

PROPOSED TEXT CHANGES

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COMMUNITY DEVELOPMENT

**TABLE 1(b)
YEAR 2045 ALLOCATIONS**

Future Land Use Category		Unincorporated County	Planning District									
			District 1 Northeast Lee County	District 2 Boca Grande	District 3 Bonita	District 4 Fort Myers Shores	District 5 Burnt Store	District 6 Cape Coral	District 7 Captiva	District 8 Fort Myers	District 9 Fort Myers Beach	District 10 Gateway / Airport
Residential By Future Land Use Category	Intensive Development	1,483	-	-	-	17	-	21	-	238	-	-
	Central Urban	13,838	-	-	-	207	-	-	-	230	-	25
	Urban Community	22,739	813	453	-	475	-	-	-	-	-	150
	Suburban	14,913	-	-	-	1,950	-	-	-	80	-	-
	Outlying Suburban	3,648	25	-	-	490	13	3	429	-	-	-
	Sub-Outlying Suburban	1,731	93	-	-	330	-	-	-	-	-	227
	Commercial	-	-	-	-	-	-	-	-	-	-	-
	Industrial	15	-	-	-	-	-	-	-	-	-	6
	Public Facilities	-	-	-	-	-	-	-	-	-	-	-
	University Community	503	-	-	-	-	-	-	-	-	-	-
	Destination Resort Mixed Use Water Dependent	8	-	-	-	-	-	-	-	-	-	-
	Burnt Store Marina Village	2	-	-	-	-	2	-	-	-	-	-
	Industrial Interchange	-	-	-	-	-	-	-	-	-	-	-
	General Interchange	114	-	-	-	-	-	-	-	-	-	15
	General Commercial Interchange	-	-	-	-	-	-	-	-	-	-	-
	Industrial Commercial Interchange	-	-	-	-	-	-	-	-	-	-	-
	University Village Interchange	-	-	-	-	-	-	-	-	-	-	-
	New Community	2,104	1,115	-	-	-	-	-	-	-	-	989
	Airport	-	-	-	-	-	-	-	-	-	-	-
	Tradeport	3	-	-	-	-	-	-	-	-	-	3
	Rural	7,764	2338	2,431	-	800	730	-	-	-	-	-
	Rural Community Preserve	3,517	-	-	-	-	-	-	-	-	-	-
	Coastal Rural	1,338	-	-	-	-	-	-	-	-	-	-
	Outer Island	233	2	4	-	1	-	-	169	-	-	-
	Open Lands	2,186	153	-	-	-	257	-	-	-	-	-
	Density Reduction/ Groundwater Resource	6,974	131	-	-	-	-	-	-	-	-	-
	Conservation Lands Upland	-	-	-	-	-	-	-	-	-	-	-
	Wetlands	-	-	-	-	-	-	-	-	-	-	-
	Conservation Lands Wetland	-	-	-	-	-	-	-	-	-	-	-
Unincorporated County Total Residential		83,113	4,669	457	-	4,270	1,002	24	598	548	-	1,415
Commercial		8,916	300	53	-	450	27	9	125	150	-	1,216
Industrial		4,787	30	3	-	300	10	15	70	315	-	2,134
Non Regulatory Allocations												
Public		120,211	14,191	622	-	4,864	7,323	6	2,340	583	-	9,660
Active AG		21,944	5,500	-	-	240	90	-	-	-	-	2
Passive AG		13,685	5,500	-	-	615	100	-	-	-	-	485
Conservation		87,746	2,458	297	-	1,163	3,186	67	1,595	926	-	2,206
Vacant		26,118	1,145	28	-	733	766	8	103	17	-	88
Total		366,520	33,793	1,460	-	12,634	12,505	129	4,831	2,538	-	17,205
Population Distribution (unincorporated Lee County)		584,331	8,235	1,470	-	35,253	2,179	152	725	5,273	-	22,281

**TABLE 1(b)
YEAR 2045 ALLOCATIONS**

Future Land Use Category		Planning District											
		District 11 Daniels Parkway	District 12 Iona / McGregor	District 13 San Carlos	District 14 Sanibel	District 15 South Fort Myers	District 16 Pine Island	District 17 Lehigh Acres	District 18 Southeast Lee County	District 19 North Fort Myers	District 20 Buckingham	District 21 Estero	District 22 Bashore
Residential By Future Land Use Category	Intensive Development	-	-	-	-	801	1	30	-	376	-	-	-
	Central Urban	-	656	20	-	3,113	-	7,362	-	2,225	-	-	-
	Urban Community	-	978	1,318	-	863	540	17,034	-	-	115	-	-
	Suburban	-	2,566	2,069	-	1,202	659	-	-	6,387	-	-	-
	Outlying Suburban	1,253	438	-	-	-	502	-	-	406	-	90	-
	Sub-Outlying Suburban	-	-	13	-	-	-	-	-	145	66	-	950
	Commercial	-	-	-	-	-	-	-	-	-	-	-	-
	Industrial	-	3	3	-	3	-	-	-	-	-	-	-
	Public Facilities	-	-	-	-	-	-	-	-	-	-	-	-
	University Community	-	-	503	-	-	-	-	-	-	-	-	-
	Destination Resort Mixed Use Water Dependent	-	8	-	-	-	-	-	-	-	-	-	-
	Burnt Store Marina Village	-	-	-	-	-	-	-	-	-	-	-	-
	Industrial Interchange	-	-	-	-	-	-	-	-	-	-	-	-
	General Interchange	58	-	-	-	-	-	-	8	14	-	-	20
	General Commercial Interchange	-	-	-	-	-	-	-	-	-	-	-	-
	Industrial Commercial Interchange	-	-	-	-	-	-	-	-	-	-	-	-
	University Village Interchange	-	-	-	-	-	-	-	-	-	-	-	-
	New Community	-	-	-	-	-	-	-	-	-	-	-	-
	Airport	-	-	-	-	-	-	-	-	-	-	-	-
	Tradeport	-	-	-	-	-	-	-	-	-	-	-	-
	Rural	1,573	-	99	-	-	227	14	-	454	50	-	1,387
	Rural Community Preserve	-	-	-	-	-	-	-	-	-	3,517	-	-
	Coastal Rural	-	-	-	-	-	1,338	-	-	-	-	-	-
	Outer Island	-	2	-	-	-	55	-	-	-	-	-	-
	Open Lands	80	-	-	-	-	-	-	-	30	-	-	1,667
	Density Reduction/ Groundwater Resource	-	-	-	-	-	-	-	4,742	-	-	-	2,101
	Conservation Lands Upland	-	-	-	-	-	-	-	-	-	-	-	-
	Wetlands	-	-	-	-	-	-	-	-	-	-	-	-
	Conservation Lands Wetland	-	-	-	-	-	-	-	-	-	-	-	-
Unincorporated County Total Residential		2,964	4,650	4,024	-	5,982	3,322	24,440	4,750	10,035	3,748	90	6,125
Commercial		326	774	938	-	2,012	288	900	118	1,121	19	18	72
Industrial		5	198	387	-	566	67	218	215	244	4	2	4
Non Regulatory Allocations													
Public		3,214	4,898	6,364	-	5,883	4,831	20,267	17,992	10,117	3,052	653	3,351
Active AG		5	13	5	-	-	2,780	35	12,000	90	630	4	550
Passive AG		10	-	5	-	-	70	50	2,500	250	2,000	-	2,100
Conservation		1,677	9,786	2,232	-	211	15,489	1,077	41,028	1,607	382	1,465	895
Vacant		20	55	158	-	4	2,200	14,804	2,400	1,183	850	130	1,425
Total		8,221	20,374	14,114	-	14,658	29,047	61,791	81,003	24,649	10,684	2,362	14,523
Population Distribution (unincorporated Lee County)		14,322	44,132	54,615	-	76,582	13,431	162,245	17,369	110,722	5,951	741	8,653

NARRATIVE AND LEE PLAN ANALYSIS



Caloosa 80 Comprehensive Plan Amendment (Map & Text)

Lee Plan, State Policy Plan, Regional Policy Plan, Community Plan Area Consistency & Justification of the Proposed Amendment

Exhibits M12, M19, M20, M21

I. Request

Neal Communities of Southwest Florida ("Applicant") is requesting approval of a Large-Scale Comprehensive Plan Amendment to change the future land use (FLU) category of 92.71 +/- acres of the 192.3+/- acre site ("Property") from Rural to Sub-Outlying Suburban, and to add the Property to the Lee County Utilities, Future Water and Sanitary Sewer Service Areas. This request requires three map amendments to Lee Plan Maps 1A, Map 4A, and Map 4B. It also includes a text amendment to Table 1(b) to increase the residential acreage of land in the Sub-Outlying Suburban FLU category of District 1, Northeast Lee County.

The total Property owned by the Applicant is 192.3 acres. Currently, the majority of the site (99.6 acres) is within the Urban Community FLU category, which allows for 6 du/acre and commercial uses. The remaining 92.7 acres of the Property are designated as Rural and are limited to 1 du/acre.

The amendment will allow for the development of a maximum of 2 du/ac in the parcels proposed as Sub-Outlying Suburban. This would entail a maximum total of 721 dwelling units, well below the use and density limitations set forth in Lee Plan Table 1(a).

The proposed text amendment will ensure sufficient residential acreage is allocated to the Sub-Outlying Suburban FLU category of District 1 per Lee Plan Table 1(b) to support this request. There is existing available residential acreage within the Urban Community FLU category of District 1 as well as commercial acreage in District 1.

The Applicant has filed a companion Mixed Use Planned Development (MPD) rezoning application to further limit development of the Property to 721 dwelling units and up to 30,000 SF of neighborhood commercial retail along with accessory uses, and supportive infrastructure.

II. Existing Conditions & Property History

The Property is located south of Palm Beach Boulevard (SR 80) and east of Bateman Road and west of Goggin Road. The Property is currently zoned Recreational Vehicle Planned Development (RVPD) per Resolution No. Z-09-042 and is located within the Northeast Lee County and Alva Community Planning Areas. The Property is currently utilized as pastures. The RVPD zoning district permits the development of 417 RV site, including 121 transient and 296 non-transient RV sites, with associated accessory and subordinate uses, including limited commercial uses.

III. Surrounding Land Use Pattern

The Property is within an area characterized by rural and suburban development patterns. The surrounding land use pattern consists of public rights-of-way to the north and west, low-density single-family residential dwellings and pastures to the north, east, and south, and the Hickey Creek Mitigation Park to the west. Several developments are approved and/or permitted along SR 80 in proximity to the Property.

Lands in the immediate area are designated Rural, Conservation, as well as Urban Community to the south and northwest of the Property, and further to the east along SR 80. While there are significant lands in the area already in Urban Community, including the majority of the Property, the request is to allow for a “step down” or transition of density through the Sub Outlying Suburban FLU.

Table 1 below further defines the surrounding Future Land Use designations, zoning districts and existing land uses.

Table 1: Inventory of Surrounding Lands

	FUTURE LAND USE	ZONING DISTRICT	EXISTING LAND USE
NORTH	Rural	AG-2 (Agricultural)	Right of Way (Palm Beach Blvd.), single-family residential homes, pastures, restaurant, nursery
SOUTH	Urban Community, Rural	AG-2 (Agricultural)	Florida Power & Light easement, single-family residential homes, pastures
EAST	Rural	AG-2 (Agricultural)	Single-family residential homes, pastures
WEST	Conservation Lands - Upland	EC (Environmentally Critical)	Right-of-Way (Bateman Road), Hickey Creek mitigation park

IV. Public Infrastructure

As outlined in the application materials, the subject property is serviced or planned to be serviced by existing public infrastructure that can accommodate the proposed mix of residential and commercial uses.

The amendment proposes to add the Property to the Lee County Utilities, Future Service Areas for Water and Sanitary Sewer. Lee County Utilities has indicated adequate capacity to serve the project for potable water and sanitary sewer service (Exhibit M17).

The Property has frontage and access to SR 80, a state maintained arterial corridor connecting the east and west coasts of the state. The surrounding roadway network has adequate capacity as set forth in the accompanying Traffic Circulation Analysis prepared by TR Transportation Consultants, Inc. (Exhibit M15). There are adequate community facilities and services in the immediate vicinity of the project, including Fire, Law Enforcement, Schools, and Parks. Adequate EMS services are unavailable from the Lee County Public Safety Department. The Applicant is open to working with the County on Conditions to ensure that adequate service is available at the time of construction. Please refer to the enclosed infrastructure analysis and agency availability

letters (Exhibit M15, M16 & M17) for a complete description of available infrastructure and services to support the amendment request.

V. Proposed Amendment

The amendment request will allow for development of the Property as a residential community with a maximum of 721 units and up to 30,000 SF of commercial uses, along with associated infrastructure and amenities. The Applicant has submitted a companion MPD rezoning petition to implement the intended development program, while ensuring adequate protection to the environment and rural character of the area.

The current amendment requests for a change in FLU from Rural to Sub-Outlying Suburban, which allows for the increase in density to allow for a compact form of development where infrastructure exists to support new growth, while ensuring that the rural character of the community is preserved. The proposed FLU category restricts residential density to 2 units per acre, achieving a gradual reduction in densities from Urban Community that lies to the immediate west to the Rural lands to the east.

At the same time, the residential development introduces housing options in the community as well as commercial uses that could provide required services to the residents of the community and the adjoining rural areas, thereby reducing vehicle miles travelled and allowing for accessibility by bicycle and pedestrians in the project and immediate area.

The proposed development, being developed at a density greater than 2.5 du/ac is required to connect to a public water service, per the Lee Plan Standard 4.1.1. The amendment includes a request for the Property to be added to the Lee County Utilities, Future Water Service Areas. The gross density of the companion MPD is 4 du/acre, thereby exceeding this minimum threshold.

Further, the proposed text amendment requests that additional acreage be added to the Sub-Outlying Suburban FLU category in District 1, ensuring that the project is consistent with Table 1(b) of the Lee Plan.

VI. Compatibility/Protection of Rural Character

The MPD proposes several development standards and limitations to ensure the rural character of the Alva community is protected post-development. The proposed standards/conditions are as follows:

- Maximum of 721 dwelling units (below the allowable density under current Urban Community & Outlying Suburban future land use categories);
- The tracts are predominantly single-family and townhome dwelling types have been limited to the western portions of the site in the Future Urban-designated areas;
- Commercial uses will be limited per the proposed Schedule of Uses to serve the proposed development and nearby residential communities along Palm Beach Boulevard and in Alva.
- An 80-foot-wide buffer is proposed along Bateman Road for protection of existing single-family dwellings along the roadway. Access to this roadway is limited to

emergency only for first responders.

