



CPA 2025-00008

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - MAP

Project Name: Armeda Property

Project Description: A request to amend the Future Land Use Map (Map 1-A) to change the FLU category on 561.63± acres from DR/GR to Rural and Wetlands, amend amend Lee County Future Water Service Areas (Map 4-A) and Lee County Future Sewer Service Areas (Map 4-B) to add the subject property. The request is associated with a concurrent RPD Rezone to allow for 737 single-family DUs..

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

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

1. **Name of Applicant:** Forestar (USA) Real Estate Group Inc

Address: 551 N. Cattleman Rd Suite 304

City, State, Zip: Sarasota, FL 34232

Phone Number: (239) 898-2279

E-mail: JamesRatz@forestar.com

2. **Name of Contact:** Patrick Murray, AICP

Address: 1514 Broadway, Suite 200

City, State, Zip: Fort Myers, FL 33901

Phone Number: (904) 728-0872

E-mail: pmurray@rvplanning.com

3. **Owner(s) of Record:** See Attached Exhibit A - Property Owners List & Map

Address: _____

City, State, Zip: _____

Phone Number: _____

E-mail: _____

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SEP 12 2025

COMMUNITY DEVELOPMENT

4. **Property Location:**

1. Site Address: See Attached Exhibit A - Property Owners List & Map

2. STRAP(s): See Attached Exhibit A - Property Owners List & Map

5. **Property Information:**

Total Acreage of Property: 561+/-

Total Acreage Included in Request: 561+/-

Total Uplands: 507+/- AC Total Wetlands: 54+/- AC Current Zoning: Agricultural (AG-2)

Current Future Land Use Category(ies): Density Reduction Groundwater Resource (DR/GR)

Area in Each Future Land Use Category: DR/GR: 561+/- Acres

Existing Land Use: Single-Family Residential / Agriculture

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

Residential Units/Density: 53

Commercial Intensity: 0

Industrial Intensity: 0

7. **Calculation of maximum allowable development with proposed amendments:**

Residential Units/Density: 737

Commercial Intensity: 0

Industrial Intensity: 0

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 effect of the land use change on the Financially Feasible Highway Plan Map 3A (20-year plus horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit a Traffic Impact Statement (TIS) consistent with Lee County Administrative Code (AC)13-17.

- a. Proposals affecting less than 10 acres, where development parameters are contained within the Traffic Analysis Zone (TAZ) or zones planned population and employment, or where there is no change in allowable density/intensity, may be eligible for a TIS requirement waiver as outlined in the Lee County TIS Guidelines and AC-13-17. Identification of allowable density/intensity in order to determine socio-economic data for affected TAZ(s) must be coordinated with Lee County Planning staff. Otherwise a calculation of trip generation is required consistent with AC-13-17 and the Lee County TIS Guidelines to determine required components of analysis for:
 - i. Total peak hour trip generation less than 50 total trip ends – trip generation.
 - ii. Total peak hour trip generation from 50 to 300 total trip ends – trip generation, trip distribution and trip assignment (manual or Florida Standard Urban Transportation Modeling Structure (FSUTMS) analysis consistent with AC-13-17 and TIS Guidelines), short-term (5 year) and long-range (to current Lee Plan horizon year) segment LOS analysis of the nearest or abutting arterial and major collector segment(s) identified in the Transportation Inventory based on the trip generation and roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is recommended prior to submittal of the application to discuss use of FSUTMS, any changes to analysis requirements, or a combined CPA and Zoning TIS short term analysis.
 - iii. Total peak hour trip generation is over 300 total trip ends - trip generation, mode split, trip distribution and trip assignment (manual or FSUTMS analysis consistent with AC-13-17 and TIS Guidelines), short-term (five-year) and long-range (to current Lee Plan horizon year) segment LOS analysis of arterial and collector segments listed in the Transportation Inventory. LOS analysis will include any portion of roadway segments within an area three miles offset from the boundary of the application legal description metes and bounds survey. LOS analysis will also include any additional segments in the study area based on the roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is required prior to submittal of the application.
- b. Map amendment - greater than 10 acres -Allowable density/intensity will be determined by Lee County Planning staff.

- 2. Provide an existing and future conditions analysis for the following (see Policy 95.1.3):**

- a. Sanitary Sewer
- b. Potable Water
- c. Surface Water/Drainage Basins
- d. Parks, Recreation, and Open Space
- e. Public Schools

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

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

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

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

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

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

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

Environmental Impacts

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

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

Impacts on Historic Resources

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

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

Internal Consistency with the Lee Plan

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

State Policy Plan and Regional Policy Plan

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

Justify the proposed amendment based upon sound planning principles

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

Planning Communities/Community Plan Area Requirements

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

Sketch and Legal Description

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

SUBMITTAL REQUIREMENTS

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

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

MINIMUM SUBMITTAL ITEMS (3 Copies)

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

APPLICANT – PLEASE NOTE:

Changes to Table 1(b) that relate directly to and are adopted simultaneously with a future land use map amendment may be considered as part of this application for a map amendment.

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

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

AFFIDAVIT

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

Patrick Murray
Signature of Applicant

9/12/2025
Date

Patrick Murray
Printed Name of Applicant

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization on 9/12/25 (date) by Patrick Murray (name of person providing oath or affirmation), who is personally known to me or who has produced (type of identification) as identification.

Keisha McKenzie
Signature of Notary Public

(Name typed, printed or stamped)



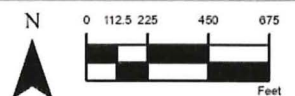


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Tel 407 680 0650
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ARMEDA PROPERTY • Existing Future Water Service Area

📍 Lee County, FL
📅 Date: 9/12/2025
24006625
👤 Forestar

— Subject Boundary
— Future Water Service Area



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



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— Subject Boundary
— Future Water Service Area



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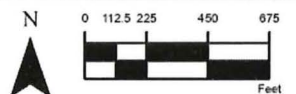


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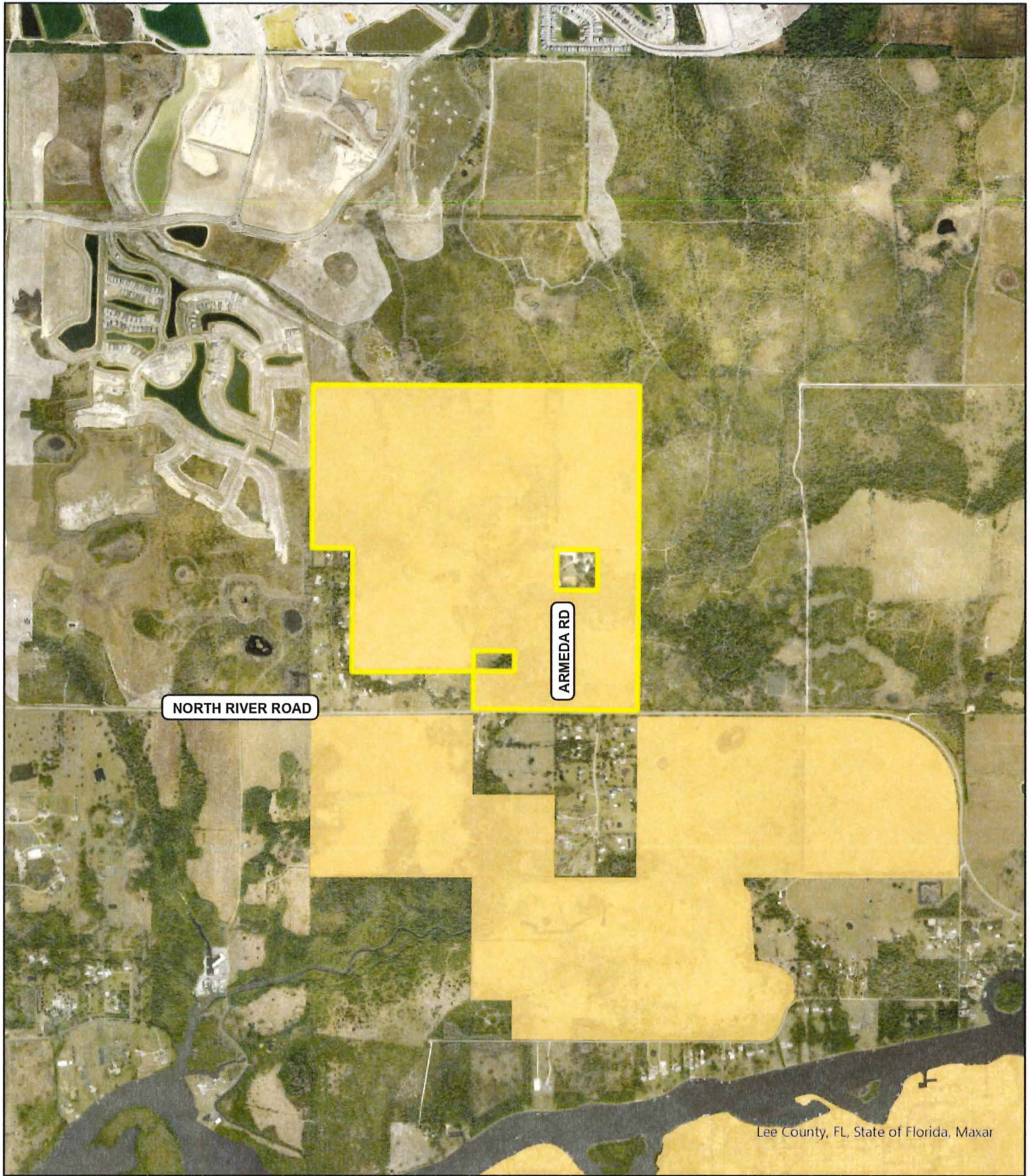
ARMEDA PROPERTY • Existing Future Sewer Service Area

📍 Lee County, FL
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— Subject Boundary
— Future Sewer Service Area



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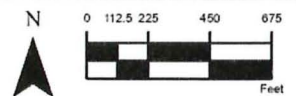


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Armeda Property Map Amendment

Description of Existing Zoning & Land Uses

Exhibits M5 and M6

Subject Property

The Armeda property is located in an evolving and transitional area that has been establishing clustered developments while providing extensive wetland, upland and rare and unique upland, and flow-way preservation areas with environmental stewardship while proactively and appropriately planning for future growth within the area consistent with the Northeast Lee County and North Olga Community Planning areas. The properties to the west, north and east were redesignated from DR/GR to New Community FLU to facilitate the Babcock Ranch Mixed Use Planned Development which is approved for 2,078 dwelling units, 250 hotel rooms and 1,170,000 square feet of commercial and retail uses. There is a commercial node within ¼ mile of SR 31 between North River Road and the Caloosahatchee River described in Policy 6.1.2 that connects the New Community future land use area at Babcock Ranch Road/ SR 31 and North River Road to the Lee Civic Center.

The Armeda property consists of existing grazing lands, two single-family homes, and natural areas, including portions of Trout Creek. Based on a review of historic aerial photography, the property had largely been converted to agricultural uses prior to 1953. Additional clearing and conversion to pasture occurred between 1953 and 1979.

West

The property immediately adjacent to the west of the northern ½ of the property is within the New Community FLU category, zoned Mixed Use Planned Development (MPD) and consists of the Babcock Ranch community. The zoning on the property was recently amended by zoning resolution Z-25-004 which increased the number of dwelling units, reduced the number of hotel units, and increased on-site wetland and upland preservation areas. The MPD approval allows for 2,078 dwelling units, 250 hotel rooms and 1,170,000 square feet of commercial and retail uses. The common property line is has residential development abutting the northern portion and private preservation areas along the southern portion as identified on the MCP.

The property immediately adjacent to the west of the southern ½ of the property is within the DR/GR FLU category, zoned AG-2, and developed with large lot single-family residential with agricultural uses along Turkey Run Lane.

North

Property to the north is within the New Community FLU category, zoned Mixed Use Planned Development (MPD) and consists of Babcock Ranch private preservation areas.

East

The properties adjacent to the east are also within the New Community FLU category, zoned Mixed Use Planned Development (MPD) and consists of Babcock Ranch private preservation areas.

South

Properties adjacent to the south along the western portion of the subject property are within the DR/GR FLU category with the western 3 parcels zoned Mobile Home Residential District (MH-1) and developed with large lot single-family residential. To the east of these lots is also within the DR/GR FLU category, zoned AG-2 and developed with large lot single family and agricultural uses. These parcels are under the same ownership as the western excluded parcel shown in Figure 1 that is also within the DR/GR, zoned AG-2 and developed with agricultural uses consisting of an orange grove.

Adjacent to the south along the eastern portion of the subject property, identified as Parcel B on the MCP, is North River Road, a 2-lane county maintained arterial roadway then property within the Rural FLU category, zoned AG-2 and developed with large lot single-family homes. The intersection of Serenoa Court is across North River Road centered on subject Parcel B's frontage.

Southwest

To the southwest of the subject property is the northwest portion of Cary Duke Povia RPD, 788.96± acres approved by zoning resolution Z-24-024 which allows up to 1,099 dwelling units consisting of single-family and two-family attached dwellings and amenities. This development utilized the same density incentives provided in Policy 123.2.17 which resulted in 420.2 acres of indigenous open space including 328.72 acres of preserved, restored or created rare and unique upland habitat.

West of this area is Owl Creek RPD, 342.68± acres approved by zoning resolution Z-22-022 which allows up to 380 dwelling units consisting of single-family and two-family attached dwellings, a 96-multi-slip docking facility and amenities. This development also used the same density incentives provided in Policy 123.2.17 which resulted in 168.41 acres of indigenous open space and 1.62 acres of upland restoration including 56.24 acres of preserved or restored rare and unique upland habitat.

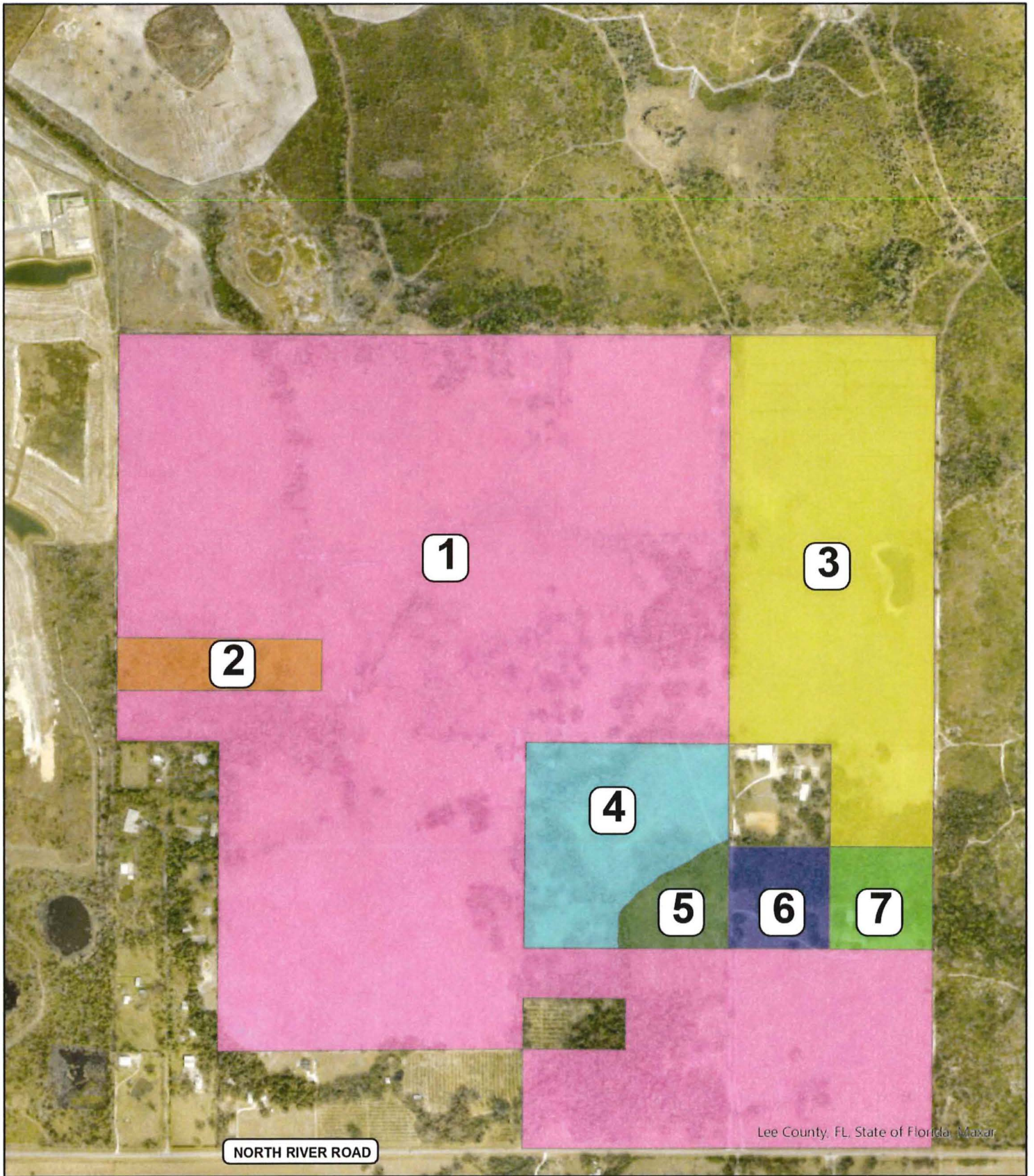
Eastern Excluded Parcel

There are two parcels shown in Figure 1 that are within the overall boundary that are not included in the application. The western excluded parcel identified in Figure 1 is within the DR/GR FLU category, zoned AG-2 and is develop with a large lot single-family residence accessed from Armeda Road.



CPA Map Amendment Application Exhibit "A"
Armeda Property – Property Owner List & Map
Page 1 of 2

Map ID Number	Owner Name and Address	STRAP	SITE ADDRESS
1	ARMEDA FAMILY LLC 19440 ARMEDA RD ALVA, FL 33920	08-43-26-00-00001.0000	19551 ARMEDA RD ALVA FL 33920
2	ARMEDA FAMILY LLC 19440 ARMEDA RD ALVA, FL 33920	08-43-26-00-00002.0000	ACCESS UNDETERMINED ALVA FL 33920
3	ARMEDA FAMILY LLC 19440 ARMEDA RD ALVA, FL 33920	08-43-26-00-00006.0000	19550 ARMEDA RD ALVA FL 33920
4	ARMEDA FAMILY LLC 19440 ARMEDA RD ALVA, FL 33920	08-43-26-01-00001.0000	19501/541 ARMEDA RD ALVA FL 33920
5	ARMEDA FAMILY LLC 19440 ARMEDA RD ALVA, FL 33920	08-43-26-01-00006.0000	19321 ARMEDA RD ALVA FL 33920
6	ARMEDA SUZANNE TR 19440 ARMEDA RD ALVA, FL 33920	08-43-26-00-00006.0020	19440 ARMEDA RD ALVA FL 33920
7	HIPP MICHAEL LEE & HIPP RONI ARMEDA 14500 HIPP CT ALVA, FL 33920	08-43-26-00-00006.0030	14500 HIPP CT ALVA FL 33920



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ARMEDA PROPERTY • Property Owner List

