-4) assessed the impacts of Sandstone aquifer withdrawals at the maximum monthly withdrawals of 16.76 MG. The District noted in the Staff Report prepared for the permit that modeling data were consistent with the criteria set forth in Subsection 3.1.2 of the SFWMD Applicant's Handbook. The aquifer parameters for the Sandstone aquifer modeling were obtained from onsite pump tests and aquifer parameters determined from the testing. Withdrawals of the recommended maximum monthly allocation were simulated for 90 days with no recharge. The purpose of the analysis was to simulate withdrawals of the maximum monthly allocations during a 1-in-10 year drought scenario. The modeling results showed that the maximum drawdown as a result of the maximum monthly withdrawals from the Sandstone aquifer was 5.77 feet at a well node.

To assess the impacts on the regional Sandstone aquifer, a determination of the effect of the modeled drawdown on the Maximum Developable Limit (MDL) was undertaken. The assessment assumed a land surface elevation at the project site of approximately 13 feet NGVD. The top of the Sandstone in the vicinity of the site is approximately -50 feet NGVD (District Publication WS-35). The MDL, which is defined as water levels 20 feet above the top of the aquifer, is -30 feet NGVD. The lowest recorded water level in the Sandstone aquifer, obtained from USGS Monitor Well L-1975, located approximately 1.5 miles north of the site was 4.10 feet NGVD. The modeling results submitted under Application 050531-4 show a drawdown of approximately 5.8 feet in the aquifer at the project's wells as a result of the withdrawal of the permitted allocation, leaving approximately 28 feet of head above the MDL. Therefore, the potential for harm to occur to water resource availability of the Sandstone aquifer as a result of the withdrawal of the recommended allocation was considered minimal.

To assess the water levels in the Sandstone aquifer on site, two monitor wells were constructed in June 2019 at the northern and southern property boundaries (Figure 1). Monitoring data have shown that the minimum level in the aquifer on site during the period of record occurred in April 2021 at the northern monitor well location. The minimum level recorded was -2.43 feet NAVD (approximately -1.23 feet NGVD). The minimum recorded level was greater than 28 feet above the MDL.

The site is currently utilizing onsite resources to supply the irrigation demands of the project. The use of reclaimed water as an irrigation source has been investigated with Lee County Utilities. A July 2021 letter (River Hall Reuse 07-16-21) from Nathan Beal, Utilities Planning Manager, indicates that the Utility does not have the capability to supply reuse water to the site. The use of reclaimed water as an irrigation source will be considered for use in the future as it becomes available.

The project uses best management practices to limit unnecessary irrigation including the use of xeriscaping principles, soil moisture sensors, rain gauges, monitoring of site

conditions by qualified onsite personnel, and employs the use of calibrated totalizing flow meters on all withdrawal sources. The project limits water usage to mandated irrigation schedules and watering restrictions. In addition, all irrigation measures comply with the mandatory year-round landscape measures for Lee, Charlotte, and Collier Counties, per Chapter 40E-24, F.A.C. A compliance monitoring program is currently in place to monitor water levels and water quality within the source aquifers and the lake system.

| PREVIOUSLY REQUESTED AMENDMENT - AREA CHANGES |                          |        |                       |
|-----------------------------------------------|--------------------------|--------|-----------------------|
| Area                                          | Existing Future Land Use |        | Proposed Land Use     |
| 11.94                                         | Sub-Outlying Suburban    | 313.77 | Rural                 |
| 276.63                                        | Sub-Outlying Suburban    |        | Outlying Suburban     |
| 25.2                                          | Sub-Outlying Suburban    |        | Suburban              |
| 45.68                                         | Rural                    | 78.08  | Outlying Suburban     |
| 32.4                                          | Rural                    |        | Sub-Outlying Suburban |
| 391.85                                        |                          |        |                       |

| PREVIOUSLY REQUESTED AMENDMENT - EXISTING DENSITY |        |              |                  |
|---------------------------------------------------|--------|--------------|------------------|
| Proposed Land Use                                 | Ac     | Rate (du/ac) | Proposed Density |
| Suburban                                          | 0      | 6            | 0                |
| Outlying Suburban                                 | 0      | 3            | 0                |
| Sub-Outlying Suburban                             | 313.77 | 2            | 627.54           |
| Rural                                             | 78.08  | 1            | 78.08            |
| TOTAL                                             | 391.85 |              | 705.62           |

| PREVIOUSLY REQUESTED AMENDMENT - PROPOSED DENSITY          |        |              |                  |
|------------------------------------------------------------|--------|--------------|------------------|
| Proposed Land Use                                          | Ac     | Rate (du/ac) | Proposed Density |
| Suburban                                                   | 25.2   | 6            | 151.2            |
| Outlying Suburban                                          | 322.31 | 3            | 966.93           |
| Sub-Outlying Suburban                                      | 32.4   | 2            | 64.8             |
| Rural                                                      | 11.94  | 1            | 11.94            |
| TOTAL                                                      | 391.85 |              | 1194.87          |
| Amendment area (acres): 391.85                             |        |              |                  |
| Density increase above existing conditions (units): 489.25 |        |              |                  |

| REVISED AMENDMENT REQUEST - AREA CHANGES |                          |        |                       |
|------------------------------------------|--------------------------|--------|-----------------------|
| Area                                     | Existing Future Land Use |        | Proposed Land Use     |
| 11.94                                    | Sub-Outlying Suburban    | 313.77 | Rural                 |
| 276.63                                   | Sub-Outlying Suburban    |        | Outlying Suburban     |
| 25.2                                     | Sub-Outlying Suburban    |        | Suburban              |
| 32.14                                    | Rural                    | 35.9   | Outlying Suburban     |
| 3.76                                     | Rural                    |        | Sub-Outlying Suburban |
| 349.67                                   |                          |        |                       |

| REVISED AMENDMENT REQUEST - EXISTING DENSITY |        |              |                  |
|----------------------------------------------|--------|--------------|------------------|
| Proposed Land Use                            | Ac     | Rate (du/ac) | Proposed Density |
| Suburban                                     | 0      | 6            | 0                |
| Outlying Suburban                            | 0      | 3            | 0                |
| Sub-Outlying Suburban                        | 313.77 | 2            | 627.54           |
| Rural                                        | 35.9   | 1            | 35.9             |
| TOTAL                                        | 349.67 |              | 663.44           |

| REVISED AMENDMENT REQUEST - PROPOSED DENSITY               |        |              |                  |
|------------------------------------------------------------|--------|--------------|------------------|
| Proposed Land Use                                          | AC     | Rate (du/ac) | Proposed Density |
| Suburban                                                   | 25.2   | 6            | 151.2            |
| Outlying Suburban                                          | 308.77 | 3            | 926.31           |
| Sub-Outlying Suburban                                      | 3.76   | 2            | 7.52             |
| Rural                                                      | 11.94  | 1            | 11.94            |
| TOTAL                                                      | 349.67 |              | 1096.97          |
| Amendment area (acres): 349.67                             |        |              |                  |
| Density increase above existing conditions (units): 433.53 |        |              |                  |
| Density decrease from previous request (units): 55.72      |        |              |                  |