- Preserves are proposed along the SR 80 frontage to screen views of the community from the right-of-way and maintain rural vistas. A 15-foot-wide Type D buffer is proposed where the neighborhood commercial outparcel abuts SR 80. All other buffers exceed the LDC requirements via 40 to 45-foot-wide landscape buffers, unless existing preserve abuts the property line and existing vegetation will be retained to serve as the buffer.
- 108± acres of open space are proposed, which far exceeds the LDC requirements, and also exceeds the previous RVPD open space commitment by 8± acres.
- 38± acres of indigenous preserve (including credits) are proposed, which exceeds the LDC requirements, and also exceeds the previous RVPD indigenous preserve commitment by 9± acres.

VII. Lee Plan Consistency & Community Plan Area Consistency

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

POLICY 1.1.4: The Urban Community future land use category are areas characterized by a mixture of relatively intense commercial and residential uses. The residential development in these areas will be at slightly lower densities than other future urban categories described in this plan. As vacant properties within this category are developed, the existing base of public services will need to be maintained which may include expanding and strengthening them accordingly. As in the Central Urban future land use category, predominant land uses in this category will be residential, commercial, public and quasi-public, and limited light industrial with future development encouraged to be mixed use, as described in Objective 11.1, where appropriate. The standard density range is from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre) Future Land Use II-2 November 2021 du/acre), with a maximum total density of ten dwelling units per acre (10 du/acre). The maximum total density may be increased to fifteen dwelling units per acre (15 du/acre) utilizing Greater Pine Island Transfer of Development Units.

RESPONSE: Roughly 99 acres of the Property lies within the Urban Community future land use category. The proposed maximum density of 721 units is within the density limits per the calculations provided in this application. Further, the proposed residential and commercial uses are consistent with the intent of this policy and will be limited to the proposed Schedule of Uses. The denser townhome product is sensitively located on in the Urban Community portion of the site. No intensive commercial uses or light industrial uses are proposed in compliance with this policy.

POLICY 1.1.11: The Sub-Outlying Suburban future land use category is characterized by low density residential areas. Generally, the infrastructure needed for higher density development is not planned or in place. This future land use category will be placed in areas where higher densities would be incompatible or where there is a desire to retain a low-density community character. Industrial land uses are not permitted. The standard density range is from one dwelling unit per acre (1 du/acre) to two dwelling units per acre (2 du/acre). Bonus densities are not allowed.

In compliance with this policy, the Property is located in a suburban area of the County, with less dense development. One of the parcels comprising the Property has an Urban Community FLU designation, which allows development of 6 du/ac as evidence of the transitioning nature of this area. By changing the FLU designations of the eastern two parcels from Rural to Sub-Outlying Suburban, there will be a gradual decrease in densities from west to east. While this allows for the increase in density necessary to achieve the Client's compact development program and make appropriate use of available infrastructure, it still ensures a low-density community character, with a net increase of only 1 du/ac across 89.65 acres or 90 units.

Goal 2: GROWTH MANAGEMENT. To provide for an economically feasible plan which coordinates the location and timing of new development with the provision of infrastructure by government agencies, private utilities, and other sources.

The Property is partially located in an urban area pursuant to the underlying Urban Community future land use category. The Property abuts and has direct access to a 4-lane state-maintained arterial roadway. The application proposes to extend water and sewer to the site providing for centralized utility service via water and wastewater treatment plants with capacity to serve the project. The development will be served by the Alva Fire District and the Lee County Sheriff's Office. The proposal to convert the Rural portion of the Property to Sub-Outlying Suburban will accommodate slightly higher densities and make efficient use of infrastructure and services. The request also provides private investment in the County's infrastructure system that will help to reduce reliance on wells and septic tanks in the general area.

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

The proposed development would result in a contiguous and compact growth pattern. As noted above, the majority of the Property is within Urban Community. The request will allow for additional density and provides infrastructure in an area that Lee County Utilities is able and interested in serving. An existing RVPD zoning approval authorizes development of the residential uses and ancillary commercial uses. The applications filed by the Applicant will allow connection to water and sewer, increased residential density, and commercial uses that will serve not only the residents but the surrounding rural community that is in need of additional retail and services. The applications also protect natural resources by preserving wetlands, reconfiguring the lake system, and providing for expansive perimeter buffers.

Objective 2.2: DEVELOPMENT TIMING. Direct new growth to those portions of the future urban areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. Development orders and permits (as defined in §163.3164, Fla. Stat.) will be granted only when consistent with the provisions of §163.3202(2)(g) and §163.3180, Fla. Stat. and the concurrency requirements in the LDC.

As noted above, the majority of the Property is within the Future Urban Area. The request will allow for the transition of the already approved RV to residential dwellings and commercial development program. The mix of uses will allow for the proposed

neighborhood commercial to reduce vehicle miles travelled in the Alva area. LCU has indicated ability to serve the project for both water and sewer, thereby allowing for the expansion of infrastructure along a major arterial corridor, and reducing reliance on wells, septic and/or private wastewater treatment facilities. Other infrastructure and services are available to serve the project per the letters of availability provided.

STANDARD 4.1.1: WATER.

1. *Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development in excess of 30,000 square feet of gross leasable (floor) area per parcel, must connect to a public water system (or a "community" water system as that is defined by Fla. Admin. Code R. 62-550)*
- ...
6. *If a development lies outside any service area as described above, the developer may:*
 - *request that the service area of Lee County Utilities or an adjacent water utility be extended to incorporate the property;*
 - *establish a community water system for the development; or*
 - *develop at an intensity that does not require a community water system.*

The proposed development of the Property is 721 dwelling units on 192.3 acres, for a total gross density of 3.75 du/acre. The amendment proposes to add the Property to the Lee County Utilities Service Area Maps, Future Service Areas for Sanitary Sewer and Potable Water as contemplated by subsection 5 of this policy. Lee County Utilities has indicated adequate capacity to serve the project per the attached letter of availability.

The public benefit of the utilities expansion to the subject property includes reduction of reliance on individual wells and septic tanks in an area proximate to the Caloosahatchee River and significant natural resources (Hickey Creek Mitigation Park). It is understood that the City of LaBelle and Hendry County are extending utilities from the City of LaBelle to the Lee/Hendry County line along SR 80. The proposed expansion will help fill a gap in utility service along this important growth corridor. Therefore, the amendment is consistent with this policy.

POLICY 5.1.5: Protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. Requests for conventional rezonings will be denied in the event that the buffers provided in Chapter 10 of the Land Development Code are not adequate to address potentially incompatible uses in a satisfactory manner. If such uses are proposed in the form of a planned development or special exception and generally applicable development regulations are deemed to be inadequate, conditions will be attached to minimize or eliminate the potential impacts or, where no adequate conditions can be devised, the application will be denied altogether. The Land Development Code will continue to require appropriate buffers for new developments.

The proposed amendment is requesting a change in the FLU designation from Rural to Sub-Outlying Suburban. The proposed FLU designation does not permit commercial or industrial development, that could be destructive to the low-density, rural character of the area. Further, through the companion MPD rezone, non-residential uses are further restricted to specific neighborhood commercial uses that would serve the residential community. Roughly 4.5 acres of the project are to be dedicated towards 30,000 SF of neighborhood commercial uses and are

appropriately oriented to the intensive SR 80 frontage. Per the companion rezone, this proposed MPD is planned with adequate buffering from adjoining residential uses that meet the requirements of the Land Development Code (LDC).

Objective 17.3: PUBLIC INPUT. To provide opportunities for public input as part of the comprehensive plan and land development code amendment process.

The Applicant has scheduled a public meeting in Alva on December 10th and a summary of the public meeting will be provided at that time.

GOAL 27: NORTHEAST LEE COUNTY COMMUNITY PLAN. Maintain, enhance, and support the heritage and rural character, natural resources, and agricultural lands. Alva and North Olga will work cooperatively toward this goal through the objectives and policies that follow, and through their individual community plans.

The proposed amendment will maintain the rural character through substantial perimeter buffers, clustering of development around protected wetlands and native preserve, and 40' wide setback/vegetative buffer adjacent to Hickey Creek Mitigation Park. The Property is permitted a maximum of 692 RV lots per the underlying future land use map as it exists today. The transition to 721 residential dwelling units is a nominal increase to this allowable density and provides improved compatibility with surrounding single-family dwellings. The proposed commercial uses are also permitted today per the underlying Urban Community future land use on the western portion of the site.

The proposed amendment will result in an enhanced quality of life for existing and future residents through the extension of centralized utility services, which will reduce reliance on private wells and septic tanks, which pose an environmental risk to the groundwater and surface waters. The proposed neighborhood commercial uses will be limited by the companion MPD zoning petition to ensure the uses are appropriate for the rural community, low intensity in nature, and are designed in buildings that achieve the Old Florida architectural vernacular preferred by the Alva Community.

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

A detailed environmental assessment for the project site was conducted by BearPaws Environmental Consulting and is included in the application materials. The companion rezoning will provide for protection of natural resources by preserving on-site wetlands, providing native preserve in accordance with the LDC, and implementing expansive perimeter buffers, including a 40-foot-wide buffer adjacent to Bateman Road/Hickeys Creek Mitigation Park. When combined, the proposed design will fully comply with the above policy. Moreover, the extension of utilities will reduce the number of private wells and septic tanks in the area, and provide centralized public utilities to this site, which is preferred when compared to a private, on-site wastewater treatment facility.

OBJECTIVE 28.1: RURAL CHARACTER. Maintain and enhance the rural character and environment of Alva through planning practices that: 1. Manage growth and protect Alva's rural nature. 2. Maintain agricultural lands and rural land use patterns. 3. Provide needed community facilities, transportation systems, and infrastructure capacity. 4. Protect and enhance native species, ecosystems, habitats, natural resources, and water systems. 5. Preserve Alva's historic places and archaeological sites.

The majority of the Property is located in the Urban Community future land use, which is a future urban area per the Lee Plan. The proposed amendment and companion MPD rezone will increase the allowable density to 721 residential dwelling units. The commercial component of the project is permitted today per the underlying Urban Community future land use. The extension of utilities will provide community facilities to the immediate area and allow more areas to be served by centralized public utilities. The applications will allow for an appropriate transition of growth from west to east and a nominal increase in allowable density. The plan also protects natural resources, including on-site wetlands and uplands, as detailed in this application, as well as the companion MPD rezone. There are no current historic and/or archeological sites located on the development.

The rural character of Alva/Northeast Lee County is also addressed through the design of the project as shown on the companion Planned Development Rezone Master Concept Plan. Expansive buffers and preserve areas along all publicly visible perimeters. Wetland and upland preserve areas will ensure views from SR 80 and Bateman Road are of native vegetation as opposed to development. The proposed development will provide improved compatibility with surrounding single-family residences and provides open space adjacent to surrounding properties and publicly owned preserve areas. Densities are lower than the maximum attainable with the underlying Urban Community and proposed Sub-Outlying Suburban categories and do not represent the "maximum" attainable densities. Lastly, the proposed commercial uses are low intensity and sized to serve the community and surrounding rural area with neighborhood scale goods and services.

POLICY 28.1.4: New industrial activities or changes of land use that allow future industrial activities, not directly associated with Alva's commercial agriculture, are prohibited in Alva.

The proposal requests a change of FLU from Rural to Sub-Outlying Suburban. Industrial uses are not permitted in this FLU category per Policy 1.1.11. Further, only neighborhood commercial uses, that could benefit the residents and surrounding neighborhoods are being proposed through the companion MPD rezone.

POLICY 28.2.2: Future land use amendments that would increase the allowable total density of Alva are discouraged and must demonstrate consistency with the objectives and policies of this goal through concurrent planned development rezoning. Future Land Use Map amendments that would decrease the allowable total density of Alva and that are otherwise consistent with the objectives and policies of this goal are encouraged.

While the proposed FLU amendment looks to increase the allowable total density of Alva, it is accompanied by a planned development rezoning to MPD. Through this companion rezoning petition, the objectives and policies of the Alva Community

Plan Goal to enhance the rural, historic and agricultural character and protect natural resources will be met. The rezone establishes development standards, along with protection of natural resources. Impacts to existing wetlands on the Property are minimized through establishment of preserve areas. Further, adequate buffering is proposed along Bateman Road, adjacent to the Hickey Creek Mitigation Park. The proposed development will be clustered to ensure adequate open space on the Property.

Further, the FLU amendment is to change the designation of part of the Property from Rural to Sub-Outlying Suburban. The remainder of the Property is already designated as Urban Community, allowing for development of up to 6 du/ac. While there is a proposed increase in density to allow for financial feasibility of the project, the change to the Sub-Outlying Suburban designation only creates an increase of 93 units across the 192.3 +/- project. The Sub-Outlying Suburban FLU designation is specifically designed for places "where there is a desire to retain a low-density community character" per Policy 1.1.11 of the Lee Plan. This designation would allow for densities to gradually decrease from Urban Community to the adjoining Rural.

OBJECTIVE 28.5: NATURAL RESOURCES AND ENVIRONMENTAL SYSTEMS. To enhance, preserve, protect, and restore the physical integrity, ecological standards, and natural beauty of the Alva Community Plan area.

A detailed environmental assessment for the project site was conducted by Kimley-Horn. The amendment and companion MPD protect natural resources, including on-site wetlands and uplands, as detailed in this application, as well as the companion MPD rezone. There are no current historic and/or archeological sites located on the development.

The plan also protects natural resources, including on-site wetlands and uplands, as detailed in this application, as well as the companion MPD rezone. There are no current historic and/or archeological sites located on the development. been protected to ensure natural beauty on the property while also maintain the rural character of Alva Community.

POLICY 28.5.3: All new development and redevelopment must maintain compliance with State of Florida mandated Total Maximum Daily Load (TMDL) requirement for designated water bodies.

The Applicant will remain compliant with State of Florida mandated Total Maximum Daily Load requirement. Total Maximum Daily Loads (TMDLs) adopted under Chapter 62-304, F.A.C., that interpret the narrative water quality criterion for nutrients in paragraph 62-302.530(47)(b), F.A.C., for one or more nutrients or nutrient response variables. This will be thoroughly evaluated during the South Florida Water Management (SFWMD) permitting process, and an environmental resource permit (ERP) will not be issued unless the project design demonstrates compliance with these requirements.

POLICY 28.5.4: New development and redevelopment in or near existing and potential wellfields must: 1. Be designed to minimize the possibility of contaminating groundwater during construction and operation. 2. Comply with the Lee County Wellfield Protection Ordinance.