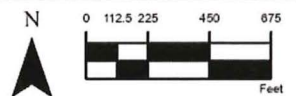
📍 Lee County, FL

📅 Date: 9/10/2025

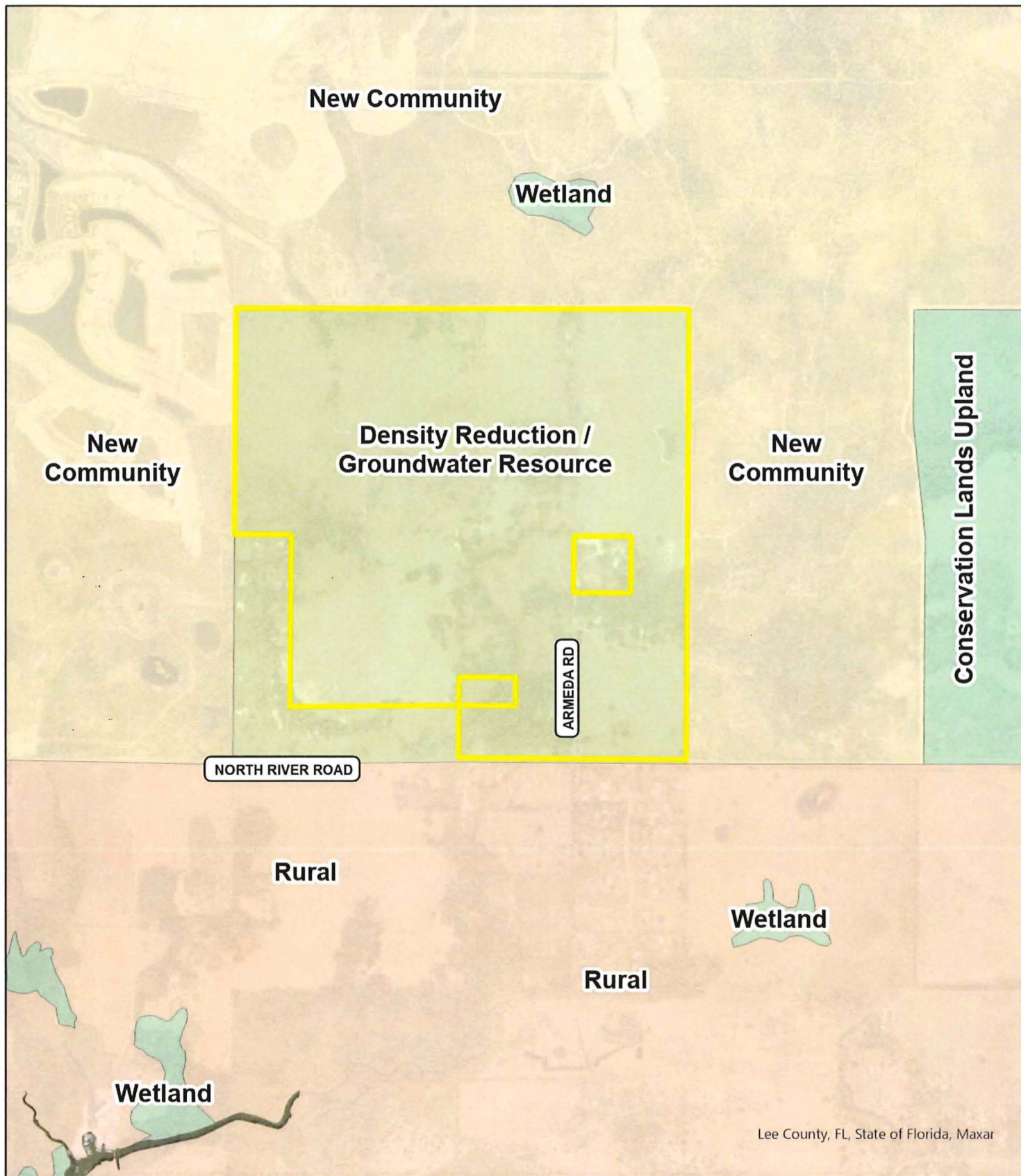
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Page 2 of 2



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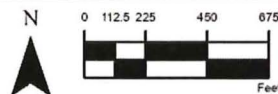
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📅 Date: 9/11/2025

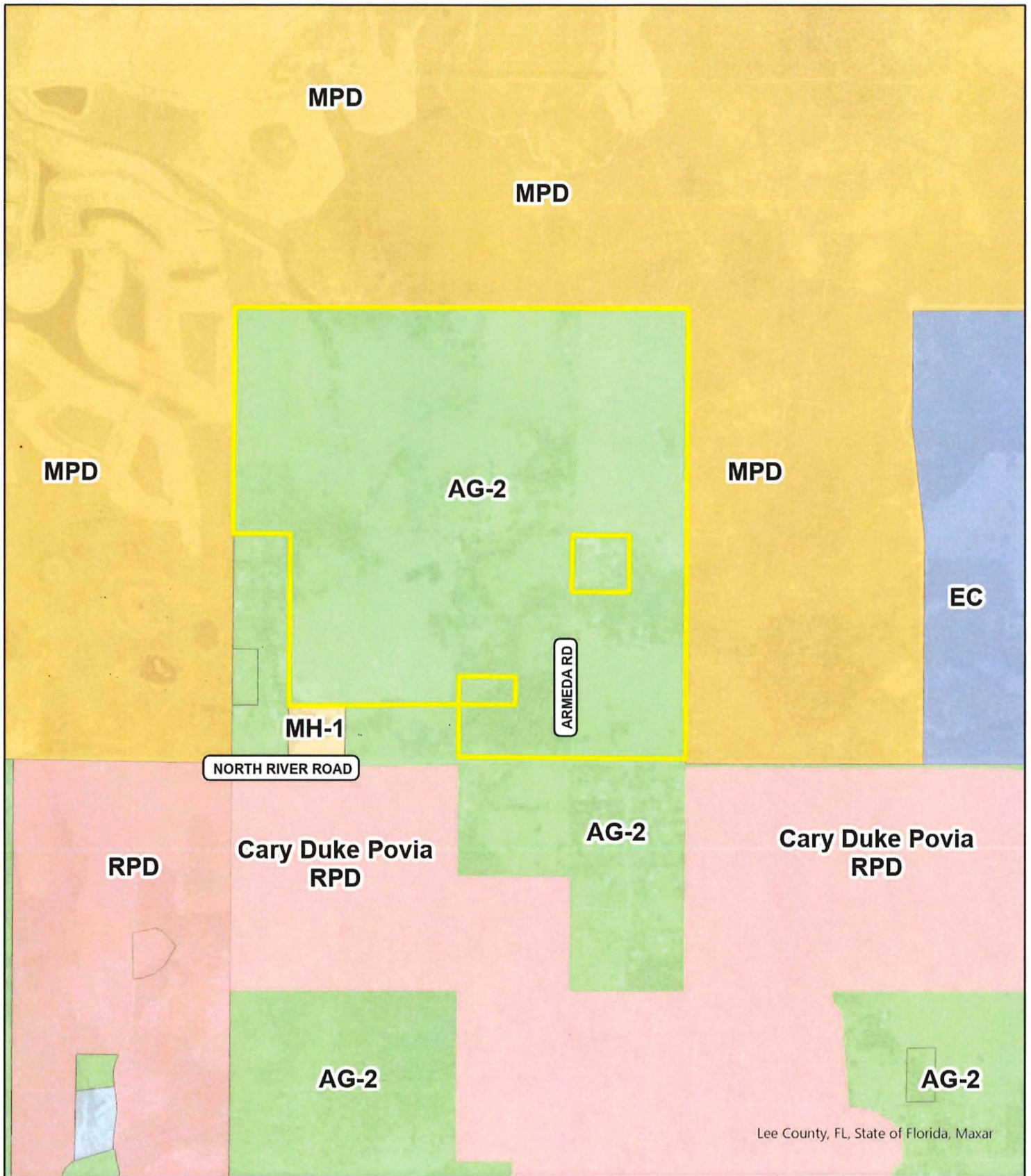
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— Subject Boundary



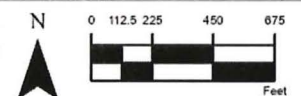
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ARMEDA PROPERTY • Existing Zoning Map

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 🏠 Forestar

— Subject Boundary



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DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME this day appeared Suzanne Armeda, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at 19321 – 19551 Armeda Road, Alva, FL 33920 and is the subject of an Application for zoning action (hereinafter the "Property").

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

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

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

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

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

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

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

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

Suzanne Armeda
Property Owner

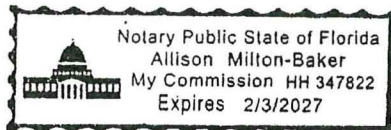
Suzanne Armeda
Print Name

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

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, on September 11, 2025 (date) by Suzanne Armeda (name of person providing oath or affirmation), who is personally known to me or who has produced FL Drivers License (type of identification) as identification.

STAMP/SEAL



Allison Milton-Baker
Signature of Notary Public

TRAFFIC IMPACT STATEMENT

FOR

ARMEDA

COMPREHENSIVE PLAN AMENDMENT

& REZONING

(PROJECT NO. F2502.01)

PREPARED BY:
TR Transportation Consultants, Inc.
Certificate of Authorization Number: 27003
2726 Oak Ridge Court, Suite 503
Fort Myers, Florida 33901-9356
(239) 278-3090

September 9, 2025

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- II. EXISTING CONDITIONS
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- IV. TRIP GENERATION
- V. COMPREHENSIVE PLAN AMENDMENT ANALYSIS
- VI. ZONING ANALYSIS
- VII. CONCLUSION

I. INTRODUCTION

TR Transportation Consultants, Inc. has conducted a traffic impact statement to fulfill requirements set forth by the Lee County Department of Community Development for projects seeking amendment to the Comprehensive Land Use Plan and re-zoning approval. The subject site is located along the north side of North River Road approximately 1½ miles east of S.R. 31 in Lee County, Florida. **Figure 1** illustrates the approximate location of the subject site.

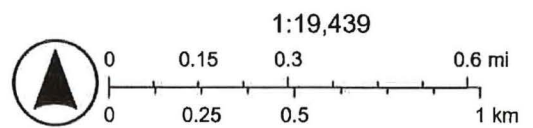
The analysis in this report will determine the impacts of change in land use designation on approximately 561-acres from DRGR/Wetlands to Rural land use category to permit the development of the subject site with a residential community on the overall 561-acre site. Approximately 497-acres is currently in the DR/GR Future Land Use Category and approximately 65-acres is in the Wetlands Future Land Use Category. With the proposed land use category (Rural), and the companion rezoning application that is being filed, the overall 561-acre site will be rezoned to permit up to 737 residential dwelling units.

The transportation related impacts of the proposed Comprehensive Plan Amendment will be assessed based on evaluation of the long-range impact (20-year horizon) and short range impact (5-year horizon) the proposed amendment would have on the existing and future roadway infrastructure. The transportation related impacts of the proposed rezoning will be evaluated based on the estimated build-out year of the project and the impacts the proposed rezoning will have on the surrounding roadway infrastructure. Access to the subject site is proposed to North River Road at a single location as shown on the Master Concept Plan.

Armeda Site Location - Figure 1



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Lee County, FL, State of Florida, Maxar

This report examines the impact of the development on the surrounding roadways. Trip generation and assignments to the various roadways within the study area will be completed and analysis conducted to determine the impacts of the development on the surrounding roadways.

II. EXISTING CONDITIONS

The subject site is currently vacant. The overall site is generally bordered by vacant land to the west, North River Road to the north and east, and by residential uses and Duke Highway to the south.

North River Road is a two-lane undivided arterial that borders the subject site to the north. North River Road has a posted speed limit of 55 mph adjacent to the site and is under the jurisdiction of the Lee County Department of Transportation.

SR 31 is currently a north/south two-lane undivided arterial within the vicinity of the subject site. SR 31 has a posted speed limit of 60 mph and is under the jurisdiction of the Florida Department of Transportation (FDOT).

SR 31 is currently under construction to be widened to a four-lane facility from SR 78 to Cook Brown Road by the *Babcock Ranch Community Independent Special District* (ISD). This four-lane improvement will be expandable to a future six-lane facility. Improvements to the signalized intersection of SR 31 and North River Road will be also provided as part of the widening project. This intersection is being designed as an R-Cut intersection. The concept plan for this intersection is included in the Appendix of this report for reference. The construction of the four-lane improvement is scheduled to be completed by 2027.

III. COMPREHENSIVE PLAN AMENDMENT

The Comprehensive Plan Amendment would change the future land use designation on approximately 496.8-acres from DR/GR to Rural and on the balance of the 64.8-acres from Wetlands to Rural. Under the existing DR/GR and Wetlands land use category, the site could be developed with up to approximately 52 residential dwelling units (1 dwelling unit/10-acres on DR/GR and 1 dwelling unit/20-acres on Wetlands). **Table 1** summarizes the land uses that could be constructed under the existing land use designations and the intensity of uses under the proposed land use designation.

**Table 1
Land Uses
Armeda**

Existing/ Proposed	Land Use Category	Intensity
Existing	DR/GR & Wetlands	52 Dwelling Units (DR/GR \approx 496.8 acres @ 1 DU/10-Acres & Wetlands \approx 64.8 acres @ 1 DU/20 acres)
Proposed	Rural	737 Dwelling Units (Gross Density of 1.3 DU/Acre)

IV. TRIP GENERATION

The trip generation for the permitted and proposed development was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled ***Trip Generation***, 12th Edition. Land Use Code 210 (Single-Family Detached Housing) was utilized for the trip generation purposes of the permitted and proposed residential uses on the subject site. The trip generation equations utilized for this land use are attached to the Appendix of this report for reference. **Table 2** and **Table 3** outline the anticipated weekday AM and PM peak hour trip generation based on the existing and proposed future land use category, respectively.

Table 2
Trip Generation
Based on Existing Land Use Category
Armeda

Land Use	Weekday AM Peak Hour			Weekday PM Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Single-Family Detached Housing (52 Dwelling Units)	11	29	40	33	20	53	685

Table 3
Trip Generation
Based on Proposed Land Use Category
Armeda

Land Use	Weekday AM Peak Hour			Weekday PM Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Single-Family Detached Housing (737 Dwelling Units)	135	364	499	375	229	604	6,213

Table 4 indicates the trip generation difference between the proposed and existing land use categories. The long range transportation impact (20-year horizon) and the short range transportation impact (5-year horizon) will be evaluated based on the resultant trip change illustrated in Table 4.

Table 4
Trip Generation – Resultant Trip Change
Armeda

Land Use	A.M. Peak Hour			P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Proposed Land Use Designation (737 Dwelling Units)	135	364	499	375	229	604	6,213
Existing Land Use Designation (46 Dwelling Units)	-11	-29	-40	-33	-20	-53	-685
Resultant Trip Change	+124	+335	+459	+342	+209	+551	+5,528

The resultant trip change in Table 4 indicates that the trip generation will be **increased** in the AM and PM peak hour conditions as a result of this land use change.

V. COMPREHENSIVE PLAN AMENDMENT ANALYSIS

The Comprehensive Plan Amendment would change the future land use designation on the approximately 492-acres from DR/GR & Wetlands to a Rural land use category. The transportation related impacts of the proposed Comprehensive Plan Amendment were evaluated pursuant to the criteria in the application document. This included an evaluation of the long range impact (20-year horizon) and short range impact (5-year horizon) the proposed amendment would have on the existing and future roadway infrastructure.

Long Range Impacts (20-year horizon)

The Lee County Metropolitan Planning Organization's (MPO) 2045 Long Range Transportation Plan was reviewed to determine if any future roadway improvements were planned in the vicinity of the subject site. Based on the review, there were no roadway improvement projects **within a 3-mile radius of the site** shown on the 2045 Cost Feasible Plan.

The Lee County Metropolitan Planning Organization's (MPO) long range transportation plan along with the FDOT District One travel model were also reviewed in order to determine the impacts the amendment would have on the surrounding area. The base 2045 loaded network volumes were determined for the roadways within the study area and then the PM peak hour trips to be generated by additional trips shown in Table 4 were then added to the projected 2045 volumes. The Level of Service for the surrounding roadways was then evaluated. The Level of Service threshold volumes were derived based on the Lee County's *Generalized Peak Hour Directional Service Volumes* table as well as FDOT's *Multi-Modal Generalized Peak Hour Directional Volumes*.

The results of the analysis indicate that the addition of the trips as a result of the proposed incentive density to the projected 2045 volumes will not cause any roadway links to fall below the recommended minimum acceptable Level of Service thresholds as recommended in Policy 37.1.1 of the Lee County Comprehensive Plan. The adopted Level of Service for SR 31 between SR 78 and North River Road is LOS" C". With the project traffic scenario, this roadway is anticipated to operate at a LOS "D". However, Transportation concurrency is non-regulatory per Florida Statutes Section 163.3180 and Lee Plan Policy 95.1.3, which provides "*Compliance with non-regulatory LOS standards will not be a requirement for continued development permitting, but will be used for facility planning purposes.*"

Note, SR 80 east of SR 31 was shown to operate at a poor Level of Service in the 2045 background (without project traffic) conditions. As previously mentioned, SR 80 is shown to be widened to a six-lane facility on the Lee County's 2045 Needs Plan, which would alleviate this projected background deficiency. Therefore, no changes to the adopted long range transportation plan are required as result of the proposed Map Amendments. Attached **Table 1A** and **Table 2A** reflect the Level of Service analysis based on the 2045 conditions.

Short Range Impacts (5-year horizon)

The 2024/2025 – 2030/2030 Lee County Five Year Capital Improvement Programs (CIP) as well as the Florida Department of Transportation Adopted Work Programs were reviewed to determine the short term impacts the proposed land use change would have on the surrounding roadways. Based on the review, road improvements planned to roadway network within a 3-mile radius of the subject site on the 5-Year Capital Improvement Program for either FDOT or Lee County include the widening of SR 31 between SR 78 and SR 80. FDOT is currently conducting a PD&E study on SR 78 from I-75 to SR 31 to evaluate future widening of this roadway to four-lane divided facility.

As can be depicted from Table 4 of this report, the proposed map amendment will increase the overall trip generation potential of the subject site by approximately 459 vehicles during the A.M. peak hour and 551 vehicles during the P.M. peak hour. **Table 3A** and **Table 4A** attached to this report indicate the projected 5-year planning Level of Service on the area roadways based on the additional trips shown in Table 4. The existing peak hour, peak season, peak direction traffic volumes on the various roadway links maintained by Lee County were obtained from the most recent Lee County *Public Facilities Level of Service and Concurrency Report*. The existing peak hour, peak season, peak direction traffic volumes for state maintained roadways were derived by factoring the latest AADT volumes by appropriate K & D factors. The existing peak hour, peak season, peak direction traffic volumes were then factored by the appropriate annual growth rates in order to obtain the 2029 background traffic conditions on the area roadway network. The growth rates for each roadway were calculated based on historical traffic data obtained from the FDOT's *Florida Traffic Online* resource as well as the traffic data from the latest *Lee County Traffic Count Report*. Based on the projected traffic distribution, the roadway link data was analyzed for the year 2029 without the proposed amendment and year 2029 with the proposed amendment. Traffic data obtained from the aforementioned Lee County and FDOT resources is attached to the Appendix of this report for reference.

The results of the analysis indicate that the addition of the trips as a result of the proposed incentive density to the projected 2029 volumes will not cause any roadway segment to fall below their recommended minimum Level of Service threshold. SR 31 from N. River Road to SR 78 is shown to operate below the minimum threshold in 2029 without the project trips so this is considered a background Level of Service deficiency and not caused by the project. SR 31 has been designed to be expanded to a 6-lane divided facility due to the increase growth of the Babcock Ranch community and the historical growth along this corridor may necessitate that widening sooner than anticipated. The proposed Map Amendment does not cause any other roadways in the short-range analysis to fall below the minimum acceptable Level of Service standards. Therefore, based on this analysis no modifications will be necessary to the Lee County or FDOT short term

capital improvement programs. Capacity analysis will be evaluated again at the time the project will seek rezoning and local Development Order approvals.

The proposed Comprehensive Plan Amendment is to change the future land use designation on approximately 492-acres from DR/GR & Wetlands to Rural. Based on the analysis, no modifications will be necessary to the Lee County or FDOT short term capital improvement programs.

VI. ZONING ANALYSIS

An analysis was also completed to support the rezoning of the entire 492-acre subject site from AG-2 to RPD. The site is currently zoned AG-2. If the Comprehensive Plan change was approved on the site, under the existing AG-2 zoning, the site could be developed with up to 440 dwelling units considering the wetlands and other environmental characteristics of the parcel. **Table 5** summarizes the land uses that are being proposed for the proposed rezoning application.

Table 5
Land Uses
Armeda RPD

Land Use	Permitted ¹	Proposed
Residential	440 Dwelling Units	737 Dwelling Units

¹ Assumes the Comp Plan Amendment is approved

Access to the subject site is proposed to Nort River Road via one access connection.

The trip generation for the project was based on data from the Institute of Transportation Engineer's (ITE) report, titled ***Trip Generation Manual***, 11th Edition. Since there multiple dwelling types identified in the proposed Schedule of Uses, Land Use Code210 (Single Family Detached Housing) was utilized to formulate the trip generation for all of the dwelling units since this would represent the "worst case" in terms of trip generation for the residential units. The equations used from this land use are contained in the Appendix of this report for reference.

Table 6 outlines the anticipated weekday A.M. and P.M. peak hour and daily trip generation of the development as permitted on site should the Land Use Change be approved. **Table 7** outlines the anticipated weekday A.M. and P.M. peak hour and daily trip generation of the development as currently proposed if the rezoning change is approved.

Table 6
Trip Generation – Permitted
Armeda RPD

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Single-Family Residential (440 Units)	72	215	287	252	148	400	3,944

Table 7
Trip Generation – Proposed
Armeda RPD

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Single-Family Residential (737 Units)	135	364	499	375	229	604	6,213

Table 8 illustrates the trip change when comparing the trip generation of the permitted uses to the trip generation of the proposed uses (Table 2 vs Table 3).

Table 8
Trip Generation Comparison– Approved Zoning vs Proposed Zoning
Table 2 vs Table 3

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Proposed Zoning	135	364	499	375	229	604	6,213
Approved Zoning	-72	-215	-287	-252	-148	-400	-3,944
Trip Change	+63	+149	+212	+123	+81	+204	+2,219

The trips the proposed development is anticipated to generate were then assigned to the surrounding roadway network. The net new trips anticipated to be added to the

surrounding roadway network were assigned based upon the routes drivers are anticipated to utilize to approach the subject site.