There are no wellfields on the Property. Please see attached stormwater management narrative describing the lake design and its consistency with Lee County's groundwater protection regulations. Moreover, the lakes have been redesigned since the original zoning approval to break the large central lake previously approved into smaller lakes to better protect the groundwater within and abutting the property.

POLICY 28.5.5: Provide educational programs or materials on energy conservation, energy efficiency, greenhouse gas emission reductions, solid waste management, hazardous waste, surface water runoff, septic maintenance, water conservation, Florida Friendly Landscaping, green building, cultural resources, history, etc.

This policy is not applicable to individual developments.

POLICY 28.1.1: Evaluate and identify appropriate commercial areas with a focus on the rural village area.

The commercial uses proposed on the Property will be along SR 80. SR 80 is a 4-lane arterial roadway, that will provide a strategic location for neighborhood commercial uses. Further, sidewalks and a shared-use path are planned for the portion of SR 80 within the Alva Community (Map 3-D), allowing for pedestrian access from surrounding neighborhoods.

GOAL 60: COORDINATED SURFACE WATER MANAGEMENT AND LAND USE PLANNING ON A WATERSHED BASIS. To protect or improve the quality of receiving waters and surrounding natural areas and the functions of natural groundwater aquifer recharge areas while also providing flood protection for existing and future development.

The development has conserved the on-site wetlands, which aid in flood protection. The proposed lake system will be designed in accordance with the SFWMD requirement to ensure water is retained on-site until water quality meets minimum standards, at which time water will slowly attenuate off-site at flow rates approved by the district.

GOAL 61: PROTECTION OF WATER RESOURCES. To protect the County's water resources through the application of innovative and sound methods of surface water management and by ensuring that the public and private construction, operation, and maintenance of surface water management systems are consistent with the need to protect receiving waters.

The site will contain 20± acres of lakes that will be maintained properly in accordance with the Lee County Land Development Code. The surface waters and groundwater resources of the County shall be protected to ensure that their biological, ecological, and hydrological functions are maintained, conserved, or improved.

POLICY 77.3.7: New development and redevelopment in areas containing a component of the greenways trail system, as identified by the Lee County Greenways Master Plan, must incorporate the greenway trail into their development design. In addition to counting towards the project's general open space requirements, developments constructing the onsite portions of the greenway trail will be eligible for community and regional park impact fee credit.

The site is located on Palm Beach Blvd which is located on the Lee County Greenways map of the Lee Plan Map 22. According to Map 22, Palm Beach Blvd. is located on the Pine Island Hendry Trail on shared use path. However, the greenway trail is located outside of the property and will not be incorporated inside the development design.

Policy 124.1.1: Ensure that development in wetlands is limited to very low density residential uses and uses of a recreational, open space, or conservation nature that are compatible with wetland functions. The maximum density in the Wetlands category is one unit per 20 acres, except that one single family residence will be permitted on lots meeting the standards in Chapter XIII. Owners of wetlands adjacent to Intensive Development, General Interchange, Central Urban, Urban Community, Suburban, New Community, Outlying Suburban, Sub-Outlying Suburban, and Rural future land use categories may transfer dwelling units from preserved freshwater wetlands to developable contiguous uplands under common ownership at the same underlying density as permitted for those uplands.

The site contains approximately 8.74 acres of wetlands. These wetlands are planned to be protected and designated within the preserve areas on the companion MPD rezone's MCP. The project will ensure preservation of environmental resources through preservation of wetlands and other sensitive lands, and stormwater management. Development will be clustered to ensure open space as well as adequate buffering, particularly along Bateman Road, adjacent to the Hickey Creek Mitigation Park.

POLICY 124.1.2: The County's wetlands protection regulations will be consistent with the following: 4. Every reasonable effort will be required to avoid or minimize adverse impacts on wetlands through the clustering of development and other site planning techniques. On- or off-site mitigation will only be permitted in accordance with applicable state standards.

The proposed development protects on-site wetlands, by designation of preserve areas through the companion MPD Rezone.

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

Prior to future development activities on the Property, the Applicant will obtain the requisite Environmental Resource Permit (ERP) from the South Florida Water Management District, and all other applicable state agencies. The site design will ensure pretreatment of stormwater prior to discharge off-site.

Policy 126.1.1: Natural water system features which are essential for retention, detention, purification, runoff, recharge, and maintenance of stream flows and groundwater levels shall be identified, protected, and managed.

The development has conserved the wetlands and natural preserve on property. The proposed lakes will provide flooding runoff and further protection for the proposed development. The natural water system features such as the surface waters and groundwater levels will be identified, protected and managed.

Policy 126.1.4.: Development designs must provide for maintaining or improving surface water flows, groundwater levels, and lake levels at or above existing conditions.

The proposed lakes will provide flooding runoff and further protection for the proposed development. the surface waters and groundwater resources of the County shall be protected to ensure that their biological, ecological, and hydrological functions are maintained, conserved, or improved.

VIII. Adjacent Local Governments

The subject property is located entirely within Lee County.

VII. State Comprehensive Plan Consistency

The proposed amendment is consistent with the State Comprehensive Land Use Plan's intent to ensure protection of natural resources while providing housing opportunities. Specifically, the amendment is consistent with the following guiding policies:

Housing. The public and private sectors shall increase the affordability and availability of housing for low-income and moderate-income persons, including citizens in rural areas, while at the same time encouraging self-sufficiency of the individual and assuring environmental and structural quality and cost-effective operations.

The proposal will allow for housing opportunities while also ensuring clustering through the Planned Development zoning to minimize impacts on wetlands and the adjacent Hickey Creek Mitigation Park through designation of preserve areas and buffers, as demonstrated on the MCP included in the companion MPD rezone petition. The amendment will allow for slightly higher densities to accommodate the demand for housing options in Lee County, in an area that fronts a major state corridor and where surrounding densities/intensities support the change.

Land Use. In recognition of the importance of preserving the natural resources and enhancing the quality of life of the state, development shall be directed to those areas which have in place, or have agreements to provide, the land and water resources, fiscal abilities, and service capacity to accommodate growth in an environmentally acceptable manner.

There is service capacity in place to serve the project in terms of potable water, sanitary sewer service, solid waste, law enforcement, fire, parks, and school services. The Applicant will work with County regarding EMS services. Further, through the companion MPD rezone petition, the project will ensure preservation of environmental resources through preservation of wetlands and other sensitive lands, and stormwater management. Development will be clustered to ensure open space as well as adequate buffering, especially along Bateman Road, adjacent to the Hickey Creek Mitigation Park.

Transportation. Florida shall direct future transportation improvements to aid in the management of growth and shall have a state transportation system that integrates highway, air, mass transit and transportation.

The project is serviced by an arterial roadway, SR 80. Pedestrian access options through a shared use path and sidewalks are planned for the area (Map 3-D).

Natural Systems & Recreational Lands. Florida shall protect and acquire unique natural habitats and ecological systems, such as wetlands, tropical hardwood hammocks, palm

hammocks, and virgin longleaf pine forests, and restore degraded natural systems to a functional condition.

The site is an active agricultural pasture with just 8.74 acres of wetlands. Approximately 4.94 acres of these wetlands are planned to be protected and designated within the preserve areas on the companion MPD rezone.

VIII. Regional Policy Plan Consistency

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

Housing Element

Goal 2: Southwest Florida will develop (or redevelop) communities that are livable and offer residents a wide range of housing and employment opportunities.

The proposed amendment will expand housing opportunities through a clustered residential development. Further, 30,000 SF of commercial uses on the property will help provide services to the residents of the park as well as the neighboring rural communities.

Natural Resources Element

Goal 4: Livable communities designed to improve quality of life and provide for the sustainability of our natural resources.

The proposed amendment and companion rezoning application will provide for stormwater management infrastructure to ensure protection of the wetlands located within the Property.

Regional Transportation

Goal 2: Livable communities designed to affect behavior, improve quality of life and responsive to community needs.

The property is serviced by The property is serviced by Palm Beach Boulevard (SR 80), a county-maintained 4-lane arterial roadway. As demonstrated in the Traffic Circulation Analysis by TR Transportation Consultants, Inc., there is adequate capacity available to serve the project. Further, the strategic location of neighborhood commercial uses in the project will serve the future residents of the development as well as surrounding rural residential areas.

IX. Conclusion

The proposed Comprehensive Plan Text and Map Amendments are to allow for an increase in density and to add the Property to the Lee County Utilities service areas for water and sanitary sewer. These amendments will allow for a change to the existing RVPD zoning on the Property, through the companion MPD rezone application. The application is consistent with the Lee Plan, the State Comprehensive Plan, and Regional Policy Plan. The Applicant respectfully requests approval of this petition and reserves the right to make any changes to the request during the review process.

CALOOSA 80 INDIGENOUS HABITAT MANAGEMENT PLAN



CALOOSA 80

**LEE COUNTY
INDIGENOUS SPECIES MANAGEMENT PLAN**

November 2024

Prepared for:
NEAL COMMUNITIES
5800 LAKEWOOD RANCH BLVD
SARASOTA, FL 34240

Prepared by:
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1800 2ND STREET, SUITE 900
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INTRODUCTION

Kimley-Horn has prepared the indigenous habitat management plan on behalf of Neal Communities ("Applicant") for the approximately 192.36-acre project area known as "Caloosa 80" located east of Bateman Road and south of SR 80 in Sections 29 and 30, Township 43, Range 27 East, Lee County. Improved habitats within the project area consist of improved pasture, woodland pasture, an electrical power transmission line easement, and cattle ponds. Indigenous native habitats onsite include herbaceous rangeland, palmetto prairie, pine flatwoods, pine – mesic oak, and freshwater marshes.

The Lee Plan defines rare and unique wetland habitats as "High-quality native upland habitats categorized as "mature" due to the absence of severe impacts caused by logging, drainage, and exotic infestation". Due to the disturbed nature of the site and historical agricultural use of the property, there are upland habitats that meet these criteria located within the project area.

The goal of this plan is to preserve, enhance, and restore 26.42± acres of wetland and upland habitat to meet the requirements of the Lee County Land Development Code (LDC) Chapter 10-415. Exotics (as defined by the Florida Exotic Pest Plant Council's List of Invasive Species, Categories 1 and 2), which are present within the proposed preserves, will be removed to re-establish functional wetland and upland ecosystems.

PRESERVATION AND RESTORATION PLANS

Wetland Preservation

Approximately 4.93 acres of wetlands (FLUCCS 641) will be preserved as shown on the attached Preservation and Impact Map. Exotic vegetation will be treated and/or removed per the Initial Exotic Vegetation Treatment section below.

Upland Preservation

Approximately 17.42 acres of indigenous native uplands (FLUCCS 310, 411 and 414) will be preserved as shown on the Preservation and Impact Map. Exotic vegetation will be treated and/or removed per the Initial Exotic Vegetation Treatment section below.

Upland Restoration

Approximately 4.07 acres of improved pasture (FLUCCS 211) uplands will be restored as shown on the attached Preservation and Impact Map. Exotic vegetation will be treated and/or removed per the Initial Exotic Vegetation Treatment section below. The upland restoration area will then be planted with native ground cover, shrubs, and trees, as listed in the Upland Restoration Planting Plan (Table 1). The community structure is based on the mix of slash pine and oak species within the adjacent habitat. The final species list will be based upon site specific conditions and on plant material availability at the time of planting.

Table 1: Upland Restoration Planting Plan

Community Structure	Scientific Name	Common Name	Sizing	On-Center Spacing
Pine – Mesic Oak (FLUCCS 414)	<i>Pinus elliotti</i>	Slash pine	7-gal/15-gal	20'
	<i>Quercus virginiana</i>	Live oak	7-gal/15-gal	20'
	<i>Callicarpa americana</i>	Beautyberry	3-gal	10'
	<i>Myrica cerifera</i>	Wax myrtle	3-gal	10'
	<i>Serenoa repens</i>	Saw palmetto	3-gal	10'
	<i>Muhlenbergia capillaris</i>	Muhly grass	1-gal	3'
	<i>Spartina bakeri</i>	Sand cordgrass	1-gal	3'
	<i>Tripsacum floridana</i>	Dwarf fakahatchee	1-gal	3'

Initial Exotic Vegetation Treatment

All exotic and nuisance species (defined per LDC Sec. 10-420(f) and Category I and II species on the Florida Exotic Pest Plant Council's List of Invasive Species) within the upland and wetland preservation areas will be treated. A vegetation removal permit associated with the development order is required for the initial exotic vegetation treatment.

An initial eradication of nuisance and exotic vegetation within wetlands will be performed with the intent to remove as much biomass as possible without further impacting the wetlands. Nuisance and exotic vegetation will be controlled and removed if the cover of the species exceeds the levels outlined in the Ecological Performance Standards Section below. Invasive vegetation, such as primrose willow (*Ludwigia peruviana*), and cattails (*Typha* spp.), will be treated in place with aquatic approved herbicides, and larger woody species, such as Brazilian pepper (*Schinus terebinthifolia*), will be removed by hand-clearing methods. This will include stump cutting, herbicide treatment of the stump, and removal of the above ground biomass from the area. No machinery will be used within the wetland areas. All herbicide applications will be done under the supervision of a state-certified herbicide applicator with appropriate natural areas or aquatic certifications.

Invasive vegetation within uplands will be removed by both mechanical and hand clearing methods. If extraction methodologies will result in significant alteration of natural soils, vegetation or elevations within the Open Space areas, the invasive vegetation will be stump cut. The cut stumps will be treated with herbicide and the above ground biomass will be removed from the area for disposal. Chemical control will be used annually to treat nuisance and exotic species if the cover of the species exceeds 5 percent. All herbicide applications will be done under the supervision of a state-licensed herbicide applicator with appropriate natural areas or aquatic certifications. Management as described in this section will occur in preservation and conservation areas as appropriate.

Ecological Performance Standards

To meet the objective of this plan, the following performance standards will apply to the onsite wetland and upland preservation and restoration areas:

1. At least 80 percent cover by appropriate wetland species (i.e. facultative wet or obligate) within the wetlands and 80 percent coverage by appropriate upland species in the upland preservation and restoration areas.
2. The preservation areas are free of exotics immediately following maintenance treatment events. All exotic and nuisance species (defined as Category I and II species on the Florida Exotic Pest Plant Council's List of Invasive Species) within these wetlands will be treated. The nuisance species dog fennel (*Eupatorium capillifolium*), Caesar weed (*Urena lobata*), primrose willow (*Ludwigia peruviana*), grape vine (*Vitis* sp.), and cattail (*Typha* spp.) as well as exotic species shall total less than five percent combined between maintenance events.
3. Monitoring of the preserve areas shall be conducted for a minimum of 5 years with annual reports submitted to the County. After the initial restoration plantings described above, if the appropriate native species do not achieve 80% coverage within the initial two years of the monitoring program, supplemental native species shall be planted in accordance with the maintenance program.
4. The preserve areas shall be maintained in perpetuity to ensure coverage by native desirable vegetation and the target habitat types and success criteria are maintained as specified in the permit.

These performance standards will be achieved by the end of the five-year monitoring period.

Long Term Management

Maintenance activities will initially be the responsibility of the developer/owner, until an active Homeowners Association (HOA) has been established. Upon establishment, maintenance responsibilities will then be delegated to the HOA.

Adaptive Management

If during monitoring of the onsite preservation area, areas do not appear to be trending toward meeting the above ecological performance standards, the methods for treating exotic vegetation will be re-evaluated.

Maintenance

A routine maintenance program will be initiated upon the completion of the initial exotic treatment and native plant installation. For the first two years following the initial treatment, the preservation areas will be inspected twice a year (late spring and fall) and all exotic and/or nuisance species will be treated. During these inspections the preservation areas will be qualitatively evaluated, potential problems (if any) identified, and corrective actions recommended. After the second year, inspections and treatments will be conducted annually during the dry season. The property owner will be responsible for long term management of the preserves.

Pruning and trimming activities will not be performed in the preserve however invasive exotic vegetation may have to be treated within planting areas. The frequency of maintenance will be based on how successful the new plantings are and the extent to which nuisance pest species enter into the newly planted area. Semi-annual monitoring will be conducted in each newly planted area for one year to carefully evaluate these parameters. Herbicide maintenance will be conducted semi-annually during the first year following implementation of the pest control program and at least annually thereafter, in accordance with LDC 10-420(h).

If monitoring events reveal severe deer grazing or other disturbance from wild hogs, the affected planting area will be temporarily isolated with a fence to keep out larger animals until the plantings are well established. Once success criteria are achieved, all temporary fencing will be removed from the preserve.

Newly planted areas will be included in the invasive pest control program. The herbicide maintenance areas shall expand to control exotic and nuisance species as necessary where native vegetation is being established. Periodic management of the planting areas is required to ensure that the plants will survive and thrive. This will guarantee success and allow desirable indigenous species an opportunity to recruit into the planting areas. As part of ongoing management of the site, the owner or his designee shall treat and/or remove exotic species (per LDC Sec. 10-420(h) and nuisance species as necessary at least semiannually for one year and annually thereafter. Nuisance species shall mean those species of flora whose noxious characteristics or presence in sufficient number, biomass, or areal extent may reasonably be expected to prevent, or unreasonably interfere with, the designated use of the waters under consideration, as defined in rules 62-312.310(8) and 62-302.200(14), F.A.C. Invasive exotic species include at a minimum the species listed in LDC Sec. 10-420(h).

PROTECTED SPECIES MANAGEMENT PLANS

GOALS AND OBJECTIVES

During the protected species survey conducted on the site, listed species or potential listed species habitat was identified on the subject site. This preliminary management plan serves to address the presence or potential presence of listed species which may occupy the site at the time of rezoning. Additional details or modifications of the specific plans required by regulatory agencies may be

provided at the time of development order approval.

SPECIES PRESENCE

The following is a brief description of these protected species and proposed management activities.

Florida Sandhill Crane

Grus (canadensis) pratensis

DESCRIPTION: The non-migratory Florida Sandhill Crane occurs throughout peninsular Florida and listed as a threatened species by the Florida Game and Freshwater Fish Commission. The crane is a large gray bird with a red crown and a bustled tail. They are omnivorous, feeding on a wide variety of plant materials, invertebrates, and small vertebrates, both on land and in shallow wetlands. The call of the Sandhill crane is very distinctive, melodious, rattling bugle, often delivered while the birds are in flight.

HABITAT: The Florida Sandhill crane requires open upland habitat with low growth characteristics near permanent emergent wetland habitats. The Florida Sandhill crane inhabits wet prairies, ponds, sparsely vegetated marshes, shallow flooded open areas, dry prairies, and low-lying improved cattle pastures that offer a good supply of food. Nest are found in marsh vegetation in shallow water of lakes, ponds, and open marshes that contain pickerelweed, maiden cane, and arrowhead and on dry ground close to water. The nest is composed of a mound of plant material gathered from around the site.

PROPOSED PROTECTION MEASURES: The property will be resurveyed prior to development in order to confirm the absence of nesting Sandhill cranes. In the event that no nests are found before development the goal of the management plan is to provide suitable foraging habitat for Sandhill cranes that may utilize the property. The development plans include ponds, lathes, and littoral plantings that should provide suitable foraging habitat for any Sandhill cranes that may utilize the property.

American Alligator

Alligator mississippiensis

DESCRIPTION: The American Alligator is the largest reptile in North America and is listed by the State of Florida as a Species of Special Concern. It has a large, slightly rounded body, with thick limbs, a broad head, and a very powerful tail. They generally have an olive, brown, gray or nearly black color with a creamy white underside. Adult male alligators can grow as large as 13 to 14.7 feet long while adult females average 9.8 feet. The tail, which accounts for half of the alligator's total length, is primarily used for aquatic propulsion.

Alligators eat fish, birds, turtles, snakes, mammals and amphibians. Hatchlings, however, are restricted to smaller prey items like invertebrates such as insects and larvae, snails, spiders and worms. They will also eat small fish at any opportunity. As they grow, they gradually move onto larger fish, mollusks, frogs and small mammals like rats and mice. Sub adult alligator's take a larger variety of prey, ranging from a snake or turtle to a bird and moderate sized mammals like a raccoon. Once an alligator reaches adulthood, any animal living in the water or coming to water to drink is potential prey. Adult alligators will eat hogs, deer, and domestic animals including cattle.

HABITAT: Alligators are found in wetlands, rivers, swamps, lakes ponds, ditches, creeks, canals, and other bodies of water. The alligator's "gator hole" is created and expanded on over a period of years. It uses its mouth and claws to uproot vegetation to clear out a space; then, shoving with its body and slashing with its powerful tail, it wallows out a depression that stays full of water in the wet season and

holds water after the rains stop. During the dry season, and particularly during extended droughts, gator holes provide vital water for fish, insects, crustaceans, snakes, turtles, birds, and other animals in addition to the alligator itself.

Females build their nests in marshy areas and along shorelines and are made of vegetation, sticks, leaves, and mud dug up by female built in a sheltered spot in or near water with mound tall enough that eggs are above the high water mark.

PROPOSED PROTECTION MEASURES: In order to manage potential human and alligator interaction the following construction phase and post-development measures will be undertaken.

DURING CONSTRUCTION:

To protect the alligator during project construction, modification of the existing ditches and canals will be conducted mindful of the alligator's presence. Egress points, for alligators to receive out of the area being filled, will be made available. Construction field personnel will be notified for the potential for alligators to be present during construction and that construction activities should be conducted to minimize the potential for alligators to become entombed. Should an alligator occupying a ditch or canal being filled or excavated on site not leave of its own accord through the egress point provided by the contractor, the contractor is required to vacate the area temporarily and not resume work until after the departure of the alligator or the contractor should contact the FWC nuisance alligator hotline for further direction.

POST CONSTRUCTION:

Following the completion of construction activities, a program will be established to familiarize and educate the residents and maintenance personnel about the presence of the American Alligator. The program, at a minimum, will consist of the following:

Educational Materials- The pamphlets will include pictures, a description of the alligator, and information regarding the negative consequence of human interaction. Specifically, information regarding the feeding and/or harassing alligators is prohibited.

Protective Signage- Upon completion of construction and prior to the operation of any phase of development, permanent signs will be installed that will provide notice to the public that feeding and/or harassing alligators is prohibited. The signs will be installed adjacent to stormwater management lathes in common areas where there is the greatest potential for public interactions with alligators.

Big Cypress Fox Squirrel

Sciurus niger avicennia

DESCRIPTION: The Big Cypress Fox Squirrel (*Sciurus niger avicennia*) is listed as a threatened species by the Florida Fish and Wildlife Conservation Commission (FWC). The Big Cypress Fox Squirrel is larger than the gray squirrel. The average length of the Big Cypress Fox Squirrel is ten to fifteen inches, not including the tail, which can be up to fourteen inches in length. The fur coat is highly variable, including shades of reddish orange, black, and occasionally tan, with white nose, front toes and ear tips.

HABITAT: The primary habitats used by the Big Cypress Fox Squirrel include open pine flatwoods, cypress strands, broad-leaf evergreen hammocks, mangroves, oak forests, and suburban habitats including golf courses, and residential areas in native vegetation. These squirrels feed on cypress balls, pine seed and occasionally cabbage palm and saw palmetto berries. The seasonal availability of pine seed and cypress ball production tends to dictate which habitat is most heavily used for foraging. Open understory is a critical factor in determining the use of the habitat. The Big Cypress

Fox Squirrels spend a considerable amount of time foraging on the ground with optimal habitat consisting of open park-like atmosphere. The Big Cypress Fox Squirrels are usually active during the day. Nests are constructed for resting, sleeping and breeding. Platform leaf nests in pines, cypress, cabbage palms, and melaleuca nests in tree hollows; and nests in bromeliad are used by the Big Cypress Fox Squirrels.

PROPOSED PROTECTION MEASURES: Efforts will be made during various phases of construction to help ensure the safety of the fox squirrel. Actions taken will include, but may not be limited to, the following:

DURING CONSTRUCTION:

Educational Pamphlets - Educational pamphlets will be provided to contractors to distribute this information to construction workers associated with land clearing and mitigation activities. These pamphlets will provide information regarding the special status of fox squirrels, the appearance of fox squirrels and their nests/daybeds, and measures to be taken during construction to help protect these squirrels. Workers involved in clearing of trees are required to call the project ecologist if a fox squirrel is seen within 125 feet of an area being cleared. Work may not resume until the project ecologist, or a specified crew member has encouraged the fox squirrel out of the area being cleared and the area has been inspected for fox squirrel nests. Clearing activities may be resumed if no nests are found

Inspection of Areas to be Cleared - Prior to clearing within approximately 125 feet of forested areas that constitute potential fox squirrel habitat, a qualified ecologist is required inspect the area to be cleared for the presence of squirrel nests. If a nest is located, the ecologist will observe it for 0.75 to 1.5 hours to determine whether any adults or young are present within the nest. If no fox squirrels are present, the nest must be removed to discourage squirrels from returning to the area of impact. Any relocation activities must first be coordinated with and approved by the Florida Fish and Wildlife Conservation Commission (FWC). If young fox squirrels are observed in the nest, a buffer with a radius of approximately 125 feet will be created around the tree using enviro-fence or equivalent barrier. No heavy construction will be performed within this buffer area until after the young fox squirrels leave the nest or the squirrels and nest are relocated.

POST CONSTRUCTION:

Following the completion of construction activities, a program will be established to familiarize and educate the residents and maintenance personnel about the presence of the Big Cypress fox squirrel. The program, at a minimum, will consist of the following:

Educational Pamphlets to be Provided by the Permittee to the Residents The pamphlets will include pictures, a description of the protected status of the fox squirrel, suitable fox squirrel habitat types, notification of the negative consequence of human interaction with the fox squirrel, requirements for leashing of dogs, and notification that free-roaming house cats are predators and house cats should not be allowed to roam free. A map will be included showing the onsite preserves that are potential fox squirrel habitat areas.

Educational Pamphlets to be Provided by Permittee to Maintenance Personnel Pamphlets containing the information listed above will be made available to maintenance staff by posting the pamphlets in common areas inside the maintenance facility building.

Conservation Area Signage - Contractors will post signage adjacent to the on-site conservation areas containing suitable fox squirrel habitat to inform residents and visitors of the appearance of the fox squirrel, the protected status of the fox squirrel, and precautions to avoid harming of the fox squirrel by human interaction with the squirrel. Sign spacing shall be at a maximum of 300 feet; reference the sign details on this sheet for signage size and language.

Other Listed Wading Birds

PROPOSED PROTECTION MEASURES: The development plans include wetland preservation, lakes, and littoral plantings that should provide suitable foraging habitat for any wading birds that may utilize the property. Additional details may be provided at time of development order.

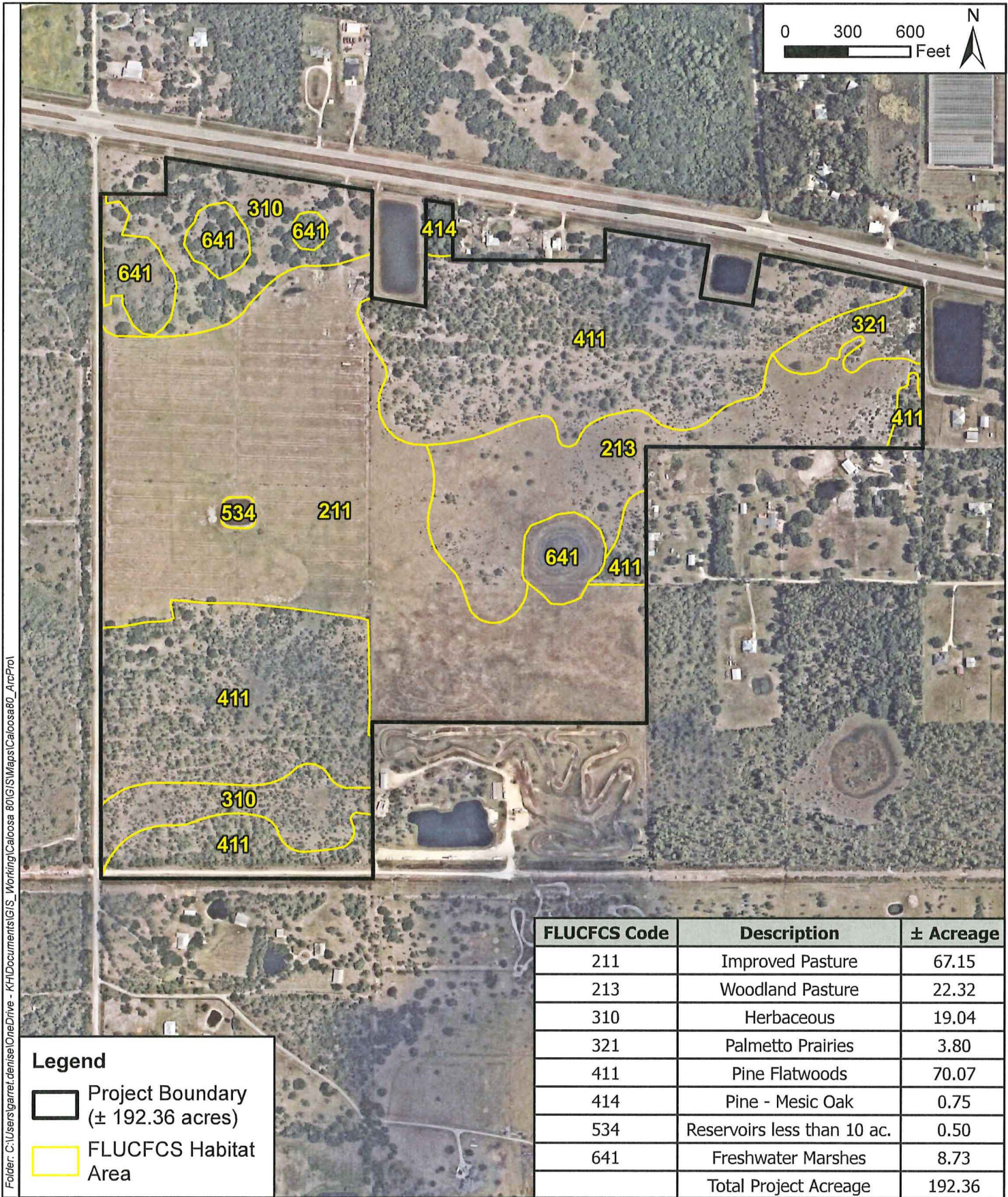
If you have any questions, or if we can provide any additional information, please do not hesitate to contact me at 941-404-1639.