In order to determine which roadway segments surrounding the site may be significantly impacted as outlined in the Lee County Traffic Impact Statement Guidelines, **Table 5A**, in the Appendix, was created. This table indicates which roadway links will accommodate greater than 10% of the Peak Hour Level of Service “C” volumes. The Level of Service thresholds for the County maintained roadways were obtained from the Lee County’s *Generalized Peak Hour Directional Service Volumes* table. The Level of Service thresholds for the FDOT maintained roadways were obtained from the FDOT’s *Multimodal Quality/Level of Service Handbook (2023)*. Based on Table 1A, North River Road west of site, SR 31 between SR 80 and North River Road as well as SR 78 west of SR 31 are the only roadway segments in the study area that are projected to be significantly impacted as a result of the proposed development.

A horizon year analysis of 2029 was selected as the analysis year to evaluate the future impacts this project will have on the surrounding roadway network. Based on this horizon year, a growth rate was applied to the existing traffic conditions for all roadway links in the study area. The growth rates were obtained through comparisons of annual traffic data obtained from the *Lee County’s Traffic Count Database System (TCDS)* and *FDOT’s Florida Traffic Online* webpage. Based on the project distribution illustrated on Figure 2, the link data was analyzed for the year 2029 without the development and year 2030 with the development.

Table 6A in the Appendix of the report indicates the methodology utilized to obtain the year 2029 build-out traffic volumes as well as the growth rate utilized for each roadway segment. The base year traffic volumes for County maintained roadways were obtained from the latest *Lee County Public Facilities Level of Service and Concurrency Report*. The base year traffic volumes for FDOT maintained roadways were calculated by adjusting the 2024 AADT by the appropriate K and D factors as obtained from the

FDOT's *Florida Traffic Online* webpage and growing the resultant volumes by the appropriate growth rates for each roadway segment as indicated within Table 2A.

Adverse impacts are defined as a degradation of the Level of Service beyond the adopted Level of Service Thresholds for those links as indicated in Table 5A. In comparing the links' functional classification and calculated 2029 traffic volumes to the Service Volume Tables, it was determined that all analyzed roadways are projected to operate above the minimum adopted Level of Service in 2029 both with and without the proposed development. Therefore, roadway capacity improvements will not be warranted as a result of the additional traffic to be generated by the proposed development.

Intersection analysis was conducted at the two site access drive intersections serving the site along North River Road. A summary of the analysis is contained in the Appendix of this report. There are no other intersections within ¼ mile of the subject site that are impacted by the development of the subject site.

Turn lane improvements at the site access drive intersections will be evaluated at the time the project seeks a connection permit from the Florida Department of Transportation.

IX. CONCLUSION

The proposed development is located along the north side of North River Road 1 ½ miles east of S.R. 31 in Lee County, Florida. Based upon the roadway link Level of Service analysis conducted as a part of this report for both a Comprehensive Plan amendment and rezoning request, the development of the subject site meets the requirements set forth by the Lee County Comprehensive Plan and Land Development Code in that there is sufficient capacity available to accommodate the new trips that will be generated by the proposed development. Therefore, no roadway capacity improvements will be warranted as a result of the additional traffic to be generated by the proposed Comprehensive Plan amendment and rezoning requests.

The 2045 Financially Feasible Roadway network and the short term 5-year Capital Improvement Program currently in place in the Lee County will not require any modification in order to accommodate the proposed Land Use Change. The rezoning analysis also indicates that the subject site will not have an adverse impact on the surrounding roadway network. The project will pay road impact fees to offset the impacts to the area road network as part of the mitigation of the project.

APPENDIX

TABLES 1A & 2A
2045 LOS ANALYSIS

TABLE 1A
LEVEL OF SERVICE THRESHOLDS
2045 LONG RANGE TRANSPORTATION ANALYSIS - ARMEDA CPA

<u>ROADWAY</u>	<u>ROADWAY SEGMENT</u>	<u>2045 E + C NETWORK LANES</u>		<u>GENERALIZED SERVICE VOLUMES</u>				
		<u># Lanes</u>	<u>Roadway Designation</u>	<u>LOS A</u>	<u>LOS B</u>	<u>LOS C</u>	<u>LOS D</u>	<u>LOS E</u>
				<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>
N. River Rd	E. of SR 31	2LU	Uninterrupted Flow Highway	130	420	850	1,210	1,640
	E. of Site	2LU	Uninterrupted Flow Highway	130	420	850	1,210	1,640
SR 31	N. of North River Rd.	6LD	C3R	0	0	2,888	3,010	3,010
	S. of North River Rd	6LD	C3R	0	0	2,888	3,010	3,010
	S. of SR 78	6LD	C3R	0	0	2,888	3,010	3,010
SR 78 (Bayshore Rd)	W. of SR 31	4LD	C3R	0	0	1,675	1,995	1,995
SR 80 (Palm Beach Blvd)	W. of SR 31	6LD	C3C	0	0	2,602	2,955	2,955
	E. of SR 31	4LD	C3C	0	0	1,675	1,955	1,955

- Denotes the LOS Standard for each roadway segment

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

* Level of Service Thresholds for State maintained roadways were taken from FDOT's Multimodal Quality/Level of Service Handbook (2023)

TABLE 2A
2045 ROADWAY LINK LEVEL OF SERVICE CALCULATIONS
ARMEDA CPA

TOTAL PM PEAK HOUR PROJECT TRAFFIC = 556 VPH IN= 345 OUT= 211

<u>ROADWAY</u>	<u>ROADWAY SEGMENT</u>	2045	COUNTY PCS / FDOT SITE #	AADT	K-100 FACTOR	100TH HIGHEST	D	PM PK HR	2045		PROJECT	PK DIR	2045 BACKGROUND PLUS PROJ	
		FSUTMS AADT		BACKGROUND TRAFFIC		HOUR PK DIR 2-WAY VOLUME		PEAK DIRECTION	PEAK DIRECTION TRAFFIC VOLUMES & LOS	LOS		TRAFFIC	PEAK DIRECTION TRAFFIC VOLUMES & LOS	LOS
N. River Rd	E. of SR 31	12,426	124650	12,426	0.095	1,180	0.535	EAST	631	C	90%	311	942	D
	E. of Site	11,371	124650	11,371	0.095	1,080	0.535	EAST	578	C	10%	35	613	C
SR 31	N. of North River Rd.	69,826	120273	69,826	0.095	6,633	0.523	SOUTH	3,164	F	20%	69	3,233	F
	S. of North River Rd.	59,332	121001	59,332	0.095	5,637	0.528	NORTH	2,976	D	70%	242	3,218	F
	S. of SR 78	54,311	120030	54,311	0.090	4,888	0.528	SOUTH	2,307	C	50%	173	2,480	C
SR 78 (Bayshore Rd)	W. of SR 31	30,972	121002	30,972	0.090	2,787	0.528	EAST	1,472	C	20%	69	1,541	C
SR 80 (Palm Beach Blvd)	W. of SR 31	53,399	126005	53,399	0.090	4,806	0.528	EAST	2,538	C	35%	121	2,659	D
	E. of SR 31	50,780	120085	50,780	0.090	4,570	0.528	EAST	2,413	F	10%	35	2,448	F

* The K-100 and D factors were obtained from Florida Traffic Online resource.

TABLES 3A & 4A
5-YEAR LOS ANALYSIS

**TABLE 3A
LEVEL OF SERVICE THRESHOLDS
ARMEDA CPA**

<u>ROADWAY</u>	<u>ROADWAY SEGMENT</u>	<u># LANES</u>	<u>ROADWAY DESIGNATION</u>	GENERALIZED SERVICE VOLUMES				
				LOS A	LOS B	LOS C	LOS D	LOS E
				<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>
N. River Rd	E. of SR 31	2LU	Uninterrupted Flow Highway	130	420	850	1,210	1,640
	E. of Site	2LU	Uninterrupted Flow Highway	130	420	850	1,210	1,640
SR 31	N. of North River Rd.	4LD	C3R	0	0	1,874	2,040	2,040
	S. of North River Rd.	4LD	C3R	0	0	1,874	2,040	2,040
	S. of SR 78	6LD	C3R	0	0	2,888	3,010	3,010
SR 78 (Bayshore Rd)	W. of SR 31	2LU	C3R	0	0	1,069	1,224	1,224
SR 80 (Palm Beach Blvd)	W. of SR 31	6LD	C3C	0	0	2,602	2,955	2,955
	E. of SR 31	4LD	C3C	0	0	1,675	1,995	1,995

- Denotes the LOS Standard for each roadway segment

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

* Level of Service Thresholds for State maintained roadways were taken from FDOT's Multi-Modal Quality/Level of Service Handbook (2023)

**TABLE 4A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
ARMEDA CPA**

TOTAL PROJECT TRAFFIC AM =	462	VPH	IN =	126	OUT=	336	<u>FDOT Sta. #</u>	<u>K</u>	<u>D</u>
TOTAL PROJECT TRAFFIC PM =	556	VPH	IN=	345	OUT=	211	120273	0.095	0.534
							121001	0.095	0.550
							120030	0.090	0.550
							121002	0.090	0.550
							126005	0.090	0.550
							120085	0.090	0.550

							2024	2029							2029			2029		
							PK HR	PK HR	PK SEASON	PERCENT			BCKGRND			BCKGRND				
	LCDOT PCS OR	BASE YR	2021	YRS OF	ANNUAL	PK SEASON	PEAK DIRECTION	V/C	PROJECT	AM PROJ	PM PROJ	+ AM PROJ	V/C	+ PM PROJ	V/C					
ROADWAY	ROADWAY SEGMENT	FDOT SITE #	ADT	ADT	GROWTH. ¹	RATE	PEAK DIR. ²	VOLUME	LOS	Ratio	TRAFFIC	TRAFFIC	TRAFFIC	VOLUME	LOS	Ratio	VOLUME	LOS	Ratio	
N River Rd	E of SR 31	348	2,693	3,400	8	2.96%	224	283	B	0.23	90%	302	311	585	C	0.48	593	C	0.49	
	E of Site	348	2,693	3,400	8	2.96%	224	283	B	0.23	10%	34	35	316	B	0.26	317	B	0.26	
SR 31	N of North River Rd	120273	7,300	17,300	8	7.37%	878	1,550	C	0.76	20%	67	69	1,617	C	0.79	1,619	C	0.79	
	S of North River Rd	121001	8,800	22,000	8	8.64%	1,150	2,231	F	1.09	70%	235	242	2,466	F	1.21	2,472	F	1.21	
	S of SR 78	120030	11,200	20,900	8	5.02%	1,035	1,531	C	0.51	50%	168	173	1,699	C	0.56	1,703	C	0.57	
SR 78 (Bayshore Rd)	W of SR 31	121002	9,200	14,500	8	3.69%	718	959	C	0.78	20%	67	69	1,026	C	0.84	1,028	C	0.84	
SR 80 (Palm Beach Blvd)	W of SR 31	126005	34,000	36,500	8	2.00%	1,807	2,117	C	0.72	35%	118	121	2,234	C	0.76	2,238	C	0.76	
	E of SR 31	120085	33,500	48,500	8	3.12%	2,401	3,070	F	1.54	10%	34	35	3,103	F	1.56	3,104	F	1.56	

1 AGR for roadways was calculated based the FDOT Trends Spreadsheet from historical traffic data obtained from Florida Traffic Online webpage and Lee County Traffic Count Database System (TCDS)

2 Current peak hour peak season peak direction traffic volumes for all County roadways were obtained from the 2024 Lee County Public Facilities Level of Service and Concurrency Report

2 Current peak hour peak season peak direction traffic volumes for state maintained roadways were obtained by adjusting the 2024 AADT by the appropriate K and D factors

TABLES 5A & 6A
ZONING LOS ANALYSIS

**TABLE 5A
LEVEL OF SERVICE THRESHOLDS
ARMEDA**

TOTAL AM PEAK HOUR PROJECT TRAFFIC =	499 VPH	IN=	135	OUT=	364
TOTAL PM PEAK HOUR PROJECT TRAFFIC =	604 VPH	IN=	596	OUT=	350

ROADWAY	ROADWAY SEGMENT	# LANES	ROADWAY DESIGNATION	PERCENT					PROJECT TRAFFIC	PROJECT TRAFFIC	PROJ/LOS C
				LOS A VOLUME	LOS B VOLUME	LOS C VOLUME	LOS D VOLUME	LOS E VOLUME			
N. River Rd	E. of Site	2LU	Uninterrupted Flow Highway	130	420	850	1,210	1,640	10%	60	7.0%
	W. of Site	2LU	Uninterrupted Flow Highway	130	420	850	1,210	1,640	90%	536	63.1%
SR 31	N. of N. River Rd.	4LD	C3R	0	0	1,874	2,040	2,040	20%	119	6.4%
	S. of N. River Rd.	4LD	C3R	0	0	1,874	2,040	2,040	70%	417	22.3%
	S. of SR 78	6LD	C3R	0	0	2,888	3,010	3,010	50%	298	10.3%
SR 78 (Bayshore Rd)	W. of SR 31	2LU	C3R	0	0	1,069	1,224	924	20%	119	11.2%
	W. of I-75	4LD	C3R	0	0	1,874	2,040	2,040	10%	60	3.2%
SR 80 (Palm Beach Blvd)	W. of SR 31	6LD	C3C	0	0	2,602	2,955	2,955	35%	209	8.0%
	E. of SR 31	4LD	C3C	0	0	1,975	1,995	1,995	10%	60	3.0%
I-75	N. of SR 78	6LF	Freeway	0	3,520	4,670	5,610	5,870	5%	30	0.6%
	S. of SR 78	6LF	Freeway	0	4,280	5,570	6,620	7,130	5%	30	0.5%

- Denotes the LOS Standard for each roadway segment

* Level of Service Thresholds for Lee County arterials/collectors taken from the Lee County Generalized Peak Hour Directional Service Volume Tables.

* Level of Service Thresholds for State maintained roadways were taken from FDOT's Generalized Peak Hour Directional Volumes Table 7 and Table 9.

**TABLE 6A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
ARMEDA**

										<u>FDOT Sta. #</u>	<u>K</u>	<u>D</u>
TOTAL PROJECT TRAFFIC AM =		499	VPH	IN =	135	OUT=	364			120273	0.095	0.523
TOTAL PROJECT TRAFFIC PM =		604	VPH	IN=	596	OUT=	350			121001	0.095	0.528
										120030	0.090	0.528
										121002	0.090	0.528

				2021	2030						2030		2030					
				PK HR	PK HR PK SEASON		PERCENT				BCKGRND		BCKGRND					
<u>ROADWAY</u>	<u>ROADWAY SEGMENT</u>	<u>LCDOT PCS OR</u>	<u>BASE YR</u>	<u>2021</u>	<u>YRS OF</u>	<u>ANNUAL</u>	<u>PK SEASON</u>	<u>PEAK DIRECTION</u>	<u>V/C</u>	<u>PROJECT</u>	<u>AM PROJ</u>	<u>PM PROJ</u>	<u>+ AM PROJ</u>	<u>V/C</u>	<u>+ PM PROJ</u>	<u>V/C</u>	<u>VOLUME</u>	<u>LOS</u>
		<u>FDOT SITE #</u>	<u>ADT</u>	<u>ADT</u>	<u>GROWTH. ¹</u>	<u>RATE</u>	<u>PEAK DIR. ²</u>	<u>VOLUME</u>	<u>LOS</u>	<u>Ratio</u>	<u>TRAFFIC</u>	<u>TRAFFIC</u>	<u>TRAFFIC</u>	<u>VOLUME</u>	<u>LOS</u>	<u>Ratio</u>	<u>VOLUME</u>	<u>LOS</u>
N. River Rd	E. of Site	348	2,693	3,400	8	2.96%	145	188	B	0.11	10%	36	60	225	B	0.14	248	B
	W. of Site	348	2,693	3,400	8	2.96%	145	188	B	0.11	90%	328	536	516	C	0.31	725	C
SR 31	N. of N. River Rd.	120273	5,719	11,660	15	4.86%	579	888	C	0.47	20%	73	119	961	C	0.51	1,007	C
	S. of N. River Rd.	121001	11,100	16,000	15	2.47%	803	999	C	0.53	70%	255	417	1,254	C	0.67	1,417	C
	S. of SR 78	120030	12,500	15,900	15	2.00%	756	903	C	0.30	50%	182	298	1,085	C	0.36	1,201	C
SR 78 (Bayshore Rd)	W. of SR 31	121002	8,400	12,400	15	2.63%	589	744	C	0.61	20%	73	119	817	C	0.67	864	C

- ¹ AGR for all roadways was calculated based the historical traffic data obtained from Lee County Traffic Count Report and Florida Traffic Online webpage.
- ² Current peak hour peak season peak direction traffic volumes for all County roadways were obtained from the 2021 Lee County Public Facilities Level of Service and Concurrency Report.
- ² Current peak hour peak season peak direction traffic volumes for state maintained roadways were obtained by adjusting the 2021 AADT by the appropriate K and D factors.

**LEE COUNTY GENERALIZED
SERVICE VOLUME TABLE**

c:\input5

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

Arterials						
Class I (40 mph or higher posted speed limit)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	140	800	860	860
2	Divided	*	250	1,840	1,960	1,960
3	Divided	*	400	2,840	2,940	2,940
4	Divided	*	540	3,830	3,940	3,940

Class II (35 mph or slower posted speed limit)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	330	710	780
2	Divided	*	*	710	1,590	1,660
3	Divided	*	*	1,150	2,450	2,500
4	Divided	*	*	1,580	3,310	3,340

Controlled Access Facilities						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	160	880	940	940
2	Divided	*	270	1,970	2,100	2,100
3	Divided	*	430	3,050	3,180	3,180

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

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

**FDOT GENERALIZED MULTI-MODAL
QUALITY/LEVEL OF SERVICE
HANDBOOK SERVICE VOLUMES**

C3C & C3R

Motor Vehicle Arterial Generalized Service Volume Tables

Peak Hour Directional

Peak Hour Two-Way

AADT



	B	C	D	E
1 Lane	*	760	1,070	**
2 Lane	*	1,520	1,810	**
3 Lane	*	2,360	2,680	**
4 Lane	*	3,170	3,180	**

	B	C	D	E
2 Lane	*	1,380	1,950	**
4 Lane	*	2,760	3,290	**
6 Lane	*	4,290	4,870	**
8 Lane	*	5,760	5,780	**

	B	C	D	E
2 Lane	*	15,300	21,700	**
4 Lane	*	30,700	36,600	**
6 Lane	*	47,700	54,100	**
8 Lane	*	64,000	64,200	**



	B	C	D	E
1 Lane	*	970	1,110	**
2 Lane	*	1,700	1,850	**
3 Lane	*	2,620	2,730	**

	B	C	D	E
2 Lane	*	1,760	2,020	**
4 Lane	*	3,090	3,360	**
6 Lane	*	4,760	4,960	**

	B	C	D	E
2 Lane	*	19,600	22,400	**
4 Lane	*	34,300	37,300	**
6 Lane	*	52,900	55,100	**

Adjustment Factors

The peak hour directional service volumes should be adjusted by multiplying by 1.2 for one-way facilities.
 The AADT service volumes should be adjusted by multiplying by 0.6 for one-way facilities.
 2 Lane Divided Roadway with an Exclusive Left Turn Lane(s): Multiply by 1.05
 2 lane Undivided Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.80

Exclusive right turn lane(s): Multiply by 1.05
 Multilane Undivided Roadway with an Exclusive Left Turn Lane(s): Multiply by 0.95
 Multilane Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.75
 Non-State Signalized Roadway: Multiply by 0.90

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached.