Sincerely,



Chris Kennedy
Environmental Scientist

Folder: C:\Users\garret.denise\OneDrive - KHI\Documents\GIS_Working\Caloosa 80\GIS\Maps\Caloosa80_AncProj



Kimley»Horn

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Florida Land Use Covers & Forms Classification System Map

**Caloosa 80
Lee County, Florida**

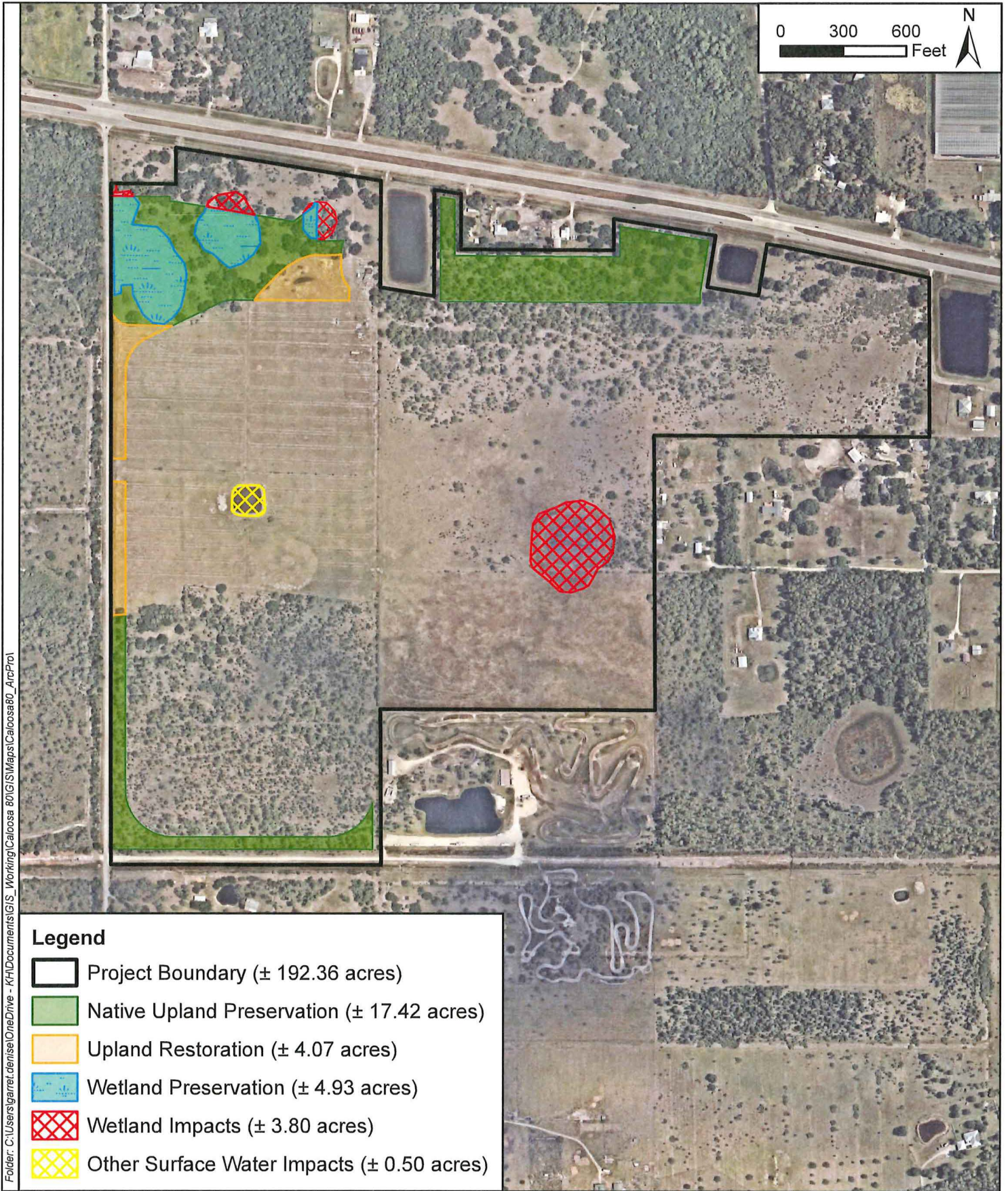
1 IN = 600 FT

PROJECT NUMBER: 048119281

NOVEMBER 2024

FIGURE 4

Folder: C:\Users\garret.denise\OneDrive - KHI\Documents\GIS_Working\Caloosa 80\GIS\Map\Caloosa80_AncPro1



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Preservation and Impact Map

**Caloosa 80
Lee County, Florida**

1 IN = 600 FT

PROJECT NUMBER: 048119281

NOVEMBER 2024

FIGURE 5

CALOOSA 80 PROTECTED SPECIES ASSESSMENT REPORT



CALOOSA 80

**LEE COUNTY
PROTECTED SPECIES ASSESSMENT**

November 2024

Prepared for:
NEAL COMMUNITIES
5800 LAKEWOOD RANCH BLVD
SARASOTA, FL 34240

Prepared by:
KIMLEY-HORN
1800 2ND STREET, SUITE 900
SARASOTA, FL 34236

INTRODUCTION

Kimley-Horn has prepared this protected species assessment on behalf of Neal Communities ("Applicant") for the approximately 192.36-acre project area located east of Bateman Road and south of SR 80 in Sections 29 and 30, Township 43, Range 27 East, Lee County. Upland habitats within the subject parcel consist of improved pasture, woodland pasture, herbaceous rangeland, palmetto prairie, pine flatwoods, and an electrical power transmission line easement. Wetland and other surface water habitats onsite include cattle ponds and disturbed freshwater marshes.

EXISTING CONDITIONS

The existing conditions of the project, including upland and wetland plant communities, were mapped in accordance with Florida Land Use Cover Forms and Classification System (FLUCCS, Florida Department of Transportation 1999) and are shown on the "FLUCCS Habitat Map" (attached).

Improved Upland Descriptions

FLUCCS Code 211, Improved Pasture

The canopy and sub-canopy of these areas is mostly open with widely scattered slash pine (*Pinus elliottii*), and live oak (*Quercus virginiana*), Brazilian pepper (*Schinus terebinthifolius*), and cabbage palm (*Sabal palmetto*). The groundcover is dominated by bahia grass (*Paspalum notatum*), with musky mint (*Hyptis alata*), Caesar weed (*Urena lobata*), tickseed (*Coreopsis floridana*), rosy camphorweed (*Pluchea rosea*), smutgrass (*Sporobolus* sp.), cogon grass (*Imperata cylindrica*), and various other weedy ruderal species.

FLUCCS Code 213, Woodland Pasture

The canopy is mostly open with widely scattered live oak (*Quercus virginiana*), laurel oak (*Quercus laurifolia*), and slash pine (*Pinus elliottii*). The sub-canopy includes cabbage palm (*Sabal palmetto*), wax myrtle (*Myrica cerifera*), and Brazilian pepper (*Schinus terebinthifolius*). The ground cover is dominated by bahia grass (*Paspalum notatum*) with scattered saw palmetto (*Serenoa repens*), dog fennel (*Eupatorium capillifolium*), ragweed (*Ambrosia trifida*), caesar weed (*Urena lobata*), beautyberry (*Callicarpa americana*), hairy beggar-ticks (*Bidens alba*), smutgrass (*Sporobolus* sp.), false buttonweed (*Spermacoce verticillata*), three-awn grass (*Aristida purpurea*), and flattop goldenrod (*Euthamia caroliniana*), with various other weedy ruderal species. Commonly observed vines include greenbriar (*Smilax* sp.), grapevine (*Vitis rotundifolia*), Virginia creeper (*Parthenocissus quinquefolia*), peppervine (*Ampelopsis arborea*), and poison ivy (*Toxicodendron radicans*).

FLUCCS Code 832, Electrical Power Transmission Lines

There is a Florida Power & Light transmission line easement located in the southern portion of the project area that includes an access road and regularly mowed open land vegetated with bahia grass (*Paspalum notatum*) and weedy ruderal species.

Native Upland Descriptions

FLUCCS Code 310, Herbaceous Rangeland

The canopy is mostly open with scattered slash pine (*Pinus elliottii*) and live oak (*Quercus virginiana*). The sub-canopy consists of wax myrtle (*Myrica cerifera*), hog plum (*Prunus umbellata*), cabbage palm (*Sabal palmetto*), staggerbush (*Lyonia lucida*), and tarflower (*Befaria racemosa*). The groundcover is dominated by bahia grass (*Paspalum notatum*), with saw palmetto (*Serenoa repens*), wiregrass (*Aristida stricta*), dwarf live oak (*Quercus virginiana*), shiny blueberry (*Vaccinium myrsinites*), dog fennel (*Eupatorium capillifolium*), ragweed (*Ambrosia trifida*), caesar weed (*Urena lobata*), hairy beggar-ticks (*Bidens alba*), smutgrass (*Sporobolus* sp.), and flattop goldenrod (*Euthamia caroliniana*).

FLUCCS Code 321, Palmetto Prairie

The canopy contains scattered slash pine (*Pinus elliotii*), live oak (*Quercus virginiana*), and cabbage palm (*Sabal palmetto*). The sub-canopy is dominated saw palmetto (*Serenoa repens*) with of Brazilian pepper (*Schinus terebinthifolius*), beautyberry (*Callicarpa americana*), and winged sumac (*Rhus copallinum*). The ground cover is dominated by saw palmetto (*Serenoa repens*), with various other ruderal, weedy species. Commonly observed vines include grapevine (*Vitis rotundifolia*) and greenbriar (*Smilax sp.*).

FLUCCS Code 411, Pine Flatwoods

The canopy vegetation is dominated by slash pine (*Pinus ellotti*), with scattered live oak (*Quercus virginiana*), melaleuca (*Melaleuca quinquenervia*), and cabbage palm (*Sabal palmetto*). The sub-canopy is dominated by rusty lyonia (*Lyonia ferruginea*), tar flower (*Bejaria racemosa*), wax myrtle (*Myrica cerifera*), and buckthorn (*Rhamnus caroliniana*). Ground cover is dominated by saw palmetto (*Serenoa repens*), blue maidencane (*Amphicarpum muhlenbergianum*), beakrush (*Rhynchospora spp.*), goldentop (*Euthamia graminifolia*), pennyroyal (*Piloblephis rigida*), chalky bluestem (*Andropogon capillipes*), white paw paw (*Asimina triloba*), paspalum (*Paspalum spp.*), panicum (*Panicum spp.*), gopher apple (*Ucania michauxii*), bracken fern (*Pteridium aquilinum*), wiregrass (*Aristida stricta*), and broomsedge (*Andropogon glomeratus*).

FLUCCS Code 414, Pine – Mesic Oak

The canopy is dominated by live oak (*Quercus virginiana*), slash pine (*Pinus elliotii*), java plum (*Syzygium cumim*), and melaleuca (*Melaleuca quinquenervia*). The sub-canopy contains cabbage palm (*Sabal palmetto*), Brazilian pepper (*Schinus terebinthifolius*), wax myrtle (*Myrica cerifera*), myrsine (*Rapanea guinensis*), wild coffee (*Psychotria nervosa*), cocoplum (*Chrysobalanus icaco*), and beauty-berry (*Callicarpa americana*). The groundcover contains Spanish needle (*Bidens alba*), false buttonweed (*Spermacoce floridan*), cogon grass (*Imperata cylindrica*), caesar weed (*Urena lobata*), dog fennel (*Eupatorium capillifolium*), ragweed (*Ambrosia artemisiifolia*), sandspur (*Cenchrus echinatus*), broomsedge (*Andropogon virginicus*), and bahia grass (*Paspalum notatum*). Commonly observed vines include air potato (*Dioscorea bulbifera*), greenbriar (*Smilax sp.*), grapevine (*Vitis rotundifolia*), Virginia creeper (*Parthenocissus quinquefolia*), peppervine (*Ampelopsis arborea*), and poison ivy (*Toxicodendron radicans*).

Wetland and Other Surface Water Descriptions

FLUCCS Code 534, Reservoirs Less than 10 Acres

This other surface water (OSW) habitat includes upland-excavated cattle ponds that are mostly open water with nutsedge (*Cyperus spp.*) and torpedo grass (*panicum repens*) along the banks.

FLUCCS Code 641, Freshwater Marshes

The outer/transitional zone of this habitat type is dominated by laurel oak (*Quercus laurifolia*), water oak (*Quercus nigri*), Brazilian pepper (*Schinus terebinthifolius*), wax myrtle (*Morella cerifera*), cabbage palm (*Sabal palmetto*), marsh pennywort (*Hydrocotyle umbellate*), coinwort (*Centella asiatica*), smartweed (*Polygonum spp.*), various sedges (*Carex spp.*), and beaksedges (*Rynchospora spp.*). The deeper/obligate zone is dominated by Carolina willow (*Salix caroliniana*), melaleuca (*Melaleuca quinquenervia*), buttonbush (*Cephalanthus occidentalis*), torpedo gras (*panicum repens*), blue waterhyssop (*Bacopa carliniana*), west Indian marsh grass (*Hymenachne amplexicaulis*), pickerelweed (*Pontederia cordata*), arrowhead (*Sagittaria latifolia*), fire flag (*Thalia geniculata*), and spatterdock (*Nuphar advena*).

METHODOLOGY

Lee County Protected Species Ordinance No. 89-34 lists several protected species of animals that could potentially occur on-site based on the general vegetative associations found on the subject parcel. Each habitat type was surveyed for the occurrence of these and any other listed species likely to occur in the specific habitat types. The survey was conducted using meandering linear pedestrian belt transects. This survey methodology is based on the Lee County administratively approved Meandering Transect Methodology and US Fish and Wildlife Service (FWS) guidance on Florida bonneted bat roost surveys. In order to provide at least 80 percent visual coverage of habitat types listed in Ordinance No. 89-34, the transects were spaced approximately 100 feet apart. The approximate location of all direct sighting or signs (such as tracks, nests, and droppings) of a listed species, were denoted on the aerial photography. The attached 1" = 500' scale aerial Protected Species Assessment Map depicts the approximate location of the survey transects. Please see the results of the survey listed in Table 1 below. The listed species survey was conducted on October 15th, 21st, 23rd, 28th, and 30th.

Species listed as endangered, threatened, or species of special concern by the Florida Fish and Wildlife Conservation Commission (FWC) or the United States Fish and Wildlife Service (FWS) that could potentially occur on the subject parcels according to the Lee County Protected Species Ordinance are shown in Table 1. This list from the Lee County Protected Species Ordinance is general in nature, does not necessarily reflect existing conditions within or adjacent to the property, and is provided for general informational purposes only. In addition to the species listed below, a limited roost survey was also conducted for the Florida Bonneted Bat (*Eumops floridanus*). During this survey potential roost trees, snags, and artificial structures were visually inspected for evidence of its potential use as a roost/shelter.

Table 1: Potential Listed Species by Habitat Type

FLUCCS Code	FLUCCS Description	Common Name	Scientific Name	Present	Absent
211	Improved Pasture	Florida Sandhill crane	<i>Grus canadensis pratensis</i>	--	√
213	Woodland Pasture	Florida sandhill crane	<i>Grus canadensis pratensis</i>	--	√
310	Herbaceous	Gopher tortoise	<i>Gopherus polyphemus</i>	√	--
		Burrowing owl	<i>Athene cunicularia floridana</i>	--	√
		Florida sandhill crane	<i>Grus canadensis pratensis</i>	--	√
		Audubon's crested caracara	<i>Polyborus plancus audubonii</i>	--	√
321	Palmetto Prairie	Beautiful paw-paw	<i>Deeringothamnus pulchellus</i>	--	√
		Curtis milkweed	<i>Asclepias curtissii</i>	--	√
		Fakahatchee burmannia	<i>Burmannia flava</i>	--	√
		Florida black bear	<i>Ursus americanus floridanus</i>	--	√
		Eastern indigo snake	<i>Drymarchon corais couperi</i>	--	√
		Gopher frog	<i>Rana areolata</i>	--	√
		Gopher tortoise	<i>Gopherus polyphemus</i>	√	--
		Florida black bear	<i>Ursus americanus floridanus</i>	--	√
		Florida coontie	<i>Zamia floridana</i>	--	√
		Florida sandhill crane	<i>Grus canadensis pratensis</i>	--	√
		Southeastern American kestrel	<i>Falco sparverius paulus</i>	--	√
		Beautiful paw-paw	<i>Deeringothamnus pulchellus</i>	--	√
		Big cypress fox squirrel	<i>Sciurus niger avicennia</i>	--	√
		Eastern indigo snake	<i>Drymarchon corais couperi</i>	--	√
		Fakahatchee burmannia	<i>Burmannia flava</i>	--	√
		Florida black bear	<i>Ursus americanus floridanus</i>	--	√
		Florida coontie	<i>Zamia floridana</i>	--	√

411	Pine Flatwoods	Gopher frog	<i>Rana areolata</i>	--	--
		Gopher tortoise	<i>Gopherus polyphemus</i>	√	--
		Red-cockaded woodpecker	<i>Picoides borealis</i>	--	√
		Satinleaf	<i>Chrysophyllum olivaeforme</i>	--	√
		Southeastern American Kestrel	<i>Falco sparverius paulus</i>	--	√
414	Pine – Mesic Oak	Florida panther	<i>Felis concolor coryi</i>	--	√
		Eastern indigo snake	<i>Drymarchon corais couperi</i>	--	√
		Florida black bear	<i>Ursus americanus floridanus</i>	--	√
500	Other Surface Water	American alligator	<i>Alligator mississippiensis</i>	--	√
		Everglades mink	<i>Mustela vison evergladensis</i>	--	√
		Limpkin	<i>Aramus guarauna</i>	--	√
		Little blue heron	<i>Egretta caerulea</i>	--	√
		Reddish egret	<i>Egretta rufescens</i>	--	√
		Roseate spoonbill	<i>Ajaia ajaja</i>	--	√
		Snowy egret	<i>Egretta thula</i>	--	√
		Tricolored heron	<i>Egretta tricolor</i>	--	√
641	Freshwater Marsh	American alligator	<i>Alligator mississippiensis</i>	--	√
		Everglades mink	<i>Mustela vison evergladensis</i>	--	√
		Florida sandhill crane	<i>Grus canadensis pratensis</i>	--	√
		Limpkin	<i>Aramus guarauna</i>	--	√
		Little blue heron	<i>Egretta caerulea</i>	--	√
		Snail kite	<i>Rostrhamus sociabilis</i>	--	√
		Snowy egret	<i>Egretta thula</i>	--	√
		Tricolored heron	<i>Egretta tricolor</i>	--	√
832	Electrical Transmission	None			

RESULTS

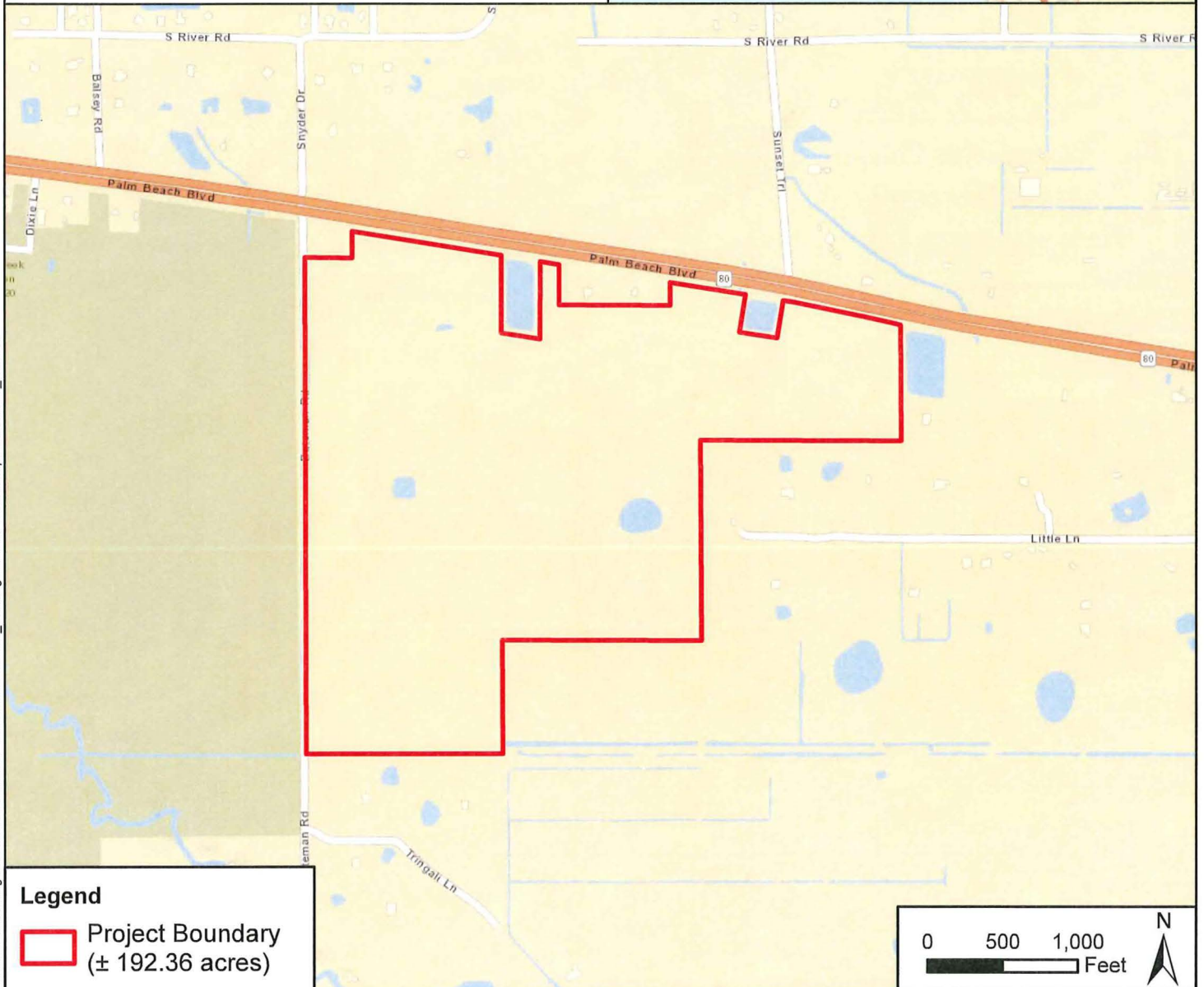
During the survey several potentially occupied gopher tortoise burrows were observed within the woodland pasture, herbaceous rangeland, palmetto prairie, pine flatwoods, and pine – mesic oak habitats. A 100 percent survey of suitable habitat will be conducted ninety (90) days prior to construction and land clearing within the project area. Following completion of the 100 percent survey, a relocation permit from FWC will be obtained to remove all gopher tortoises in or within 25' of the limits of clearing. No other protected species were observed nesting, denning, or roosting within any of the onsite habitats.

If you have any questions, or if we can provide any additional information, please do not hesitate to contact me at 941-404-1639.

Sincerely,



Chris Kennedy
Environmental Scientist



Legend

Project Boundary
(± 192.36 acres)

0 500 1,000
Feet



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Project Location Map

Caloosa 80
Lee County, Florida

1 IN = 1,000 FT

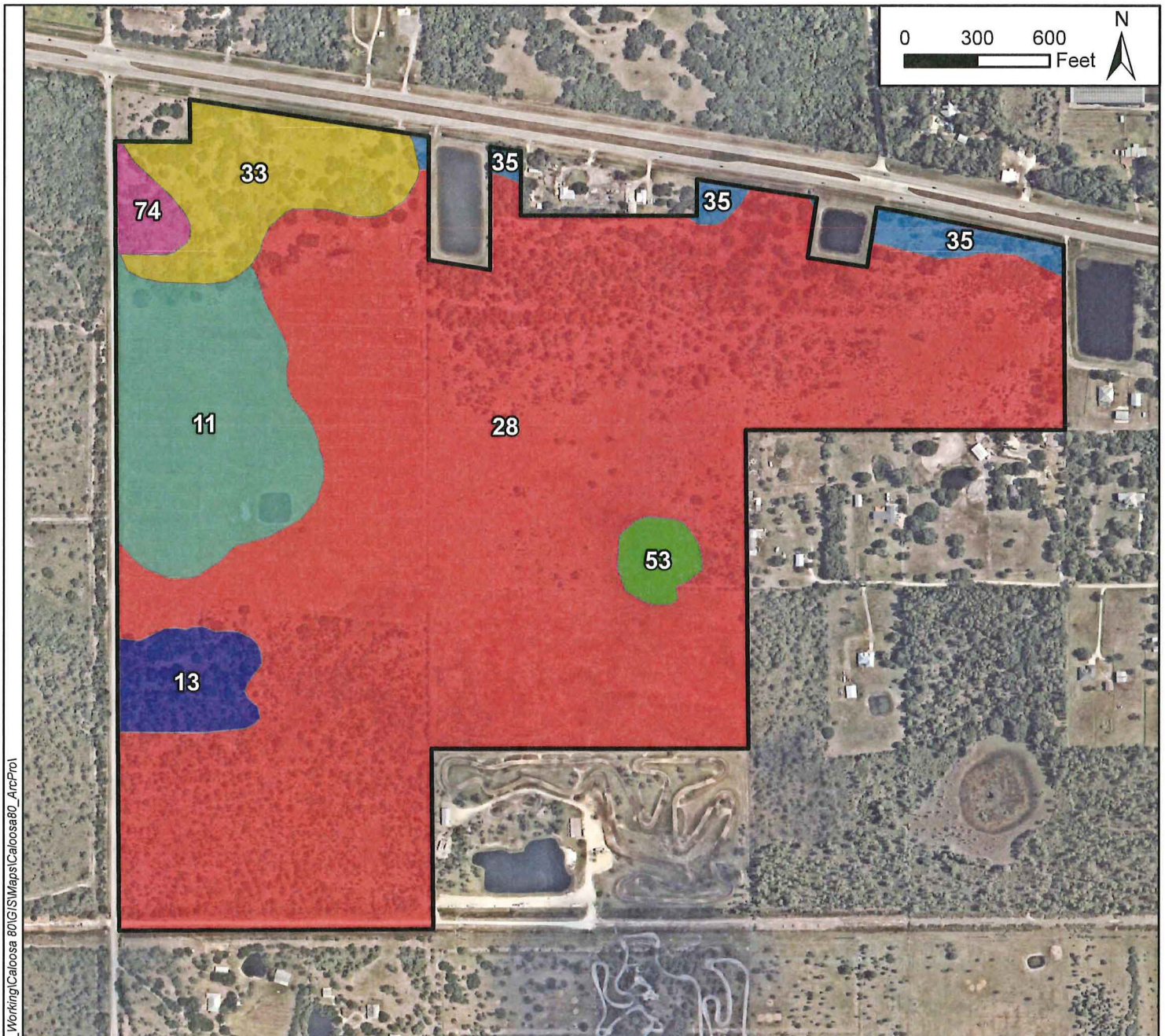
PROJECT NUMBER: 048119281

NOVEMBER 2024


FIGURE 1

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Legend


 Project Boundary
(± 192.36 acres)


Soil Description


 11: Myakka fine sand, 0 to 2 percent slopes
(± 19.79 acres)


 13: Cypress Lake fine sand, 0 to 2 percent slopes
(± 5.39 acres)

 28: Immokalee sand, 0 to 2 percent slopes
(± 147.11 acres)

 33: Oldsmar sand, 0 to 2 percent slopes
(± 12.14 acres)