TRAFFIC DATA
FDOT FLORIDA TRAFFIC ONLINE

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

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

YEAR	AADT		DIRECTION 1		DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----		-----		-----	-----	-----	-----
2024	17364	C	N 8644		S 8720	9.50	53.40	18.40
2023	14878	C	N 7392		S 7486	9.50	52.10	19.10
2022	12799	C	N 6265		S 6534	9.50	52.10	19.90
2021	11660	C	N 5695		S 5965	9.50	52.30	21.20
2020	9182	C	N 4508		S 4674	9.50	52.70	23.40
2019	9292	C	N 4645		S 4647	9.50	52.10	25.30
2018	7959	C	N 4032		S 3927	9.50	54.10	26.90
2017	7337	C	N 3712		S 3625	9.50	53.40	28.20
2016	6620	C	N 3338		S 3282	9.50	53.90	26.60
2015	5216	C	N 2618		S 2598	9.50	55.60	28.00
2014	4653	C	N 2325		S 2328	9.50	55.60	27.00
2013	4195	C	N 2099		S 2096	9.50	55.90	29.00
2012	4217	C	N 2149		S 2068	9.50	56.40	26.90
2011	4126	C	N 2094		S 2032	9.50	55.10	25.60
2010	4034	C	N 2041		S 1993	9.79	54.46	26.00
2009	3964	C	N 1994		S 1970	9.81	52.26	25.10

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

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

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

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

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

YEAR	AADT		DIRECTION 1		DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----		-----		-----	-----	-----	-----
2024	22000 F	N	11000	S	11000	9.50	55.00	23.00
2023	19800 C	N	9800	S	10000	9.50	56.80	23.00
2022	17800 C	N	8800	S	9000	9.50	52.10	25.40
2021	16000 C	N	8000	S	8000	9.50	52.80	23.30
2020	11000 C	N	5500	S	5500	9.50	53.70	23.40
2019	11000 C	N	5500	S	5500	9.50	54.00	25.30
2018	9400 C	N	4700	S	4700	9.50	55.20	26.90
2017	8800 C	N	4500	S	4300	9.50	54.40	20.20
2016	8600 F	N	4200	S	4400	9.50	57.70	20.20
2015	7800 C	N	3800	S	4000	9.50	57.50	20.20
2014	7200 F	N	3600	S	3600	9.50	56.80	20.50
2013	7000 C	N	3500	S	3500	9.50	56.50	20.50
2012	7500 C	N	3800	S	3700	9.50	54.20	22.60
2011	7300 F	N	3700	S	3600	9.50	56.20	17.60
2010	7300 C	N	3700	S	3600	9.91	56.34	17.60
2009	7100 C	N	3600	S	3500	9.98	55.90	19.70

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
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V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0030 - SR 31, NORTH OF SR 80/PALM BEACH BOULEVARD LC391

YEAR	AADT		DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	20900	S	N 9900	S 11000	9.00	55.00	21.90
2023	18900	F	N 9000	S 9900	9.00	56.80	21.90
2022	16600	C	N 7900	S 8700	9.00	52.10	21.90
2021	15900	C	N 7900	S 8000	9.00	52.80	14.20
2020	13800	C	N 6600	S 7200	9.00	53.70	17.80
2019	13500	C	N 6600	S 6900	9.00	54.00	20.80
2018	11500	C	N 5600	S 5900	9.00	55.20	18.60
2017	11200	C	N 5500	S 5700	9.00	54.40	19.00
2016	11100	F	N 5500	S 5600	9.00	57.70	12.50
2015	10100	C	N 5000	S 5100	9.00	57.50	12.50
2014	8700	F	N 4300	S 4400	9.00	56.80	14.90
2013	8500	C	N 4200	S 4300	9.00	56.50	14.90
2012	8700	C	N 4400	S 4300	9.00	54.20	13.80
2011	8500	F	N 4200	S 4300	9.00	56.20	13.70
2010	8500	C	N 4200	S 4300	9.91	56.34	13.70
2009	7800	C	N 3800	S 4000	9.98	55.90	13.40

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
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V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

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

YEAR	AADT		DIRECTION 1		DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR	
----	-----		-----		-----	-----	-----	-----	
2024	14500	F	E	7600	W	6900	9.00	55.00	25.40
2023	13200	C	E	6900	W	6300	9.00	56.80	25.40
2022	13600	F	E	7000	W	6600	9.00	52.10	21.80
2021	12400	C	E	6400	W	6000	9.00	52.80	21.80
2020	11000	C	E	5700	W	5300	9.00	53.70	18.90
2019	10600	C	E	5500	W	5100	9.00	54.00	22.00
2018	9600	C	E	5000	W	4600	9.00	55.20	21.60
2017	9200	C	E	4600	W	4600	9.00	54.40	13.00
2016	8600	F	E	4300	W	4300	9.00	57.70	13.00
2015	7800	C	E	3900	W	3900	9.00	57.50	13.00
2014	7300	F	E	3700	W	3600	9.00	56.80	14.00
2013	7100	C	E	3600	W	3500	9.00	56.50	14.00
2012	7500	C	E	3800	W	3700	9.00	54.20	16.40
2011	6800	F	E	3500	W	3300	9.00	56.20	14.90
2010	6800	C	E	3500	W	3300	9.91	56.34	14.90
2009	6900	C	E	3500	W	3400	9.98	55.90	17.00

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
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V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

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

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----	-----	-----	-----	-----	-----
2024	36500 X	0	0	9.00	55.00	15.40
2023	36000 X	0	0	9.00	56.80	12.80
2022	34500 X	0	0	9.00	52.10	7.40
2021	34000 T	0	0	9.00	52.80	11.70
2020	33500 S	0	0	9.00	53.70	11.50
2019	35000 F	0	0	9.00	54.00	12.30
2018	35091 C	0	0	9.00	64.90	12.60
2017	34000 F	0	0	9.00	64.90	11.10
2016	32970 C	E 16326	W 16644	9.00	64.90	10.40
2015	30167 C	E 14945	W 15222	9.00	63.20	11.00
2014	27785 C	E 13885	W 13900	9.00	62.60	5.90
2013	26228 C	E 12981	W 13247	9.00	61.80	9.50
2012	25563 C	E 12791	W 12772	9.00	61.60	10.80
2011	26888 C	E 13397	W 13491	9.00	61.60	12.40
2010	26743 C	E 13334	W 13409	9.89	61.01	8.90
2009	25939 C	E 12914	W 13025	9.90	62.73	9.60

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
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V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

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

LC360

YEAR	AADT		DIRECTION 1		DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR	
----	-----		-----		-----	-----	-----	-----	
2024	48500	F	E	25000	W	23500	9.00	55.00	7.50
2023	44500	C	E	23000	W	21500	9.00	56.80	7.50
2022	47000	C	E	23500	W	23500	9.00	52.10	7.40
2021	43000	C	E	21500	W	21500	9.00	52.80	7.50
2020	36500	C	E	18000	W	18500	9.00	53.70	8.30
2019	36500	C	E	18000	W	18500	9.00	54.00	9.00
2018	33500	C	E	16500	W	17000	9.00	55.20	9.30
2017	33500	C	E	16500	W	17000	9.00	54.40	8.50
2016	35000	C	E	17500	W	17500	9.00	57.70	8.20
2015	32000	C	E	16000	W	16000	9.00	57.50	9.00
2014	29500	S	E	15000	W	14500	9.00	56.80	9.20
2013	28500	F	E	14500	W	14000	9.00	56.50	9.20
2012	28500	C	E	14500	W	14000	9.00	54.20	9.20
2011	29500	F	E	14500	W	15000	9.00	56.20	9.40
2010	29500	C	E	14500	W	15000	9.91	56.34	9.40
2009	29500	C	E	14500	W	15000	9.98	55.90	9.50

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
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V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

**LEE COUNTY PUBLIC FACILITIES
LEVEL OF SERVICE AND
CONCURRENCY REPORT**

LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)

Link No.	ROAD NAME	LOCATION		ROAD TYPE	PERFORMANCE STANDARD		2023 100TH HIGHEST HOUR			2028 FUTURE FORECAST*			Notes
		FROM	TO		LOS ⁽¹⁾	CAPACITY ⁽²⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾	V/C ⁽¹⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾	V/C ⁽¹⁾	
13900	JOEL BLVD	18TH ST	SR 80	2LN	E	1,010	D	547	0.54	D	575	0.57	
14000	JOHN MORRIS RD	BUNCHE BEACH	SUMMERLIN RD	2LN	E	860	C	65	0.08	C	68	0.08	(4)
14100	JOHN MORRIS RD	SUMMERLIN RD	IONA RD	2LN	E	860	C	210	0.24	C	221	0.26	
14200	KELLY RD	McGREGOR BLVD	SAN CARLOS BLVD	2LN	E	860	C	230	0.27	C	242	0.28	
14300	KELLY RD	SAN CARLOS BLVD	PINE RIDGE RD	2LN	E	860	C	230	0.27	C	242	0.28	
14500	LAUREL DR	BUS 41	BREEZE DR	2LN	E	860	C	338	0.39	C	355	0.41	
14600	LEE BLVD	SR 82	ALVIN AVE	6LD	E	2,840	E	2,440	0.86	E	2,564	0.90	
14700	LEE BLVD	ALVIN AVE	GUNNERY RD	6LD	E	2,840	E	2,182	0.77	E	2,293	0.81	
14800	LEE BLVD	GUNNERY RD	HOMESTEAD RD	6LD	E	2,840	E	1,944	0.68	E	2,091	0.74	pre-development order res development
14900	LEE BLVD	HOMESTEAD RD	WILLIAMS AVE	4LD	E	1,980	B	913	0.46	B	960	0.48	
14930	LEE BLVD	WILLIAMS AVE	LEEELAND HEIGHTS	2LN	E	1,020	B	913	0.90	E	960	0.94	
15000	LEE RD	SAN CARLOS BLVD	ALICO RD	2LN	E	860	C	407	0.47	C	428	0.50	
15100	LEEELAND HEIGHTS	HOMESTEAD RD	JOEL BLVD	4LN	E	1,800	B	764	0.42	B	803	0.45	
15200	LEONARD BLVD	GUNNERY RD	WESTGATE BLVD	2LN	E	860	D	714	0.83		895	1.04	Fairway Villages/pre-dev order res dev
15300	LITTLETON RD	CORBETT RD	US 41	2LN	E	860	D	587	0.68	D	617	0.72	
15400	LITTLETON RD	US 41	BUS 41	2LN	E	860	D	570	0.66	D	599	0.70	
15500	LUCKETT RD	ORTIZ AVE	I-75	2LN	E	880	C	364	0.41	C	416	0.47	Luckett Landing Hotel/Luckett Road C-Store
15600	LUCKETT RD	I-75	COUNTRY LAKES DR	2LN	E	860	C	320	0.37	C	336	0.39	
15700	MAPLE DR*	SUMMERLIN RD	2ND AVE	2LN	E	860	C	79	0.09	C	83	0.10	(4)
15800	McGREGOR BLVD	SANIBEL T PLAZA	HARBOR DR	4LD	E	1,960	A	980	0.50	B	1,030	0.53	
15900	McGREGOR BLVD	HARBOR DR	SUMMERLIN RD	4LD	E	1,960	B	1,396	0.71	B	1,467	0.75	
16000	McGREGOR BLVD	SUMMERLIN RD	KELLY RD	4LD	E	1,960	A	815	0.42	A	857	0.44	
16100	McGREGOR BLVD	KELLY RD	GLADIOLUS DR	4LD	E	1,960	A	815	0.42	A	857	0.44	
16200	McGREGOR BLVD (SR 867)	OLD McGREGOR /GLADIOLUS DR	IONA LOOP RD	4LD	D	1,942	C	1,542	0.79	C	1,658	0.85	
16300	McGREGOR BLVD (SR 867)	IONA LOOP RD	PINE RIDGE RD	4LD	D	1,942	C	1,542	0.79	C	1,658	0.85	
16400	McGREGOR BLVD (SR 867)	PINE RIDGE RD	CYPRESS LAKE DR	4LD	D	1,900	D	1,810	0.95		1,961	1.03	
16500	McGREGOR BLVD (SR 867)	CYPRESS LAKE DR	COLLEGE PKWY	4LD	D	1,900	D	1,810	0.95		1,961	1.03	
16600	McGREGOR BLVD (SR 867)	COLLEGE PKWY	WINKLER RD	2LN	D	1,124	C	775	0.69	D	842	0.75	constrained
16700	McGREGOR BLVD (SR 867)	WINKLER RD	TANGLEWOOD BLVD	2LN	D	1,224	D	1,114	0.91	D	1,208	0.99	constrained
16800	McGREGOR BLVD (SR 867)	TANGLEWOOD BLVD	COLONIAL BLVD	2LN	D	1,224	D	1,114	0.91	D	1,208	0.99	constrained
16900	METRO PKWY (SR 739)	SIX MILE PKWY	DANIELS PKWY	6LD	D	2,866	C	1,373	0.48	C	1,618	0.56	
17000	METRO PKWY (SR 739)	DANIELS PKWY	CRYSTAL DR	4LD	D	1,900	C	1,275	0.67	C	1,440	0.76	
17100	METRO PKWY (SR 739)	CRYSTAL DR	DANLEY DR	4LD	D	1,900	D	1,786	0.94		2,118	1.11	
17200	METRO PKWY (SR 739)	DANLEY DR	COLONIAL BLVD	4LD	D	1,900	D	1,786	0.94		2,118	1.11	
	MICHAEL RIPPE PKWY	US41	SIX MILES PKWY	6LD	D	2,866	C	1,766	0.62	C	2,252	0.79	
17600	MILWAUKEE BLVD	ALABAMA BLVD	BELL BLVD	2LN	E	860	C	171	0.20	C	180	0.21	(4)
17700	MILWAUKEE BLVD	BELL BLVD	COLUMBUS BLVD	2LN	E	860	C	171	0.20	C	213	0.25	(4)
17800	MOODY RC	HANCOCK B. PKWY	PONDELLA RD	2LN	E	860	C	184	0.21	C	193	0.22	(4)
17900	NALLE GRADE RD	SLATER RD	NALLE RD	2LN	E	860	C	82	0.10	C	86	0.10	
18000	NALLE RD	SR 78	NALLE GRADE RD	2LN	E	860	C	136	0.16	C	143	0.17	
18100	NEAL RD	ORANGE RIVER BLVD	BUCKINGHAM RD	2LN	E	860	C	155	0.18	C	163	0.19	
18200	NORTH RIVER RD	SR 31	FRANKLIN LOCK RD	2LN	E	1,140	B	224	0.20	B	344	0.30	The Broadlands
18300	NORTH RIVER RD	FRANKLIN LOCK RD	BROADWAY RD	2LN	E	1,140	B	224	0.20	B	358	0.31	River Run Estates
18400	NORTH RIVER RD	BROADWAY RD	COUNTY LINE	2LN	E	1,140	A	100	0.09	A	135	0.12	
18900	OLGA RD*	SR 80 W	SR 80 E	2LN	E	860	C	84	0.10	C	88	0.10	(4)
19100	ORANGE GROVE BLVD	CLUB ENTR.	HANCOCK B. PKWY	2LN	E	860	C	539	0.63	D	566	0.66	
19200	ORANGE GROVE BLVD	HANCOCK B. PKWY	PONDELLA RD	4LN	E	1,790	C	539	0.30	D	566	0.32	
19300	ORANGE RIVER BLVD	SR 80	STALEY RD	2LN	E	1,000	C	368	0.37	C	387	0.39	

**LEE COUNTY MPO 2045 COST
FEASIBLE HIGHWAY PLAN**



LEE COUNTY MPO 2045 NEEDS PLAN



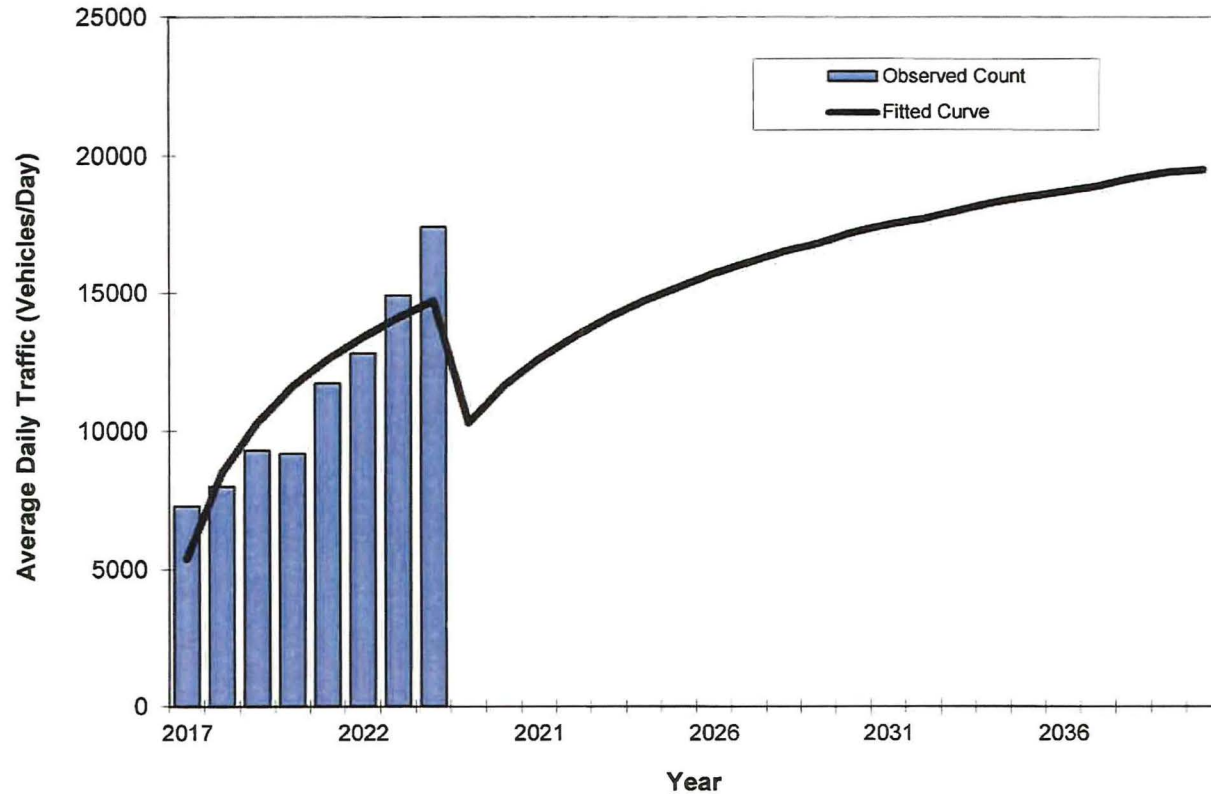
FDOT TRAFFIC TRENDS ANALYSIS

Traffic Trends - V03.a

SR 31 --

FIN#	SR 31
Location	N. of Foxhill Rd.

County:	Lee
Station #:	120273
Highway:	SR 31



Year	Traffic (ADT/AADT)	
	Count*	Trend**
2017	7300	5400
2018	8000	8500
2019	9300	10300
2020	9200	11600
2021	11700	12600
2022	12800	13400
2023	14900	14100
2024	17400	14700
2025 Opening Year Trend		
2025	N/A	15200
2026 Mid-Year Trend		
2026	N/A	15700
2026 Design Year Trend		
2026	N/A	15700
TRANPLAN Forecasts/Trends		

Trend R-squared: 77.52%
 Compounded Annual Historic Growth Rate: 7.37%
 Compounded Growth Rate (2021 to Design Year): 0.00%
 Printed: 9-Sep-25

Decaying Exponential Growth Option

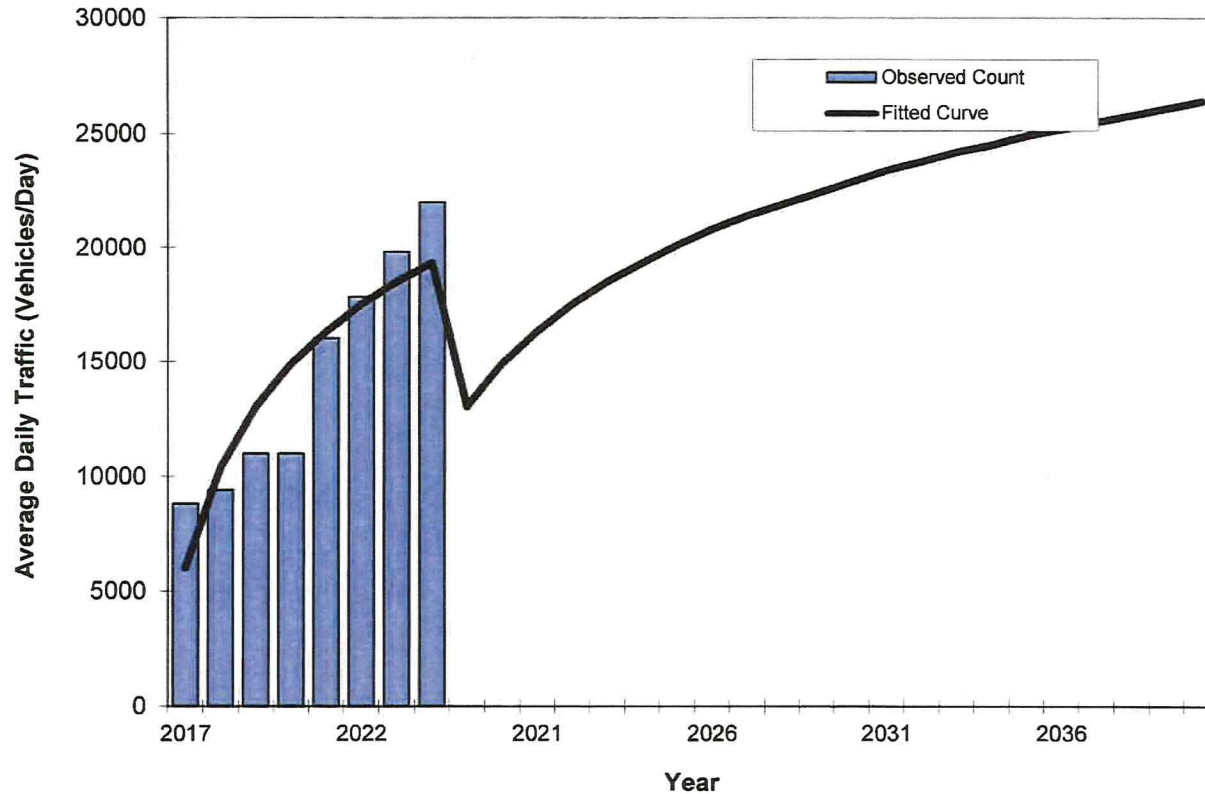
*Axle-Adjusted

Traffic Trends - V03.a

SR 31 --

FIN#	SR 31
Location	S. of N. River Rd.