 35: Wabasso sand, 0 to 2 percent slopes
(± 3.53 acres)

 53: Myakka fine sand, frequently ponded, 0 to 1 percent slopes
(± 2.26 acres)

 74: Cypress Lake fine sand, slough, 0 to 1 percent slopes
(± 2.15 acres)

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NRCS Soils Classification Map

**Caloosa 80
Lee County, Florida**

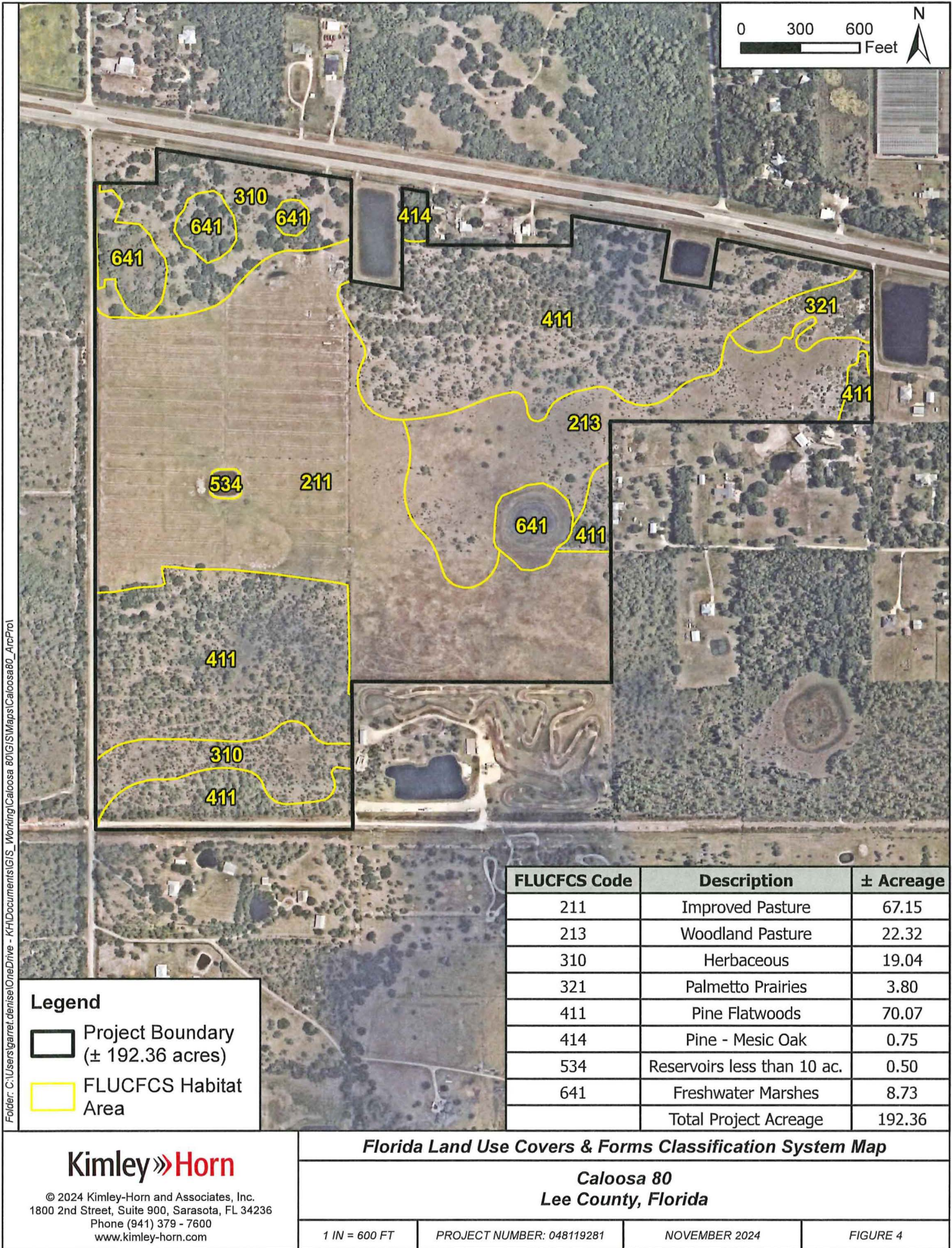
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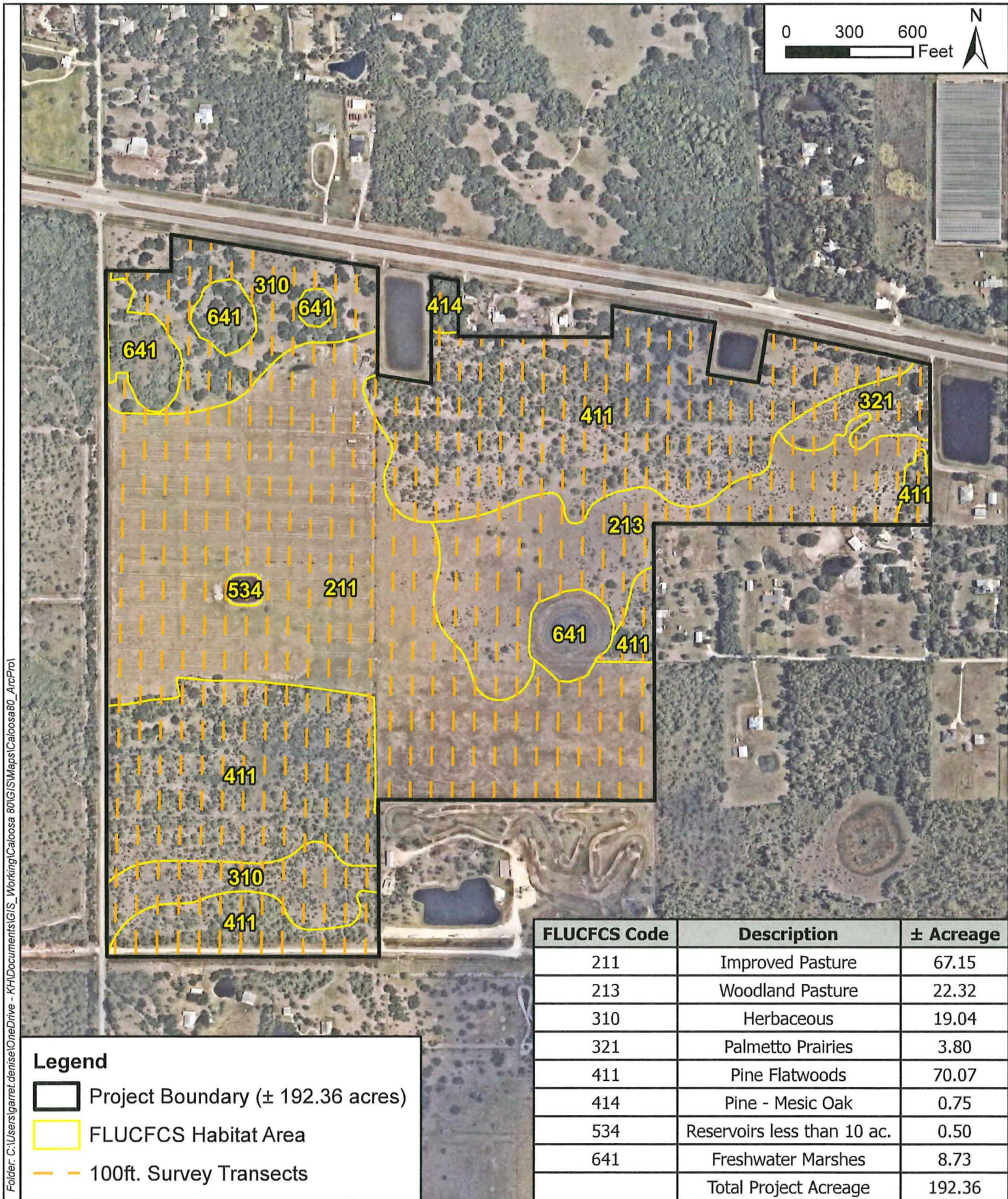
NOVEMBER 2024

FIGURE 3

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Legend

- Project Boundary (± 192.36 acres)
- FLUCFCS Habitat Area
- 100ft. Survey Transects

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Protected Species Survey Map

Caloosa 80
Lee County, Florida

1 IN = 600 FT

PROJECT NUMBER: 048119281

NOVEMBER 2024

FIGURE 6

CALOOSA 80 WETLAND IMPACT JUSTIFICATION NARRATIVE

Caloosa 80
Lee County
Wetland Impact Justification Narrative

INTRODUCTION

Kimley-Horn has prepared this wetland impact justification narrative on behalf of Neal Communities ("Applicant") in support of a Lee County rezone application associated with the approximately 192.36-acre project area located east of Bateman Road and south of SR 80 in Sections 29 and 30, Township 43, Range 27 East, Lee County. Wetland and other surface water habitats onsite include cattle ponds and disturbed freshwater marshes.

Proposed Wetland and Other Surface Water Impacts

The project proposes to impact 3.80 acres of disturbed, low-quality wetlands. These wetlands are dominated by nuisance/exotic vegetation and do not provide suitable habitat for listed species. Pursuant to the ERP Applicant's Handbook Section 10.2.2.1, the Agency will not require the applicant to implement practicable design modifications to reduce or eliminate impacts when the ecological value of the functions provided by the area of wetland or other surface water to be adversely affected is low, based on a site specific analysis using the factors in Section 10.2.2.3 below, and the proposed mitigation will provide greater long term ecological value than the area of wetland or other surface water to be adversely affected.

(a) Condition – this factor addresses whether the wetland or other surface water is in a high quality state or has been the subject of past alterations in hydrology, water quality, or vegetative composition. However, areas impacted by activities in violation of an Agency rule, order, or permit adopted or issued pursuant to Chapter 373, F.S., or Part VIII of Chapter 403, F.S. (1984 Supp.) as amended, will be evaluated as if the activity had not occurred;

The onsite wetlands have been impacted significantly by the agricultural use of the property (e.g. cattle grazing and historic ditching and draining). These impacts have significantly altered the hydrology, water quality, and vegetative composition of the wetland and resulted in the presence of nuisance/exotic species, poor zonation, reduced hydroperiod, and the invasion of upland species.

(b) Hydrologic connection – this factor addresses the nature and degree of off-site connection, which may provide benefits to off-site water resources through detrital export, base flow maintenance, water quality enhancement or the provision of nursery habitat; A.H. Volume I June 1, 2018 10-5.

The onsite wetlands are hydrologically isolated; therefore these systems do not provide benefits to offsite water resources or downstream wetlands through detrital export, base flow maintenance, water quality enhancement, or the provision of nursery habitat.

(c) Uniqueness – this factor addresses the relative rarity of the wetland or other surface water and its floral and faunal components in relation to the surrounding regional landscape;

This type of wetland is not unique in the regional landscape and is very common in this part of Lee County.

(d) Location – this factor addresses the location of the wetland or other surface water in relation to its surroundings. In making this assessment, the Agency will consult reference materials such as the Florida Natural Areas Inventory, Comprehensive Plans, and maps created by governmental agencies identifying land with high ecological values; and

The location and landscape support provided by the onsite wetlands is low due to the proximity to

State Road 80 to the north and, Bateman Road to the east and the surrounding agricultural land use.

(e) Fish and wildlife utilization – this factor addresses use of the wetland or other surface water for resting, feeding, breeding, nesting or denning by fish and wildlife, particularly those that are listed species.

Due to the degraded nature of the onsite wetlands, and limited location and landscape support, limited wildlife use is expected and significant utilization by listed species is unlikely.

The project also proposes to impact 0.50 acres of upland-excavated surface water pond that do not provide significant habitat for endangered or threatened species. Impacts to ponds that were entirely constructed in uplands and that are less than one acre in area do not require avoidance, minimization, or mitigation pursuant to the ERP Applicant's Handbook Section 10.2.2.2.

Mitigation

The amount of mitigation required to offset the proposed impacts will be determined using Uniform Mitigation Assessment Method (UMAM) in accordance with the ERP Applicant's Handbook Section 10.3 to be reviewed by the South Florida Water Management District (SFWMD) through the ERP permitting process. The applicant proposes a combination of onsite wetland enhancement and the purchase of mitigation bank credits from the Little Pine Island Mitigation Bank to offset the functional loss of the proposed wetland impacts associated with the project. The Little Pine Island Mitigation Bank is a 4,670± acre wetland restoration project in Lee County that has a much higher probability of utilization by listed species and will provide greater long term ecological value than the wetlands proposed for impact.