County:	Lee
Station #:	121001
Highway:	SR 31



Year	Traffic (ADT/AADT)	
	Count*	Trend**
2017	8800	6000
2018	9400	10400
2019	11000	13000
2020	11000	14900
2021	16000	16300
2022	17800	17500
2023	19800	18500
2024	22000	19300
2025 Opening Year Trend		
2025	N/A	20100
2026 Mid-Year Trend		
2026	N/A	20800
2026 Design Year Trend		
2026	N/A	20800
TRANPLAN Forecasts/Trends		

Trend R-squared: 79.34%
 Compounded Annual Historic Growth Rate: 8.64%
 Compounded Growth Rate (2021 to Design Year): 0.00%
 Printed: 9-Sep-25

Decaying Exponential Growth Option

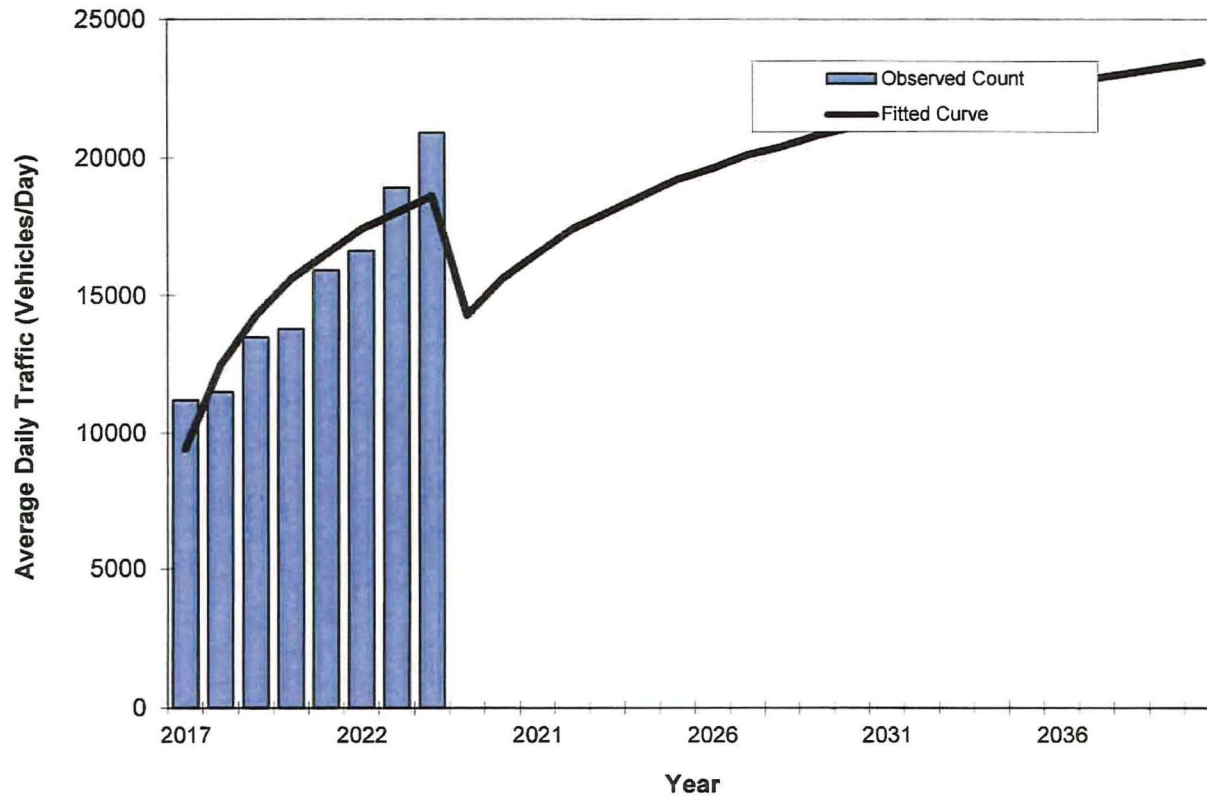
*Axle-Adjusted

Traffic Trends - V03.a

SR 31 --

FIN#	SR 31
Location	N. of SR 80

County:	Lee
Station #:	120030
Highway:	SR 31



Year	Traffic (ADT/AADT)	
	Count*	Trend**
2017	11200	9400
2018	11500	12500
2019	13500	14300
2020	13800	15600
2021	15900	16500
2022	16600	17400
2023	18900	18000
2024	20900	18600
2025 Opening Year Trend		
2025	N/A	19200
2026 Mid-Year Trend		
2026	N/A	19600
2026 Design Year Trend		
2026	N/A	19600
TRANPLAN Forecasts/Trends		

Trend R-squared: 82.25%
 Compounded Annual Historic Growth Rate: 5.02%
 Compounded Growth Rate (2021 to Design Year): 0.00%
 Printed: 9-Sep-25

Decaying Exponential Growth Option

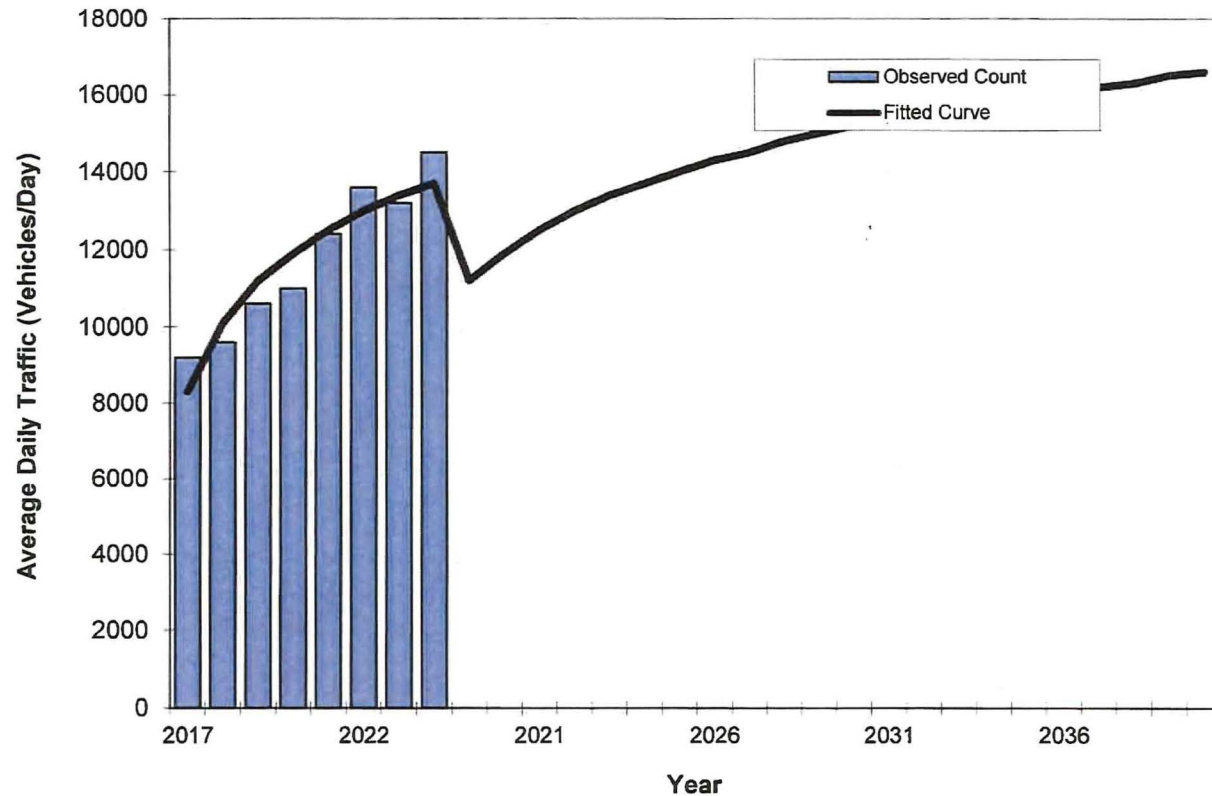
*Axle-Adjusted

Traffic Trends - V03.a

SR 78 --

FIN#	SR 78
Location	W. of SR 31

County:	Lee
Station #:	121002
Highway:	SR 78



Year	Traffic (ADT/AADT)	
	Count*	Trend**
2017	9200	8300
2018	9600	10100
2019	10600	11200
2020	11000	11900
2021	12400	12500
2022	13600	13000
2023	13200	13400
2024	14500	13700
2025 Opening Year Trend		
2025	N/A	14000
2026 Mid-Year Trend		
2026	N/A	14300
2026 Design Year Trend		
2026	N/A	14300
TRANPLAN Forecasts/Trends		

Trend R-squared: 87.70%
 Compounded Annual Historic Growth Rate: 3.69%
 Compounded Growth Rate (2021 to Design Year): 0.00%
 Printed: 9-Sep-25

Decaying Exponential Growth Option

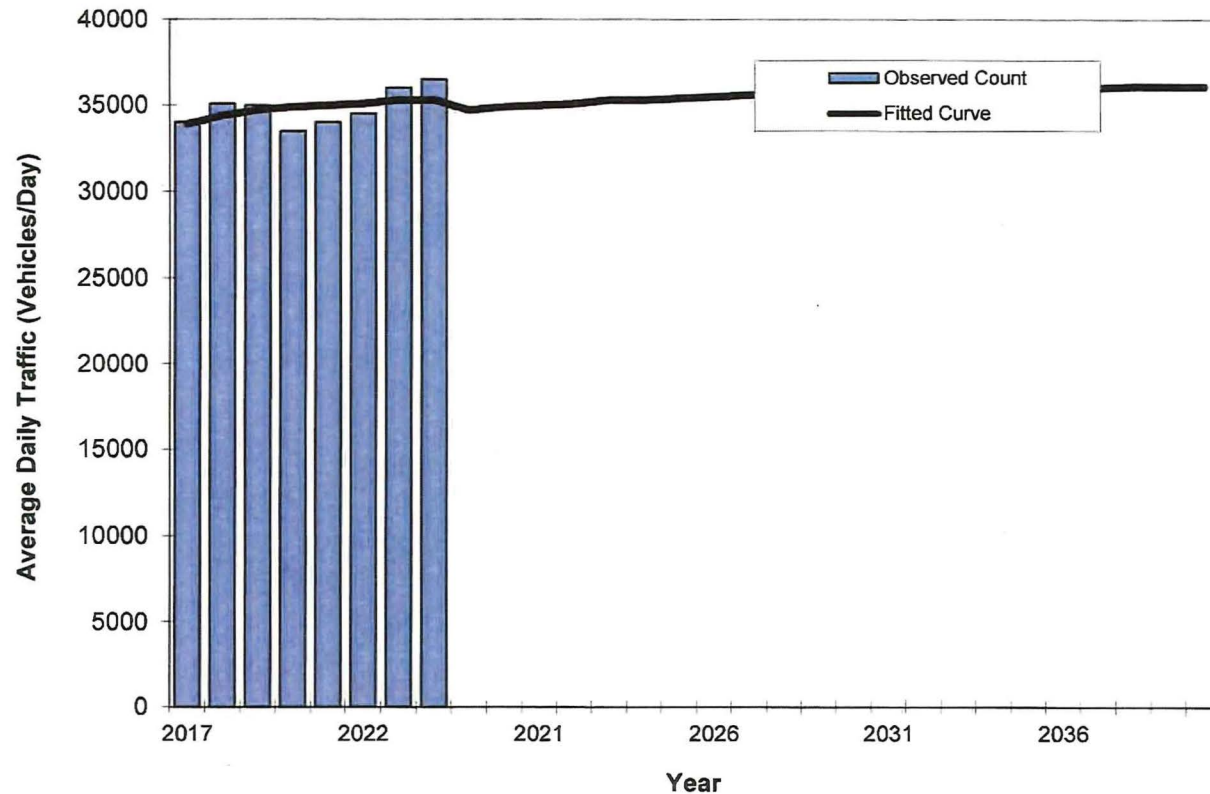
*Axle-Adjusted

Traffic Trends - V03.a

SR 80 --

FIN#	SR 80
Location	W. of SR 31

County:	Lee
Station #:	126005
Highway:	SR 80



Year	Traffic (ADT/AADT)	
	Count*	Trend**
2017	34000	33900
2018	35100	34400
2019	35000	34700
2020	33500	34900
2021	34000	35000
2022	34500	35100
2023	36000	35300
2024	36500	35300
2025 Opening Year Trend		
2025	N/A	35400
2026 Mid-Year Trend		
2026	N/A	35500
2026 Design Year Trend		
2026	N/A	35500
TRANPLAN Forecasts/Trends		

Trend R-squared:	22.23%
Compounded Annual Historic Growth Rate:	0.31%
Compounded Growth Rate (2021 to Design Year):	0.00%
Printed:	9-Sep-25
Decaying Exponential Growth Option	

*Axle-Adjusted

2045 E+C NETWORK VOLUMES

SR-31
34917
3
34909
SR-31

CR-78 W RIVER RD
6320
1
1
6106
CR-78 W RIVER RD

SR-31 RIVER
29556
3
29776
SR-31 RIVER

SR-31
26892
3
27419
SR-31

15327
2
2
15645

25553
2
2
25227

PALM BEACH BL
27126
3
3
26273
PALM BEACH BL

2045 E+C COST FEASIBLE ROADWAY NETWORK

SR-3
34917
3

CR-78 W RIVER RD

6320

1

1

6106

CR-78 W RIVER RD

SR-31 RIVER
29556
3

70776

OLGA

5792

1

1

5579

OLGA

SR-31
26892
3

27419

25553

2

2

25227

2045 E+C COST FEASIBLE ROADWAY NETWORK

(Licensed to TR Transportation Consultants Inc)

TRIP GENERATION EQUATIONS

Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 155

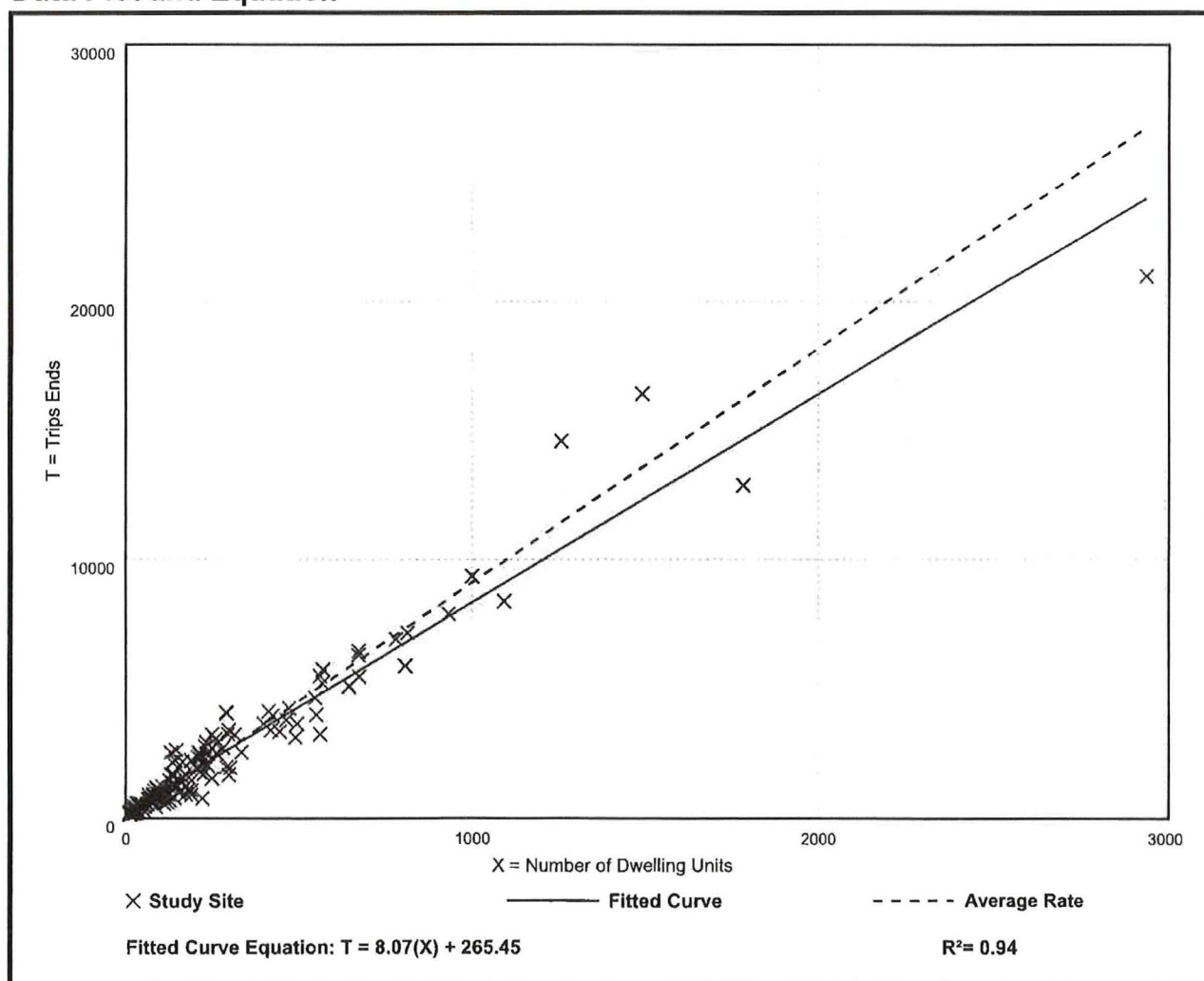
Avg. Num. of Dwelling Units: 261

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.09	3.47 - 23.80	2.29

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 153

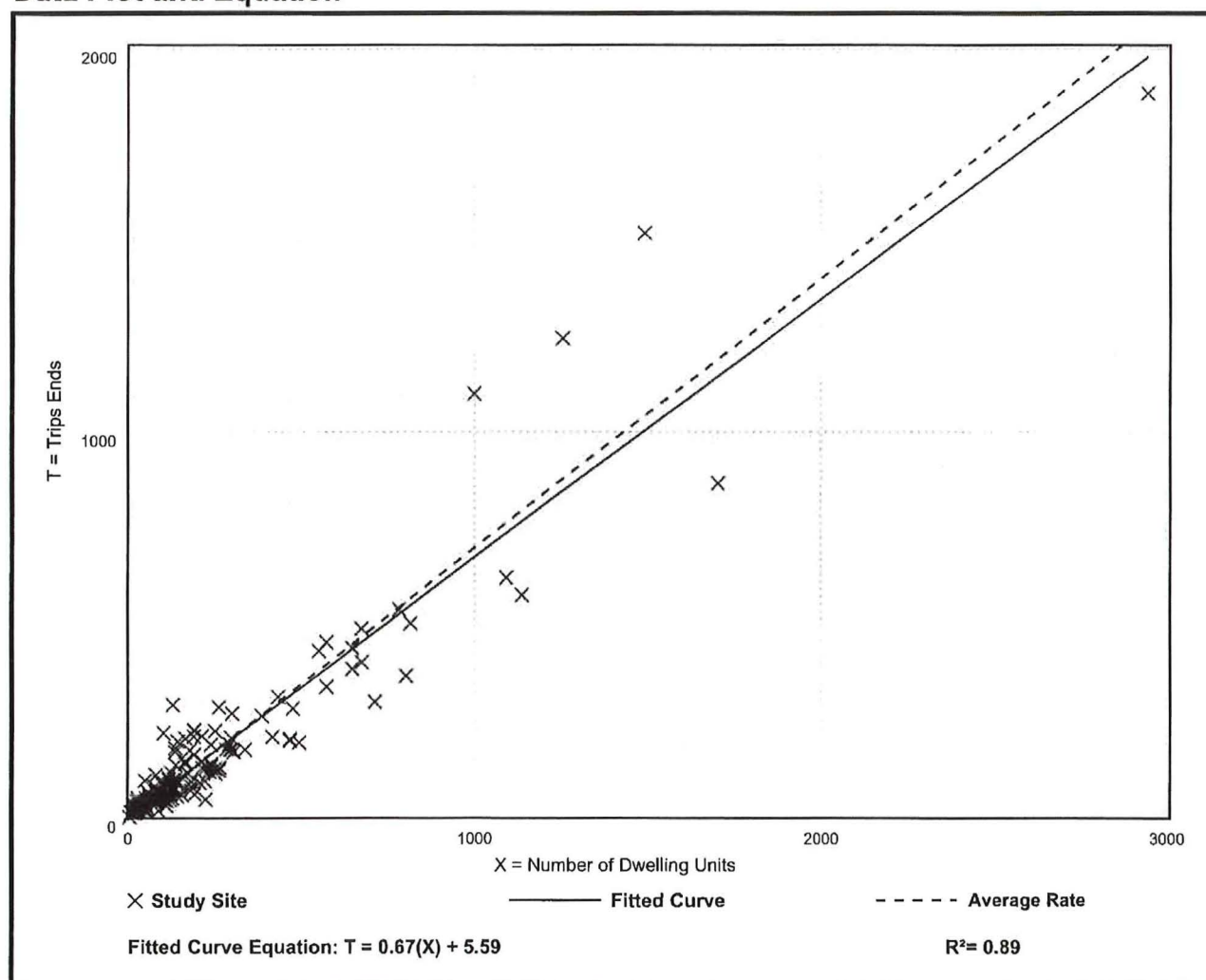
Avg. Num. of Dwelling Units: 239

Directional Distribution: 27% entering, 73% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.22 - 2.27	0.26

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 166

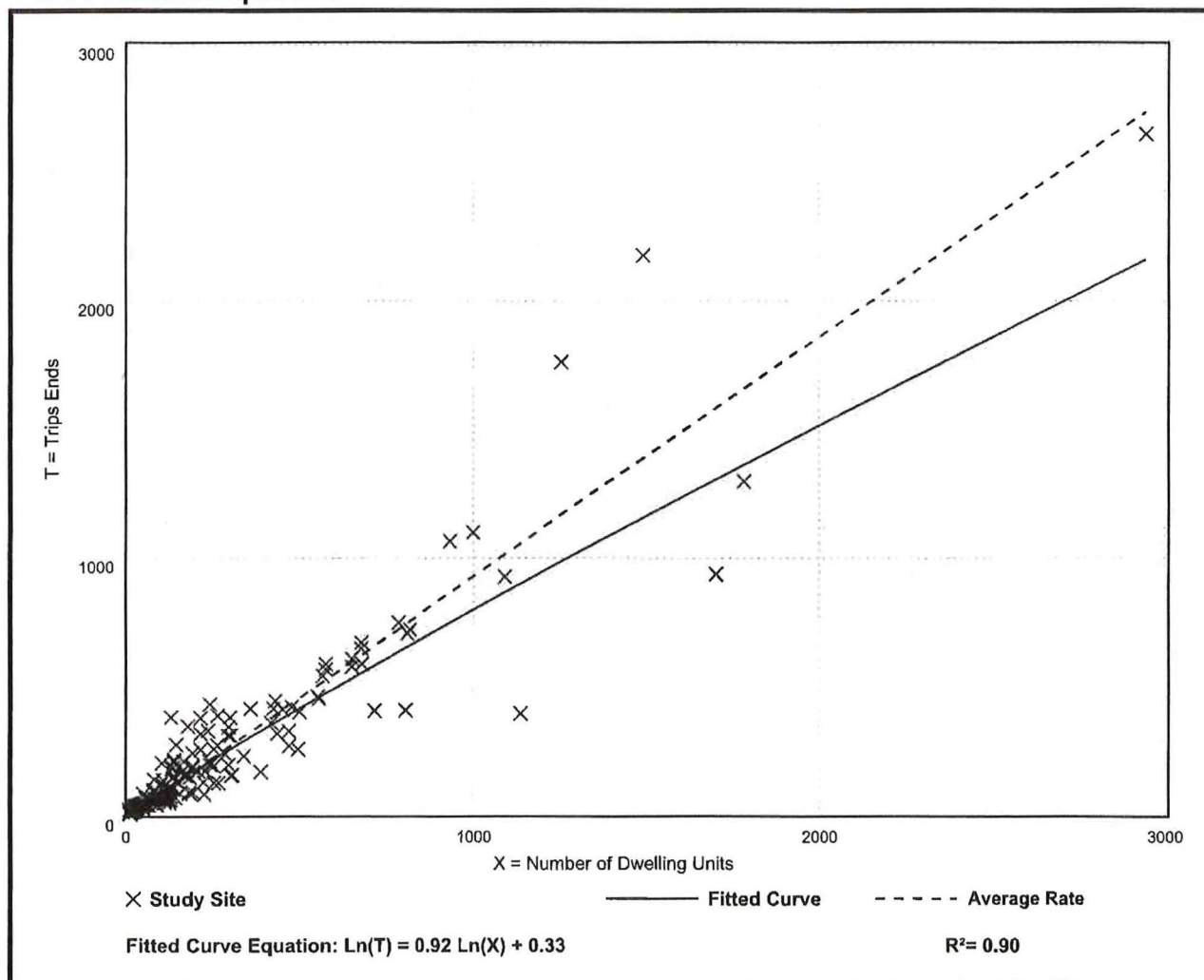
Avg. Num. of Dwelling Units: 266

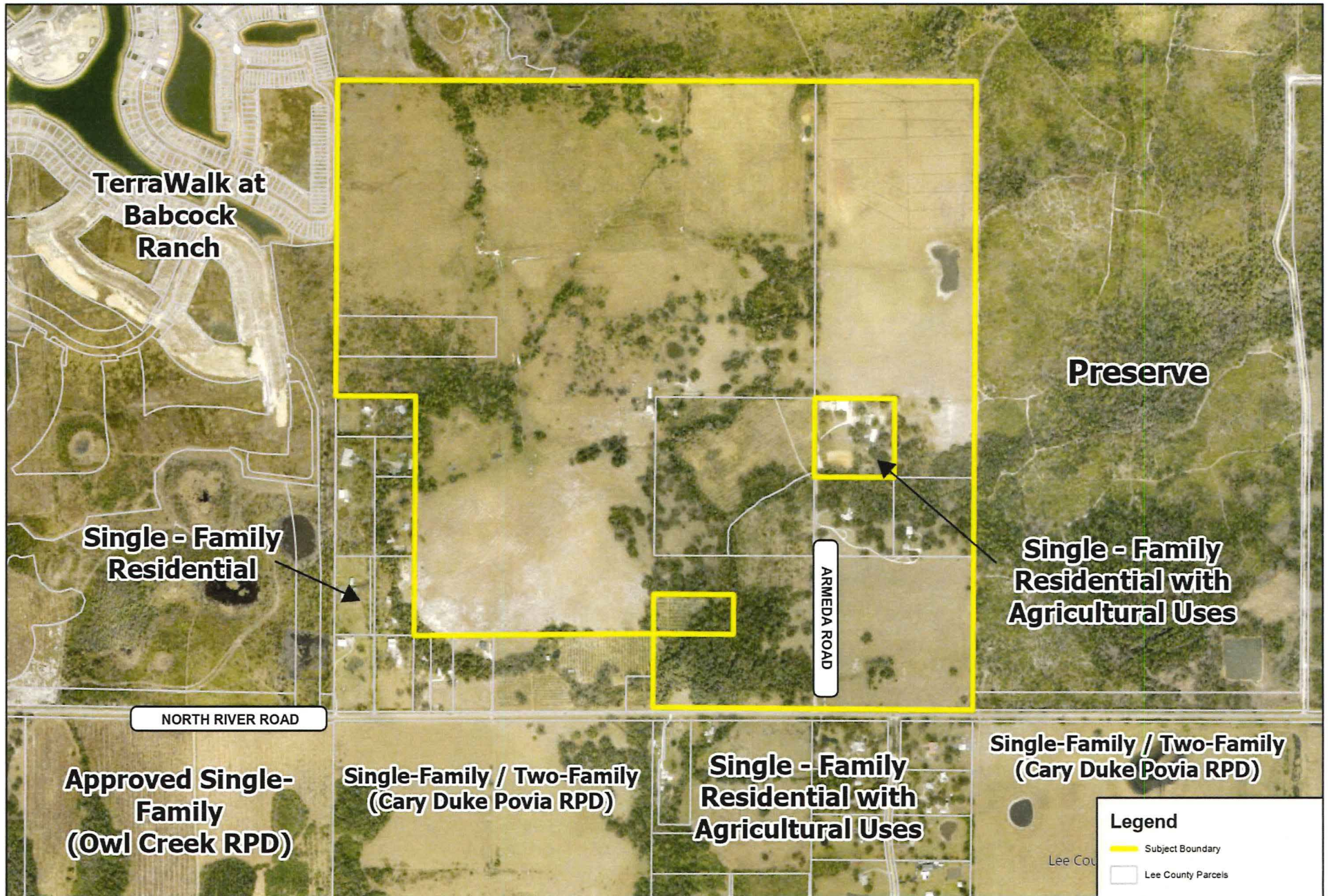
Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.93	0.35 - 2.98	0.33

Data Plot and Equation







ARMEDA PROPERTY - PUBLIC FACILITIES IMPACT ANALYSIS

EXISTING & PROPOSED

A. POTABLE WATER

Existing DR/GR & AG-2 Potential

<u>Single Family Dwelling Unit</u>	<u>53 Units @ 250 GPD /unit = 13,250 GPD</u>
Total:	13,250 Gallons Per Day

Proposed Rural & Planned Residential Development

<u>Single Family Dwelling Unit</u>	<u>737 Units @ 250 GPD /unit = 184,250 GPD</u>
Total:	184,250 Gallons Per Day

TOTAL PROPOSED INCREASED DEMAND: 171,000 GPD

The proposed development results in total potable water demand of 184,250 GPD. In accordance with Lee County's Lee Plan, the proposed project must connect to centralized potable water supply, which is provided by North Lee County Water Treatment Plant.

B. SANITARY SEWER

Existing DR/GR & AG-2 Potential

<u>Single Family Dwelling Unit</u>	<u>53 Units @ 200 GPD /unit = 10,600 GPD</u>
Total:	10,600 Gallons Per Day

Proposed Rural & Planned Residential Development

<u>Single Family Dwelling Unit</u>	<u>737 Unit @ 200 GPD/unit = 147,400 GPD</u>
Total:	147,400 Gallons Per Day

TOTAL PROPOSED INCREASED DEMAND: 136,800 GPD

The proposed development results in total sanitary sewer demand of 147,400 GPD. In accordance with Lee County's Lee Plan, the proposed project must connect to centralized sanitary sewer supply, which is provided by City of Fort Myers North Water Reclamation Facility.

C. ARTERIAL AND COLLECTOR ROADS

Impacts to the surrounding roadway network are addresses in the Traffic Impact Statement provided as part of this Comprehensive Plan Amendment application. According to the Traffic Impact Statement provided by TR Transportation Consultants, Inc., the Level of Service analysis conducted that the proposed development will not cause any roadway links to fall below the minimum adopted Level of Service standards. The Applicant will be responsible for improvements to the roadway to meet County standards.

D. DRAINAGE

The current Flood Insurance Rate Maps indicate that the majority of the 561± acres is located in Flood Zone AE. Small pockets throughout the site are categorized as Flood Zone X. The proposed Project will be designed to meet local, State, and federal permit requirements which will require modification of the site's Environmental Resource Permits and any other related water management permits, as applicable. LOS standards for surface water management are contained in Lee Plan Policy 95.1.3 which provides a system requirement to prevent the flooding of designated evacuation routes on Lee Plan Map 3-F from the 25-year, 3-day storm event (rainfall) for more than 24 hours. Runoff from the developed site will continue to discharge to tidal creeks or rivers and will not cross any public road or evacuation route. The developed site will contain increased site storage and decreased discharge compared to the current site conditions.

E. SOLID WASTE

Existing DR/GR & AG-2 Potential

Single Family Dwelling Unit	53 Units @ 2.25 person/unit @ 7lbs per-person/day =	834.75 GPD
Total:		834.75 GPD

Proposed Rural & Planned Residential Development

Single Family Dwelling Unit	737 Units @ 2.35 persons/unit @ 7lbs per-person/day =	12,123.65 lbs./day
Total:		12,123.65 lbs./day

TOTAL PROPOSED INCREASED DEMAND: 11,288.9 lbs./day

The proposed development results in an increased solid waste demand of 11,288.9 lbs. per day. Where applicable, the proposed development will adhere to the Land Development Code requirements in Chapter 10, Section 261. The impact of solid waste generated by the project shall not exceed Lee County's solid waste level of service capacity. Disposal of the solid waste from this development will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill.

F. PARKS, RECREATION & OPEN SPACE

Regional Parks LOS Standard = 6 acres of Regional Parks per 1,000 residents

Community Parks LOS Standard = 0.8 acres per 1,000 permanent residents

Existing DR/GR & AG-2 Potential

53 DU @ 3 people per house hold = 159 People

Regional Parks @ 6 acres/1,000 = 0.95 acres required

Community Parks @ 0.8 acres/1,000 = 0.12 acres required

Total Park Space: 1.07 acres

Proposed Rural & Planned Residential Development

737 DU @ 3 people per household = 2,211 people

Regional Parks @ 6 acres/1,000 =	13.2 acres required
<u>Community Parks @ 0.8 acres/1,000 =</u>	<u>1.7 acres required</u>
Total Park Space:	14.9 Acres

TOTAL INCREASED DEMAND OF ACRES REQUIRED: 13.83 Acres of Parks, Recreation, and Open Space

G. SCHOOLS

The School District of Lee County uses a generation rate of .297 students per each single-family dwelling unit. This rate is further broken down by school type, with a rate of .149 for elementary, .071 for middle school, and .077 for high school.

Existing DR/GR & AG-2 Potential

53 DU @ 0.149 elementary school =	7.8 students
53 DU @ 0.071 middle school =	3.7 students
<u>53 DU @ 0.077 high school =</u>	<u>4.0 students</u>
Total = 15.5 students generated by 53 single-family units	

TOTAL EXISTING DEMAND = 15.5 students

Proposed Rural & Planned Residential Development

737 DU @ 0.149 elementary school =	109.8 students
737 DU @ 0.071 middle school =	52.3 students
<u>737 DU @ 0.077 high school =</u>	<u>56.7 students</u>
Total = 218.8 students generated by 737 single-family units	

TOTAL PROPOSED DEMAND = 218.8 students

The development results in the addition of 203 students. The developer will address additional schools required to support the project via developer's agreements, proportionate fair share contributions, and other funding mechanisms acceptable to the County and School District.

H. FIRE PROTECTION/LAW ENFORCEMENT/EMS

Please see attached letter from Lee County Fire District demonstrating the ability to serve.

LETTER OF AUTHORIZATION

To Whom It May Concern:

Please be advised that Roni Armeda Hipp, owner of the Subject Property, hereby authorizes Forestar (USA) Real Estate Group Inc. & RVi Planning and Landscape Architecture to act on its behalf in applying for a Lee County Comprehensive Plan Amendment. This authority to represent our interest includes any and all documents required as part of the Comprehensive Plan Amendment petition submitted on my behalf.

STRAP NUMBER(S) or LEGAL DESCRIPTION

STRAP #: 08-43-26-00-00006.0030

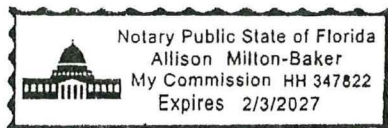


Signature of Owner


STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 11 day of September, 2025, by Roni Armeda Hipp, who is personally known to me, or has produced Drivers License as identification and who did not take an oath.

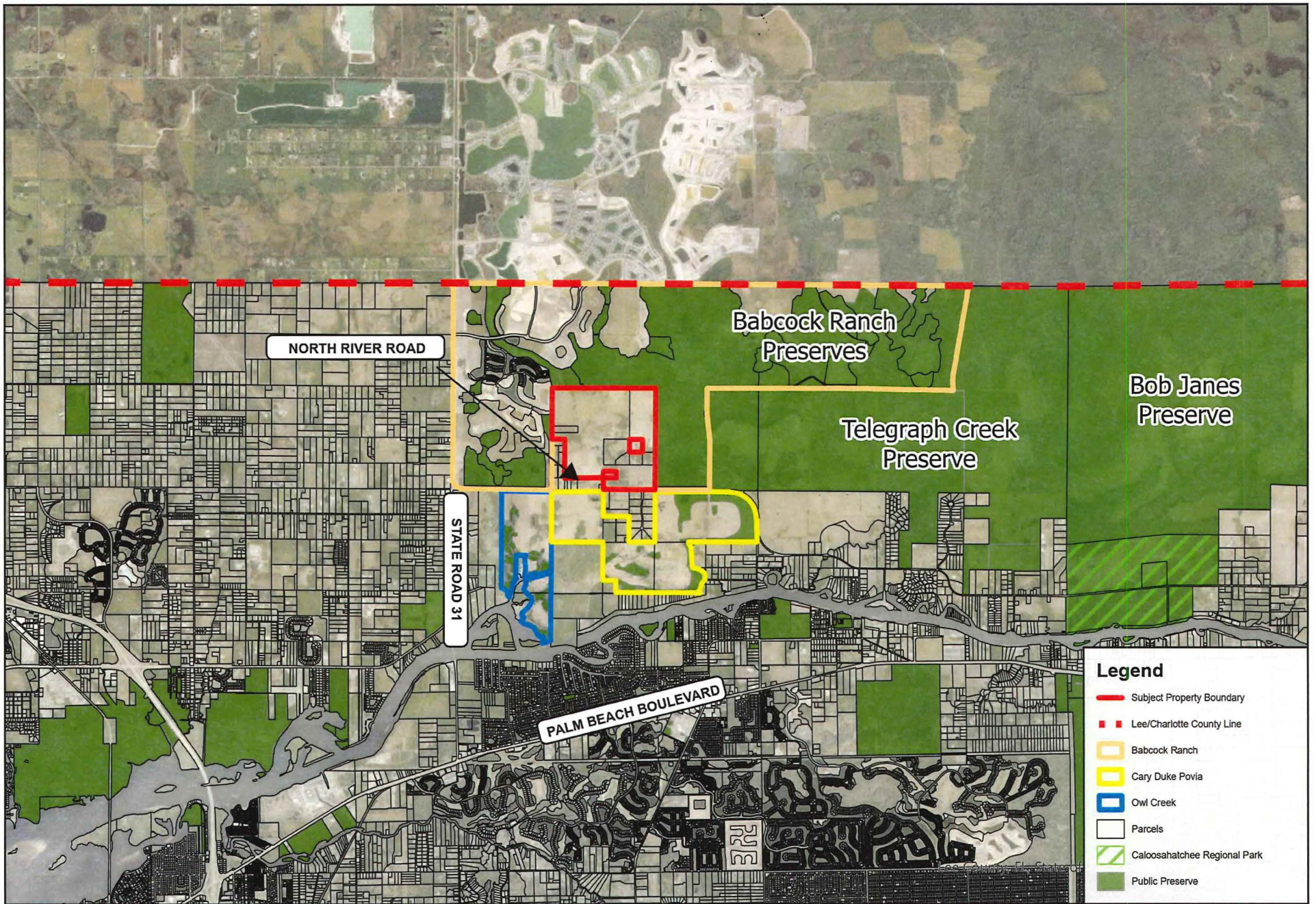
(Notary Seal)



Commission No.


Signature of Notary Public

(Print, type or stamp commissioned name of Notary Public)



ARMEDA FAMILY TRUST • PRESERVES MAP

📍 Lee County, FL
 📅 09/12/2025
 # 24006625
 👤 Forestar

Armeda Property

Section 8, Township 43 South, Range 26 East
Lee County, Florida

Protected Species Assessment

August 2025

Prepared for:

**Forestar Group, Inc.
4042 Park Oaks Boulevard
Tampa, FL 33610**

Prepared by:

**Atwell, LLC
4470 Camino Real Way, Suite 101
Fort Myers, FL 33966
(239) 334-3680**

INTRODUCTION

The 561.63± acre parcel is located within a portion of Section 8, Township 43 South, Range 26 East, Lee County, Florida. The site is bordered to the north, east and west by preserved lands associated with the Babcock development project. In addition, a portion of the western property boundary is bordered by existing development associated with the Babcock project. North River Road and scattered single-family homes are present to the south.

SITE CONDITIONS

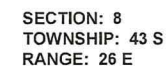
Based on a review of historic aerial photography, the majority of the parcel had been converted to agricultural uses prior to 1953. Additional clearing and conversion to pasture occurred between 1953 and 1979.

VEGETATIVE CLASSIFICATIONS

The predominant upland and wetland vegetation associations were mapped in the field on 2025 digital color 1" = 400' scale aerial photography. The property boundary was obtained from Forestar Group, Inc. The property boundary was not staked in the field at the time of our site inspection and was, therefore, estimated based on the overlay of the approximate boundary on the aerial photography. Nineteen vegetation associations were identified using the Florida Land Use, Cover and Forms Classification System (FLUCCS). Figure 1 depicts the approximate location and configuration of these vegetation associations and Table 1 summarizes the acreages by FLUCCS Code. A brief description of the FLUCCS Code is also provided below. In order to minimize redundancy only the base FLUCCS Codes are described (i.e. description provided for FLUCCS Code 641E but not for FLUCCS Code 641E4). Habitats containing more than 75 percent cover by exotics contain only scattered native plant species.