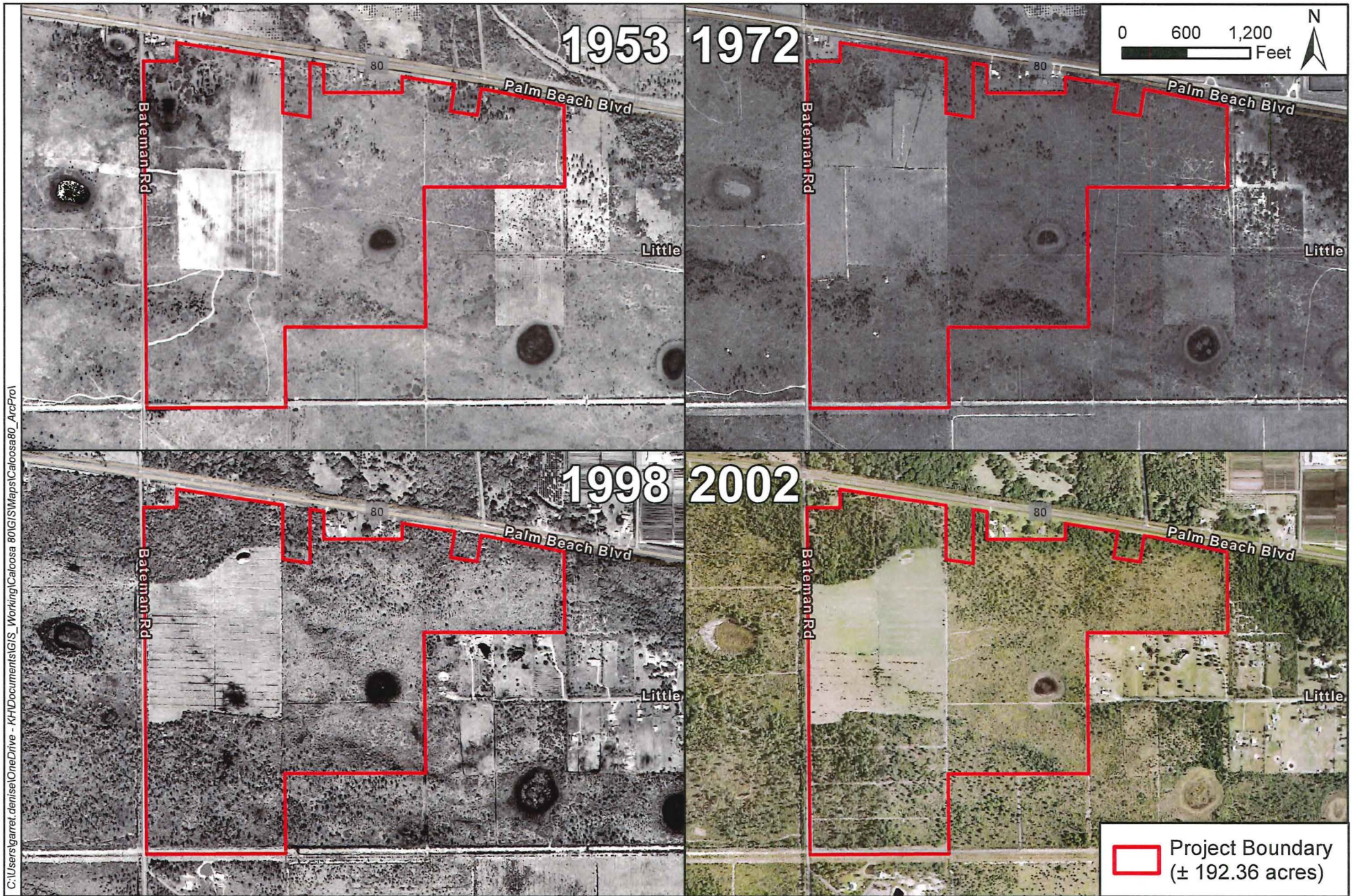
If we can provide additional clarification or information, please do not hesitate to contact me at 941-404-1639 or chris.kennedy@kimley-horn.com

Sincerely,



Chris Kennedy
Environmental Scientist

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Historical Imagery Map

**Caloosa 80
Lee County, Florida**

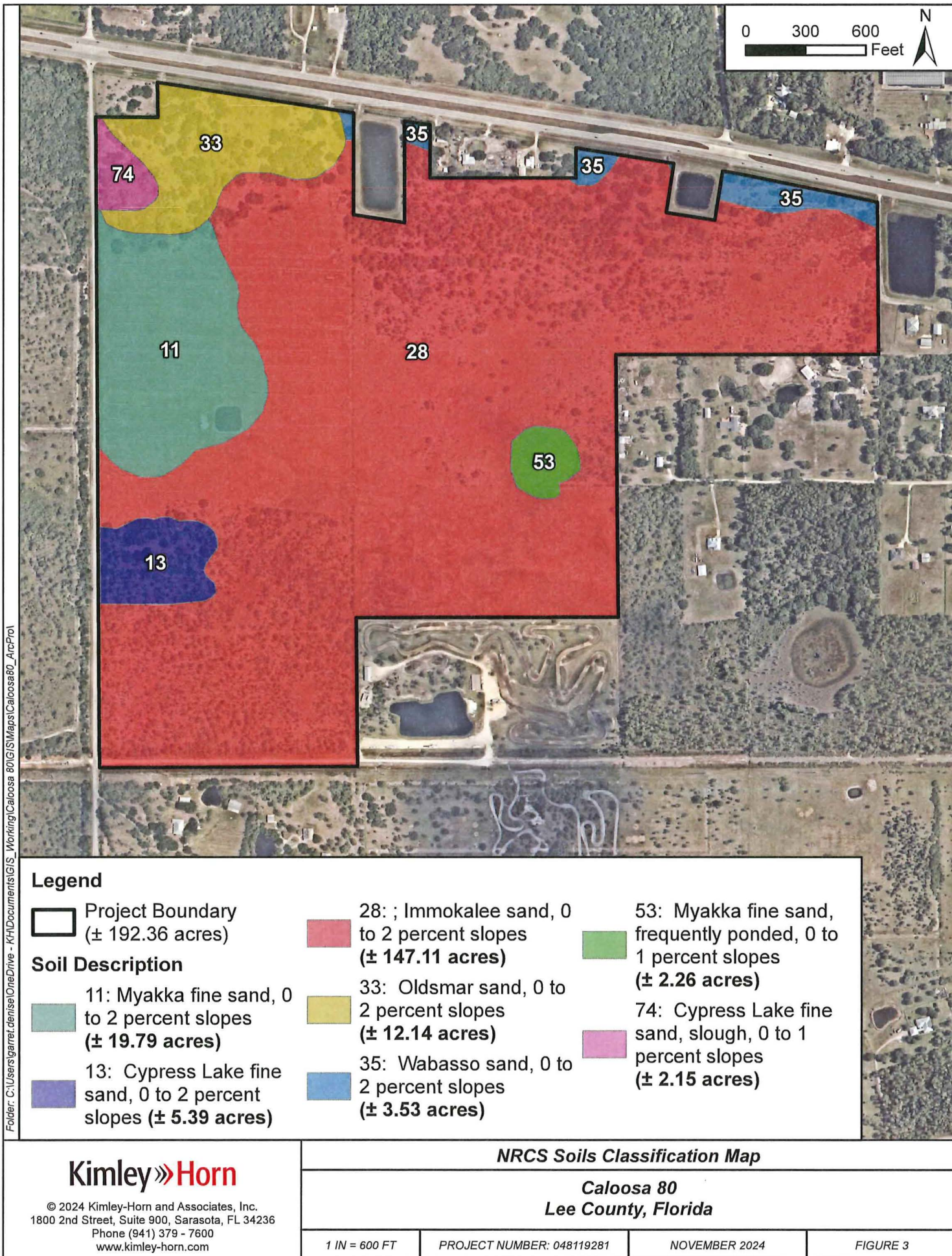
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PROJECT NUMBER: 048119281

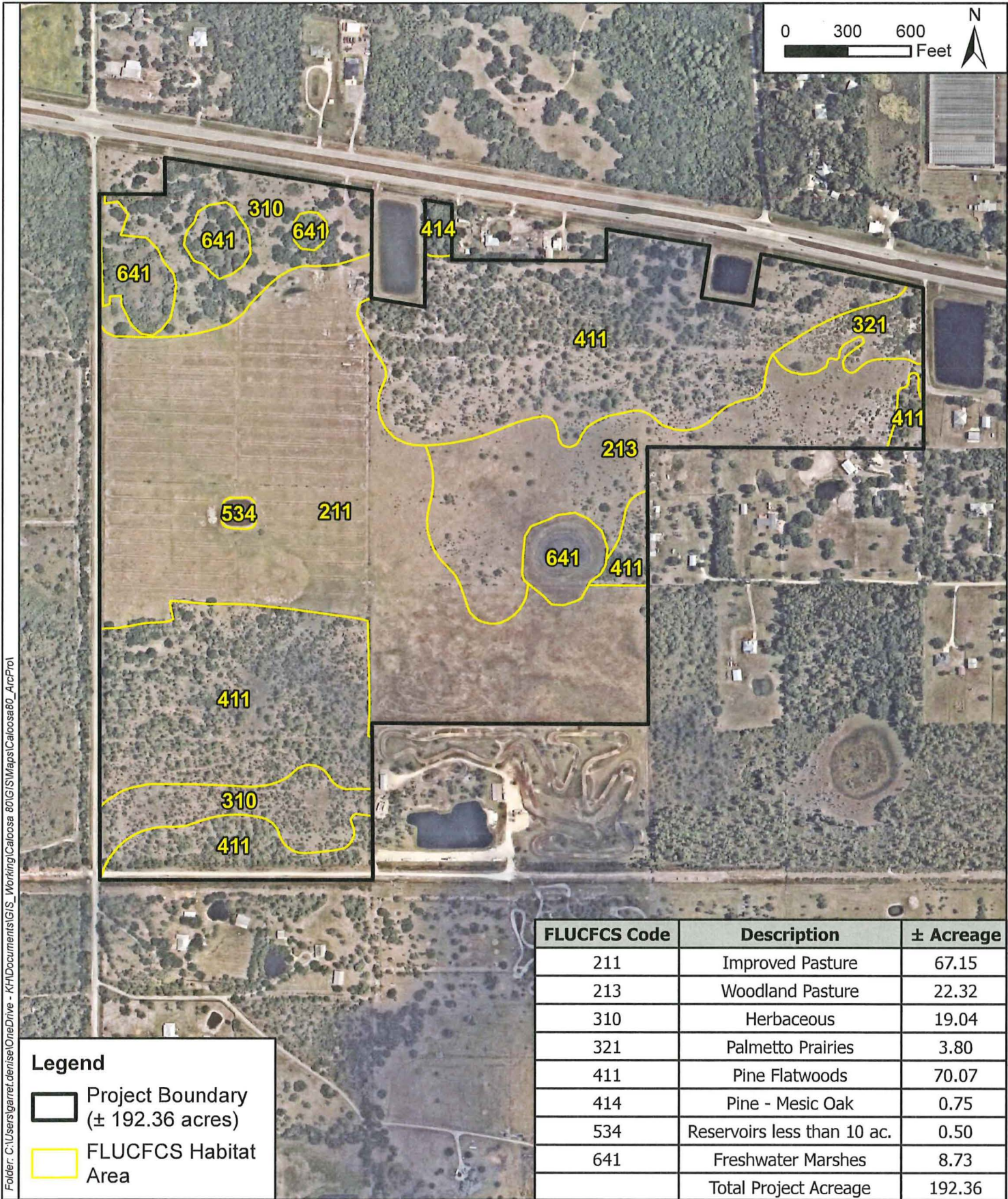
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FIGURE 7

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Florida Land Use Covers & Forms Classification System Map

**Caloosa 80
Lee County, Florida**

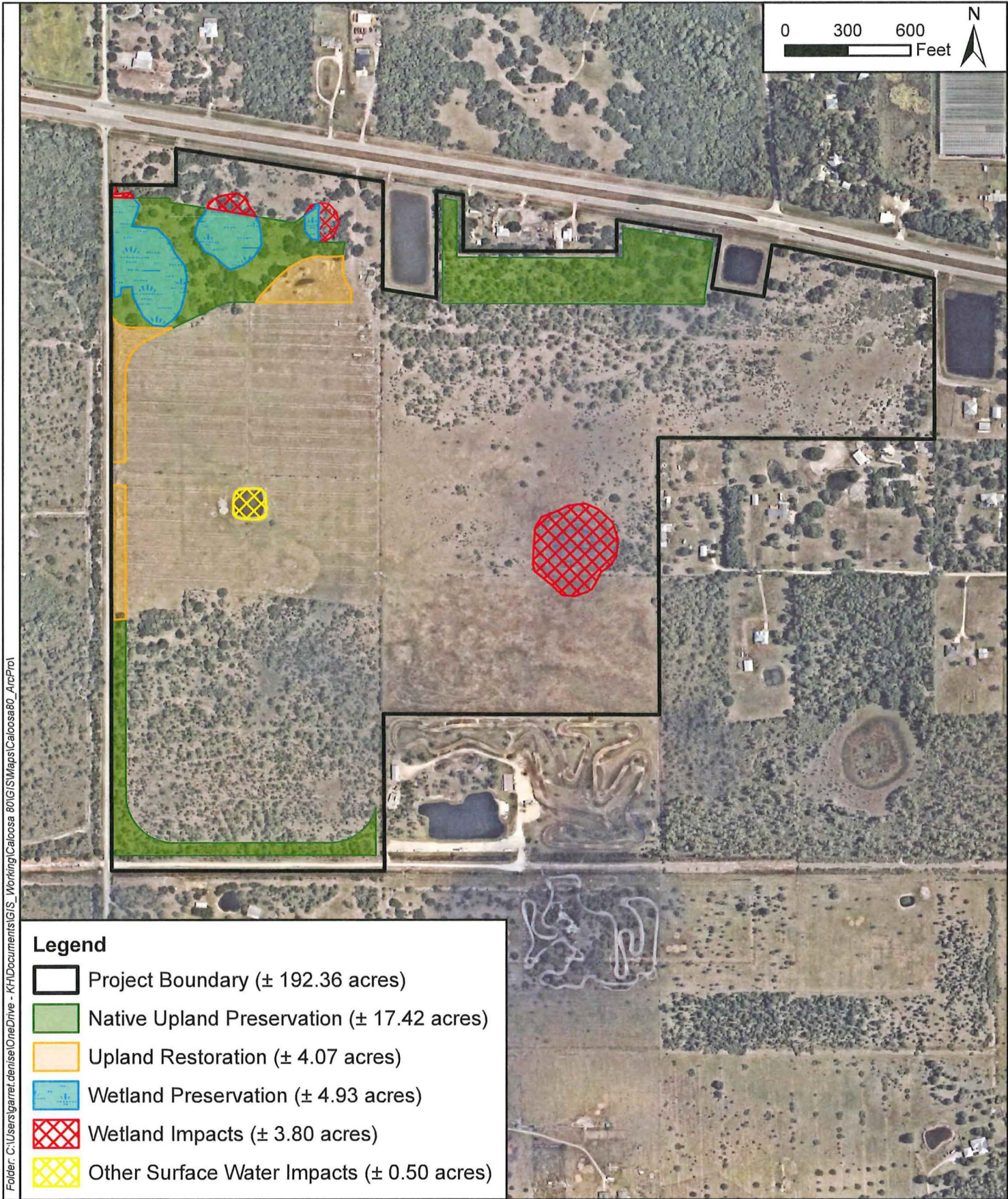
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PROJECT NUMBER: 048119281

NOVEMBER 2024

FIGURE 4

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Preservation and Impact Map

**Caloosa 80
Lee County, Florida**

1 IN = 600 FT

PROJECT NUMBER: 048119281

NOVEMBER 2024

FIGURE 5

PRELIMINARY DENSITY CALCULATIONS



Caloosa 80 MPD Preliminary Density Calculations

REVISED OCTOBER 2024

Future Land Use Category	Lee Plan Table 1(a) Max. Standard Density	Acres	Maximum Allowable Units
Urban Community	6 DU/AC	89.46 AC	536.76 DU
Sub-Outlying Suburban*	2 DU/AC	89.65 AC	179.30 DU
Wetlands			
Preserved Wetlands (Urban Community)	6 DU/AC	4.94 AC	29.64 DU
Impacted Wetlands	1 DU/20 AC	3.80 AC	0.19 DU
Commercial Lands**	N/A	4.50 AC	0.0 DU
Total		192.35 AC	746 DU

**Proposed per companion Lee Plan Amendment.*

***Commercial use areas not eligible for density.*