Table 1. Acreage Summary by FLUCCS Code

FLUCCS CODE	DESCRIPTION	ACREAGE
110	Residential	7.19
211	Improved Pastures	392.54
211H	Hydric Improved Pastures	26.73
213	Woodland Pasture	17.05
213H	Hydric Woodland Pasture	1.61
224	Abandoned Groves	29.40
427DE1	Disturbed Live Oak Invaded by Exotics (10 – 25%)	21.24
427DE2	Disturbed Live Oak Invaded by Exotics (26 – 50%)	14.16
427DE3	Disturbed Live Oak Invaded by Exotics (51 – 75%)	12.12
428DE1	Disturbed Cabbage Invaded by Exotics (10 – 25%)	0.68
510	Streams and Waterways	4.60
510D	Ditches	3.13
520	Lakes	2.62
617DE2	Disturbed Mixed Wetland Hardwoods Invaded by Exotics (26 – 50%)	14.70
617DE3	Disturbed Mixed Wetland Hardwoods Invaded by Exotics (51 – 75%)	3.89
641E	Freshwater Marshes Invaded by Exotics (5 – 9%)	5.80
641E4	Freshwater Marshes Invaded by Exotics (76 – 90%)	1.33
742	Borrow Areas	0.38
814	Roads and Highways	2.46
Total		561.63



- August 26, 2025 10:32:56 a.m.
Drawing: FORESTAR11APLAN.DWG

^{field}
PERMIT USE ONLY, NOT FOR CONSTRUCTION



ATWELL
866.850.4200 www.atwell-group.com
4470 CAMINO REAL WAY, SUITE 101
FORT MYERS, FL 33908
239.334.3500

FLUCCS Code 110, Residential

Two single family homes are located within the southeastern portion of the site. Vegetation in these areas consist of live oak (*Quercus virginiana*) and cabbage palm (*Sabal palmetto*) in the canopy with bahia grass (*Paspalum notatum*), pusley (*Richardia grandiflora*), and whitehead broom (*Spermacoce verticillata*) as the dominant ground cover.

FLUCCS Code 211, Improved Pastures

These upland areas are being actively maintained as cattle pasture. Bahia grass is the dominant groundcover vegetation. Additional herbaceous species include whitehead broom, carpet grass (*Axonopus* sp.), smutgrass (*Sporobolus indicus*), prickly pear cactus (*Opuntia* sp.), Caesar weed (*Urena lobata*), pusley, and paw paw (*Assimina* sp.). The majority of the midstory and canopy vegetation has been removed from these areas. However, scattered clumps of trees and shrubs remain and include live oak, laurel oak (*Quercus laurifolia*), cabbage palm, Brazilian pepper (*Schinus terebinthifolius*), and strangler fig (*Ficus aureus*).

FLUCCS Code 211H, Hydric Improved Pastures

The lower portions of the onsite improved pastures exhibit signs of wetland hydrology and are dominated by wetland vegetation such as torpedo grass (*Panicum repens*), water hyssop (*Bacopa* sp.), marsh pennywort (*Hydrocotyle umbellata*), and scattered pickerelweed (*Pontederia cordata*).

FLUCCS Code 213, Woodland Pastures

Areas of upland pasture which appear to have not been completely cleared in the past or have revegetated were assigned this FLUCCS Code. Groundcover species are similar to those described above for FLUCCS Code 211 but also include scattered saw palmetto (*Serenoa repens*), guinea grass (*Panicum maximum*), grapevine (*Vitis* sp.), and broomsedge (*Andropogon* spp.). Midstory and canopy vegetation is significantly denser in this association and includes live oak, laurel oak, Brazilian pepper, slash pine, cabbage palm, wax myrtle (*Myrica cerifera*), and citrus (*Citrus* sp.).

FLUCCS Code 213H, Hydric Woodland Pastures

The canopy and midstory of this wetland habitat include vegetative species such as laurel oak, cypress (*Taxodium distichum*), greenbrier (*Smilax* sp.), Brazilian pepper, cabbage palm, scattered live oak, wax myrtle, pond apple (*Annona glabra*), and slash pine. Groundcover includes various wetland grasses and sedges.

FLUCCS Code 224, Abandoned Groves

Guinea grass and Caesarweed are the dominant vegetative species in these abandoned citrus groves. Additional species present in these uplands include beggars' ticks (*Bidens alba*), widely scattered citrus, cabbage palm, and laurel oak.

FLUCCS Code 427DE1, Disturbed Live Oak Invaded by Exotics (10-25%)

These areas are accessible to cattle but do not appear to have had the canopy vegetation significantly impacted. Live oak and laurel oak dominate the canopy along with slash pine

and cabbage palm. Brazilian pepper is present in the midstory. Groundcover is sparse and includes Caesarweed, broomsedge, and saw palmetto.

FLUCCS Code 428DE1, Disturbed Cabbage Palm Invaded by Exotics (10-25%)

A cluster of cabbage palm is located within the southeastern improved pasture. Canopy vegetation includes Cabbage palm and live oak, with Brazilian pepper in the midstory and bahia grass, Caesar weed, whitehead broom, and pusley as ground cover.

FLUCCS Code 510, Streams and Waterways

Portions of Trout Creek are present on the subject parcel. While mostly unvegetated, widely scattered Brazilian pepper, laurel oak, and cabbage palm are present along the adjacent side slopes.

FLUCCS Code 510D, Ditches

This FLUCCS Code was used to denote onsite linear jurisdictional features which appear to have been created as part of the site's agricultural activities. Smartweed (*Pontederia cordata*), West Indian marsh grass, torpedo grass, water hyssop, pickerel weed, and marsh pennywort are present.

FLUCCS Code 520, Lakes

Based on a review of historic aerial photography, this mostly unvegetated open-water feature appears to be a natural waterbody and was present prior to the northeastern portion of the property being converted to agriculture.

FLLUCS Code 617DE2, Disturbed Mixed Wetland Hardwoods Invaded by Exotics (10-25%)

As with FLUCCS Code 427DE1 described above, these areas are accessible to cattle but do not appear to have had the canopy vegetation removed. The canopy and midstory of this wetland habitat include vegetative species such as laurel oak, cypress (*Taxodium distichum*), greenbrier (*Smilax* sp.), Brazilian pepper, cabbage palm, scattered live oak, wax myrtle, pond apple (*Annona glabra*), and slash pine. Reticulating flow channels of varying widths are present within these areas. These features are vegetated by herbaceous species such as red ludwigia (*Ludwigia repens*), pickerelweed, torpedo grass, chainfern (*Woodwardia virginica*), bishopwood (*Bischofia javanica*), and West Indian marsh grass (*Hymenachne amplexicaulis*).

FLUCCS Code 641E, Freshwater Marshes Invaded by Exotics (5-9%)

The deeper onsite wetlands are dominated by pickerelweed and flag (*Thalia geniculata*). Scattered willow (*Salix caroliniana*), cattail (*Typha* sp.), and smartweed are also present. Exotic vegetation, including West Indian marsh grass, water hyacinth (*Eichhornia crassipes*), and torpedo grass has invaded portions of the areas mapped as this association.

FLUCCS Code 742, Borrow Areas

Except for a small amount of water lettuce (*Pistia stratiotes*), these excavated open-water features are mostly unvegetated.

FLUCCS Code 814, Roads and Highways

Armeda Road is located within the southeastern portion of the site. This road leads to the two single family homes within the property, in addition to one offsite single family residence.

SURVEY METHOD

Lee County Protected Species Ordinance No. 89-34 lists several protected species of animals that could potentially occur on-site based on the general vegetative associations found on the subject parcel. Each habitat type was surveyed for the occurrence of these and any other listed species likely to occur in the specific habitat types. The survey was conducted using meandering linear pedestrian and vehicular transects. This survey methodology is based on the Lee County administratively approved Meandering Transect Methodology. In order to provide at least 80 percent visual coverage of habitat types listed in Ordinance No. 89-34, the transects were spaced approximately 200 feet apart within the areas of open pasture. Meandering transects spaced approximately 100 feet apart were completed through the areas of forested uplands and wetlands. The approximate locations of all direct sighting or signs (such as tracks, nests, and droppings) of a listed species were denoted on the aerial photography. The 1" = 400' scale aerial Protected Species Assessment map (Figure 1) depicts the approximate location of the survey transects and the results of the survey. The listed species survey was conducted during the morning and midday hours of July 17, July 31, August 11, and August 21, 2025. During the surveys, the weather was warm and sunny with a light breeze.

Species listed as endangered, threatened, or species of special concern by the Florida Fish and Wildlife Conservation Commission (FWC) or the United States Fish and Wildlife Service (FWS) that could potentially occur on the subject parcel according to the Lee County Protected Species Ordinance are shown in Table 2. This list from the Lee County Protected Species Ordinance is general in nature, contains species that were subsequently delisted by the state, does not necessarily reflect existing conditions within or adjacent to the 491.83± acre property, and is provided for general informational purposes only. The bald eagle (*Haliaeetus leucocephalus*) (which has been delisted by the FWC and FWS but is still protected by other regulations), the Florida black bear (*Ursus americanus floridanus*) (delisted in 2012 and still protected by the Florida Black Bear Management Plan), and the Florida bonneted bat (*Eumops floridanus*) (which was listed by the FWS after Ordinance No. 89-34 was adopted by Lee County) were also included in the survey.

Prior to conducting the protected species survey, a search of the FWC listed species database was conducted to determine the known occurrence of listed species in the project area. This search revealed no known protected species occurring on or immediately adjacent to the site.

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

FLUCCS CODE	Percent Survey Coverage	Species Name	Present	Absent
211 211H	80	Florida Sandhill Crane (<i>Grus canadensis pratensis</i>) Florida Panther (<i>Felis concolor coryi</i>) Gopher Tortoise (<i>Gopherus polyphemus</i>)**	√ √	 √
213 213H	80	Florida Sandhill Crane (<i>Grus canadensis pratensis</i>) Florida Panther (<i>Felis concolor coryi</i>)	 	√ √
224	80	None		
427DE1 427DE2 427DE3	80	Eastern Indigo Snake (<i>Drymarchon corais couperi</i>) Gopher Tortoise (<i>Gopherus polyphemus</i>) Florida Black Bear (<i>Ursus americanus floridanus</i>)* Florida Panther (<i>Felis concolor coryi</i>) Hand Adder's Tongue Fern (<i>Ophioglossum palmatum</i>) Simpson's Stopper (<i>Myrcianthes frangrans</i> var. <i>simpsonii</i>) Twisted Air Plant (<i>Tillandsia flexuosa</i>)	 	√ √ √ √ √ √ √
510 510D	80	American Alligator (<i>Alligator mississippiensis</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>) Everglades Mink (<i>Mustela vison evergladensis</i>)	 √ 	√ √ √ √ √ √ √
617DE2 617DE3	80	Limpkin (<i>Aramus guarauna</i>)* Little Blue Heron (<i>Egretta caerulea</i>) Snowy Egret (<i>Egretta thula</i>)* Tricolored Heron (<i>Egretta tricolor</i>) Florida Black Bear (<i>Ursus americanus floridanus</i>)* Florida Panther (<i>Felis concolor coryi</i>)	 	√ √ √ √ √ √

FLUCCS CODE	Percent Survey Coverage	Species Name	Present	Absent
641E 641E4	80	American Alligator (<i>Alligator mississippiensis</i>) Florida Sandhill Crane (<i>Grus canadensis pratensis</i>) Limpkin (<i>Aramus guarauna</i>)* Little Blue Heron (<i>Egretta caerulea</i>) Reddish Egret (<i>Egretta rufescens</i>) Snail Kite (<i>Rostrhamus sociabilis</i>) Snowy Egret (<i>Egretta thula</i>)* Tricolored Heron (<i>Egretta tricolor</i>) Wood Stork (<i>Mycteria americana</i>) Everglades Mink (<i>Mustela vison evergladensis</i>)	√	√ √ √ √ √ √ √ √ √ √
742	80	American Alligator (<i>Alligator mississippiensis</i>) Little Blue Heron (<i>Egretta caerulea</i>)	√ √	

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

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

SURVEY RESULTS

Gopher Tortoise

Twenty potentially occupied gopher tortoise burrows were found in the southern pastures. Based on 80 percent survey coverage, it is estimated that twenty five potentially occupied gopher tortoise burrows occur within this general area. Using the FWC standard burrow occupancy correction factor of 0.5 gopher tortoises per burrow, it is estimated that thirteen gopher tortoises are present. No sign of gopher tortoises were observed elsewhere on-site.

American Alligator

An American alligator was observed in the north cattle pond. No evidence of nesting by alligators was observed.

Florida Bonneted Bat

The U.S. Fish and Wildlife Service (FWS) listed the Florida bonneted bat (*Eumops floridanus*) as endangered in November 2013. The project is located within the Florida Bonneted Bat Consultation Area. Numerous dead trees containing potential cavities entrances were observed throughout the site. The vast majority of these trees consist of pine tree snags in advanced stages of decay. These potential cavity entrances are primarily less than approximately two inches in diameter. Many of the potential cavities are likely very shallow and do not penetrate the heartwood of the snag. No evidence of

bat utilization (bat vocalization/chatter from within the potential cavities or guano on or around the snags) was observed. No live trees with cavities were observed on-site but several structures are present.

Sandhill Crane and Wading Birds

Two sandhill cranes were observed in the northwest pasture and two were observed in the southeast pasture. Little blue herons were observed in the north cattle pond and in the central freshwater marsh. A tricolored heron was observed in an agricultural ditch along the eastern property boundary.

Audubon's Crested Caracara

Two adult caracara were observed perching in a slash pine located near the southeast corner of the property. This tree is located on the adjacent property to the east. In addition, during the 2024 – 2025 Audubon's Crested Caracara Nesting Season, a confirmed nest tree was located within a cabbage palm (FLUCCS 428DE1).

Other Listed Species

No other species listed by either the FWS or the FWC were observed on the site during the protected species survey or during other site visits. There is the potential for periodic opportunistic foraging by other listed and non-listed species of wading birds within the ditches, cattle pond, and marshes. In addition to the site inspections, a search of the FWC species database revealed no additional known protected species within or immediately adjacent to the project limits.



DESCRIPTION
OF
A TRACT OR PARCEL OF LAND LYING IN
SECTION 8, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 8, TOWNSHIP 43 SOUTH, RANGE 26 EAST, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE N 00°22'31" E ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 8 FOR 50.00 FEET TO AN INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 78 (NORTH RIVER ROAD - 100 FEET WIDE) AND THE **POINT OF BEGINNING**; THENCE N 89°29'28" W ALONG SAID NORTH RIGHT-OF-WAY LINE FOR 2,554.41 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 11,509.16 FEET; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 00°34'52" FOR 116.75 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER OF SECTION 8; THENCE N 00°25'09" E ALONG SAID WEST LINE FOR 613.68 FEET TO THE NORTHWEST CORNER OF SAID FRACTION; THENCE S 89°32'35" E ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8 FOR 667.65 FEET TO THE NORTHEAST CORNER OF SAID FRACTION; THENCE N 00°24'31" E FOR 331.85 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER OF THE SECTION 8; THENCE N 89°34'09" W ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8 FOR 667.59 FEET NORTHWEST CORNER OF SAID FRACTION; THENCE S 00°25'09" W ALONG THE WEST LINE OF SAID SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8 FOR 331.54 FEET TO THE SOUTHWEST CORNER OF SAID FRACTION, ALSO BEING SAID NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8; THENCE S 89°34'55" W FOR 1,998.85 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8; THENCE N 00°23'44" E FOR 2,014.35 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8; THENCE N 89°41'56" W ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 8 FOR 666.49 FEET TO THE SOUTHWEST CORNER OF SAID FRACTION, SAID POINT LYING ON THE SOUTH LINE BABCOCK RANCH COMMUNITY LEE COUNTY PHASE 1 SUBDIVISION, AS RECORDED IN INSTRUMENT NUMBER 2022000234859, PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE N 00°23'16" E ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 8 AND SAID SOUTH LINE FOR 2,648.45 FEET TO THE NORTHWEST CORNER OF SAID FRACTION; THENCE S 89°50'47" E ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 8 AND SAID SOUTH LINE FOR 2,667.42 FEET TO THE NORTHEAST CORNER OF SAID FRACTION; THENCE S 89°52'00" E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8 AND SAID SOUTH LINE FOR 2,666.70 FEET TO THE NORTHEAST CORNER OF SAID FRACTION; THENCE S 00°21'56" W ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 8 AND SAID SOUTH LINE FOR 2,663.13 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION; THENCE S 00°22'31" W ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8 AND SAID SOUTH LINE FOR 2,612.02 FEET TO THE **POINT OF BEGINNING**.

LESS AND EXCEPT

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE N 00°22'31" E ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 8 FOR 2662.02 FEET TO THE NORTHEAST CORNER OF SAID FRACTION; THENCE N 89°41'56" W ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 8 FOR 667.29 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER OF SECTION 8 AND THE POINT OF BEGINNING; THENCE S 00°23'12" W ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8 FOR 664.90 FEET TO THE SOUTHWEST CORNER OF SAID FRACTION; THENCE N 89°38'49" W ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER OF SECTION 8 FOR 667.42 FEET TO THE NORTHWEST CORNER OF SAID FRACTION; THENCE N 00°23'54" E ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER OF SECTION 8

SHEET 1 OF 3

FOR 664.30 FEET TO THE NORTHEAST CORNER OF SAID FRACTION; THENCE S 89°41'56" E ALONG SAID NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 8 FOR 667.29 FEET TO THE POINT OF BEGINNING.

SUBJECT PARCEL CONTAINS: 561.63 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

BEARINGS AND DISTANCES, UNLESS OTHERWISE NOTED, ARE BASED ON THE "STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST NAD 83/2011 (CORS), WHEREIN THE NORTH RIGHT-OF-WAY LINE OF NORTH RIVER ROAD (COUNTY ROAD 78) BEARS N 89°29'28" W. THE SCALE FACTOR IS 0.999944648.

DESCRIPTION PREPARED: 09-08-2025.

Digitally signed by Allen M Vose III
Date: 2025.09.09 11:16:45 -04'00'



ALLEN M. VOSE III, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATION NO. 7191
DATE SIGNED 09-09-2025

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ATWELL

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(239) 939-6460 - LB# 7832



1" = 1,000'

NOTE: ALL ADJACENT TRACTS AND EASEMENTS SHOWN HEREON, UNLESS OTHERWISE NOTED, ARE A PART OF BABCOCK RANCH COMMUNITY LEE COUNTY PHASE 1, RECORDED IN INSTRUMENT NUMBER 2022000234859, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

SKETCH OF DESCRIPTION

OF
A TRACT OR PARCEL OF LAND LYING IN
SECTION 8, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°22'31" E	50.00'
L2	N 00°25'09" E	613.68'
L3	S 89°32'35" E	667.65'
L4	N 00°24'31" E	331.85'
L5	N 89°34'09" W	667.59'
L6	S 00°25'09" W	331.54'
L7	N 89°41'56" W	666.49'
L8	N 89°41'56" W	667.29'
L9	S 00°23'12" W	664.90'
L10	N 89°38'49" W	667.42'
L11	N 00°23'54" E	664.30'
L12	S 89°41'56" E	667.29'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	11509.16'	00°34'52"	116.75'	116.75'	N 89°46'54" W

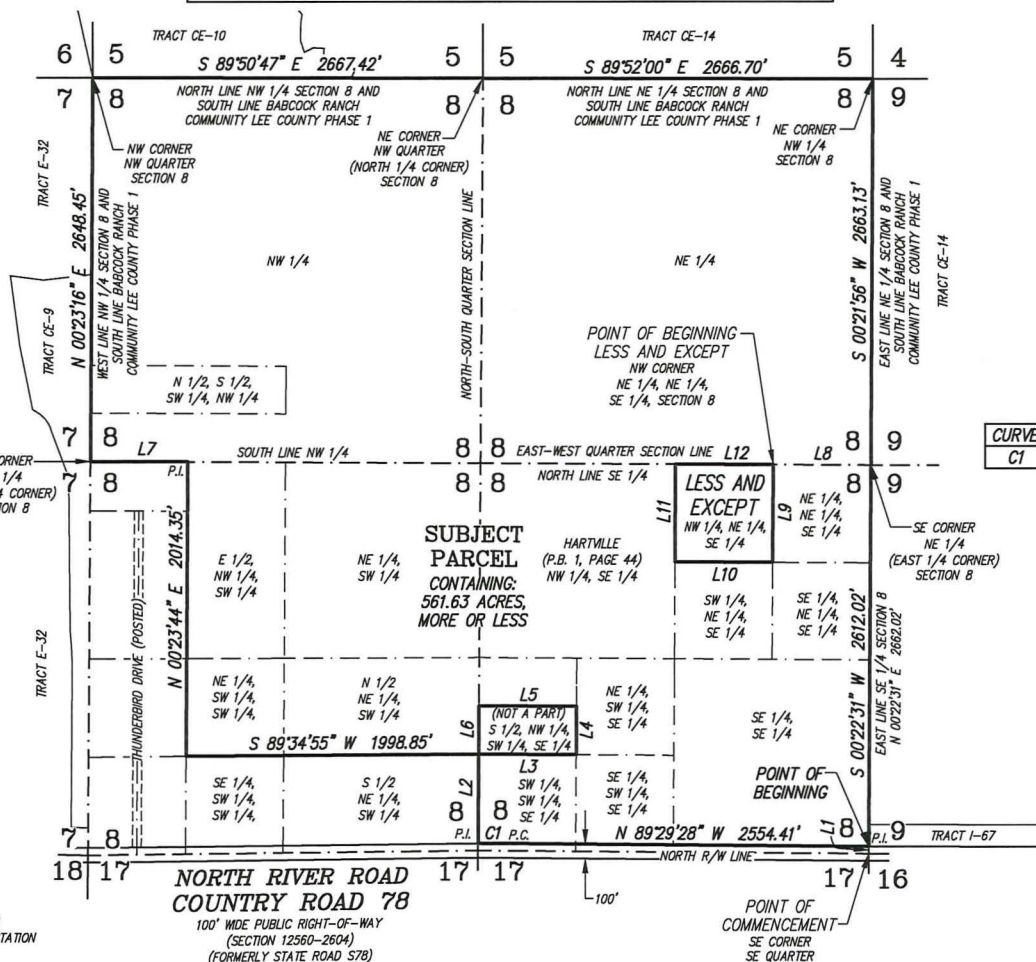
NOTES:

- 1.) SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
- 2.) BEARINGS AND DISTANCES, UNLESS OTHERWISE NOTED, ARE BASED ON THE "STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST NAD 83/2011 (CORS), WHEREIN THE NORTH RIGHT-OF-WAY LINE OF NORTH RIVER ROAD (COUNTY ROAD 78) BEARS N 89°29'28" W. THE SCALE FACTOR IS 0.999944648.
- 3.) ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.

LEGEND:

P.B. INDICATES PLAT BOOK
R/W INDICATES RIGHT-OF-WAY
P.C. INDICATES POINT OF CURVATURE
P.I. INDICATES POINT OF INTERSECTION
L1 INDICATES LINE DATA: SEE LINE TABLE
C1 INDICATES CURVE DATA: SEE CURVE TABLE
P.S.M. INDICATES PROFESSIONAL SURVEYORS AND MAPPER
CORS INDICATES CONTINUOUSLY OPERATING REFERENCE STATION

S:\ATWELL\JOBS\2400\24006566 - ARMEDA FAMILY TRUST\SURVEYING\DESCRIPTIONS\24006566 ARMEDA BNDY LGL.DOC
S:\ATWELL\JOBS\2400\24006566 - ARMEDA FAMILY TRUST\SURVEYING\DESCRIPTIONS\24006566 ARMEDA BNDY SKT.DWG



SEE SHEETS 1 AND 2 OF 3 FOR COMPLETE
METES AND BOUNDS DESCRIPTION

**THIS SKETCH OF DESCRIPTION
IS NOT A BOUNDARY SURVEY**

Digitally signed
by Allen M Vose

III

Date: 2025.09.08

11:17:07 -04'00'



ALLEN M. VOSE III, PSM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATION NO. 7191

- DATE SIGNED: 09-09-2025
- THIS SKETCH OF DESCRIPTION IS NOT VALID
WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF
A FLORIDA LICENSED SURVEYOR AND MAPPER.

PREPARED 09-08-2025
SHEET 3 OF 3

**DISCLOSURE OF INTEREST
AFFIDAVIT**

BEFORE ME this day appeared Roni Armeda Hipp, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at 14500 Hipp Court, Alva, FL 33920 and is the subject of an Application for zoning action (hereinafter the "Property").

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

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

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

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

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

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

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

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

Roni Armeda Hupp
Property Owner

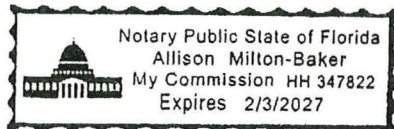
Roni Armeda Hupp
Print Name

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

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, on September 11, 2025 (date) by Roni Armeda Hupp (name of person providing oath or affirmation), who is personally known to me or who has produced FL Drivers License (type of identification) as identification.

STAMP/SEAL

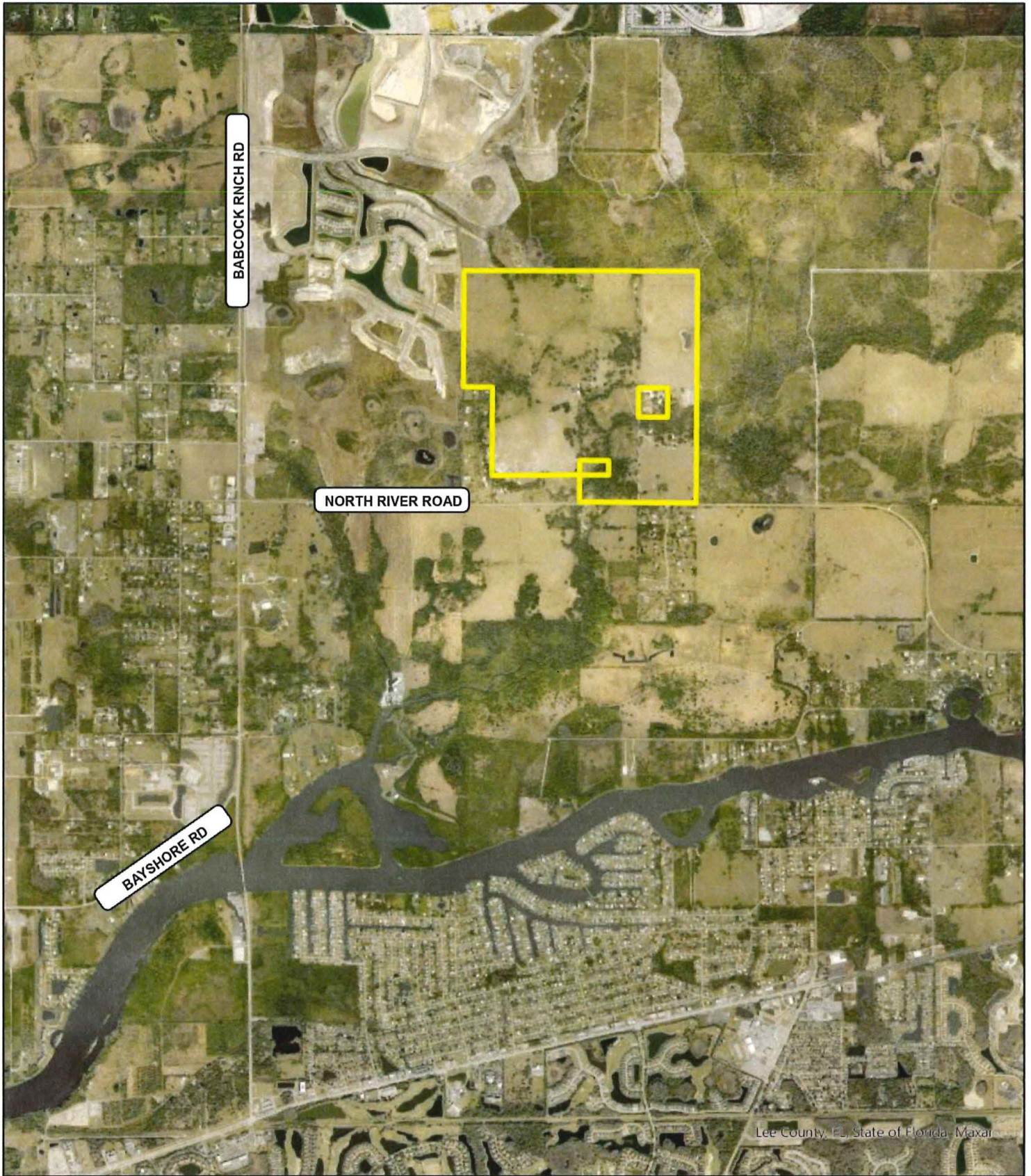


Allison Milton-Baker
Signature of Notary Public



Armeda Property Map Amendment Community Plan Area Requirements Exhibit M21

Pursuant to Policies 17.3.2, 17.3.3 including footnote 7, and 27.1.8, the applicant will schedule the two required Public Information Meetings within Alva and North Olga Community Planning Areas after receiving initial review comments on this application from staff. Pursuant to Policy 17.3.4, the applicant will provide the required meeting summaries prior to the application being found sufficient.



Lee County, FL, State of Florida, Maxar

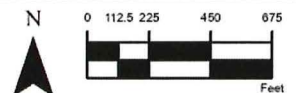


111 N. Magnolia Avenue
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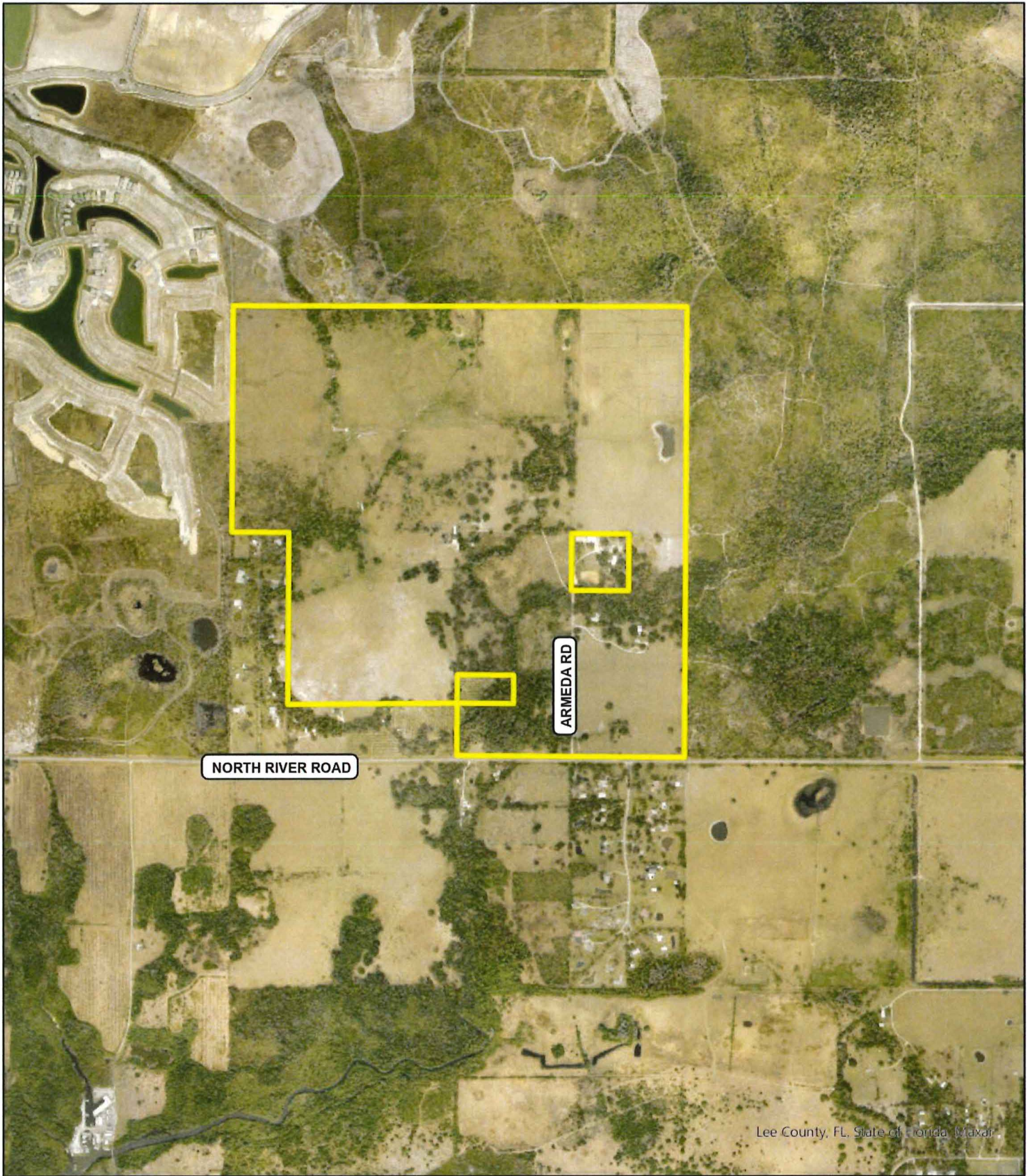
ARMEDA PROPERTY • Location

- 📍 Lee County, FL
- 📅 Date: 9/10/2025
- # 24006625
- 👤 Forestar

— Subject Boundary



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

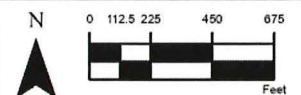


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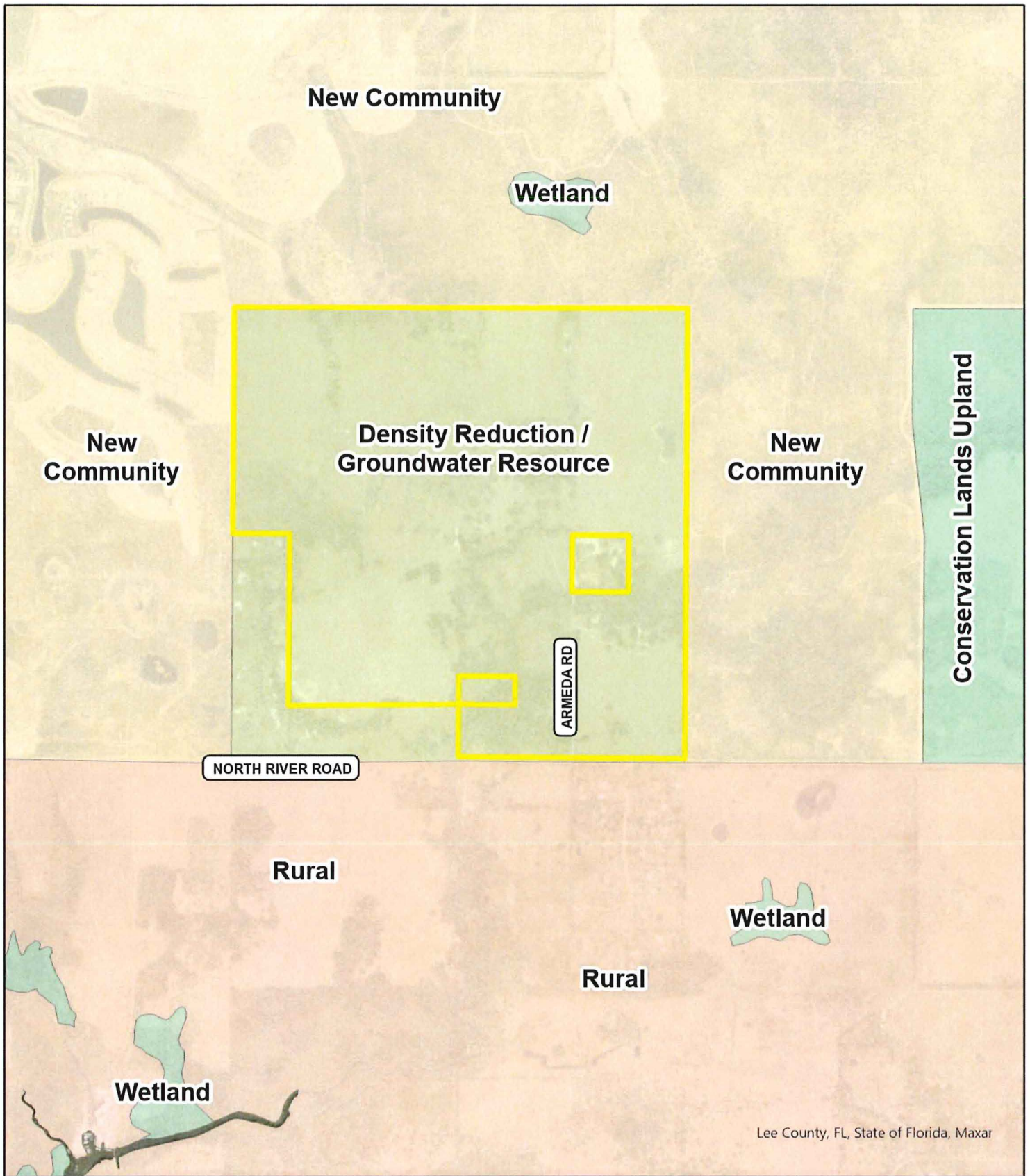
ARMEDA PROPERTY • Aerial Map

- 📍 Lee County, FL
- 📅 Date: 9/11/2025
- # 24006625
- 👤 Forestar

— Subject Boundary



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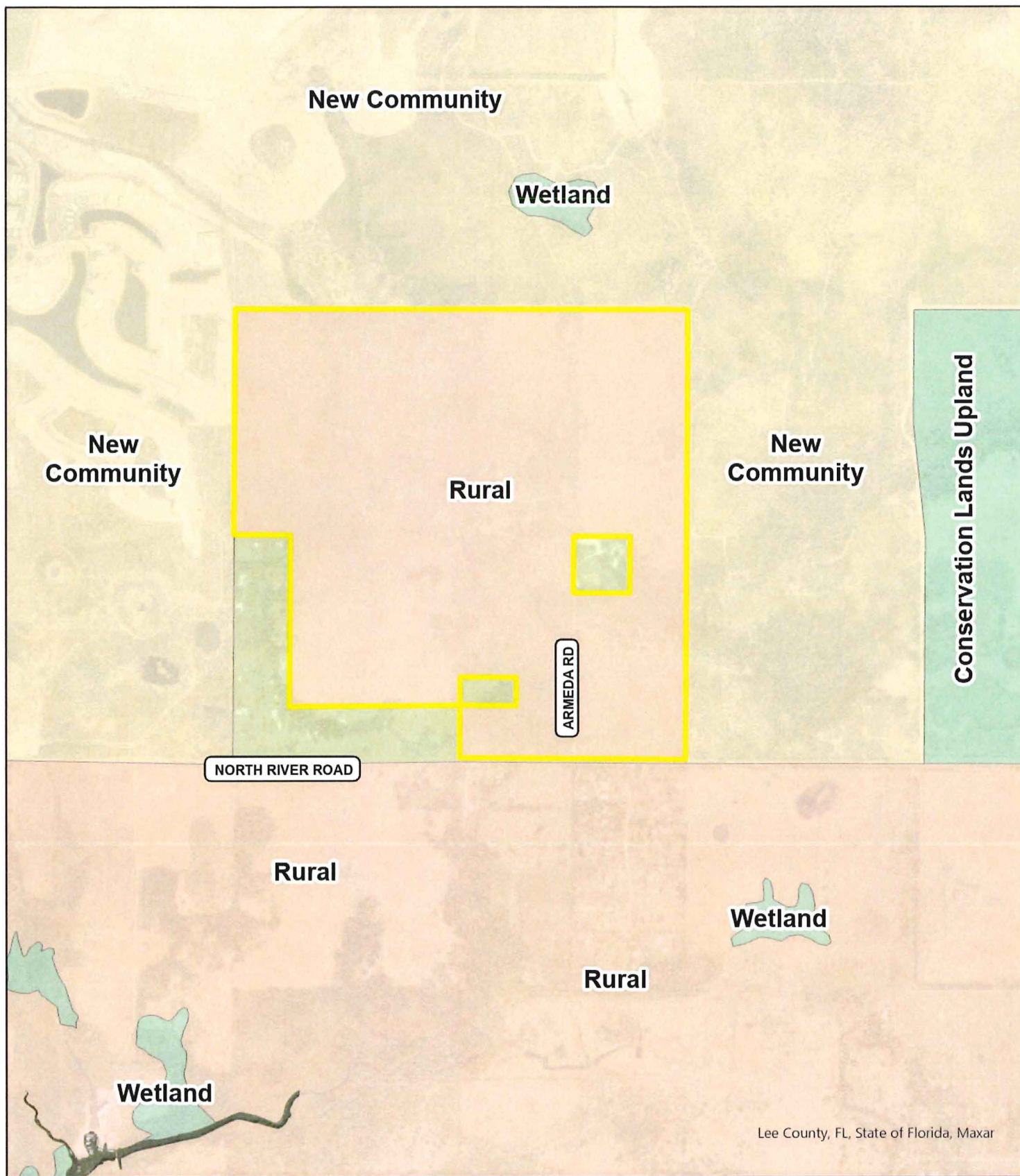
ARMEDA PROPERTY • Existing Future Land Use

- 📍 Lee County, FL
- 📅 Date: 9/11/2025
- # 24006625
- ▲ Forestar

— **Subject Boundary**



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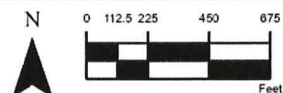


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www.rviplanning.com

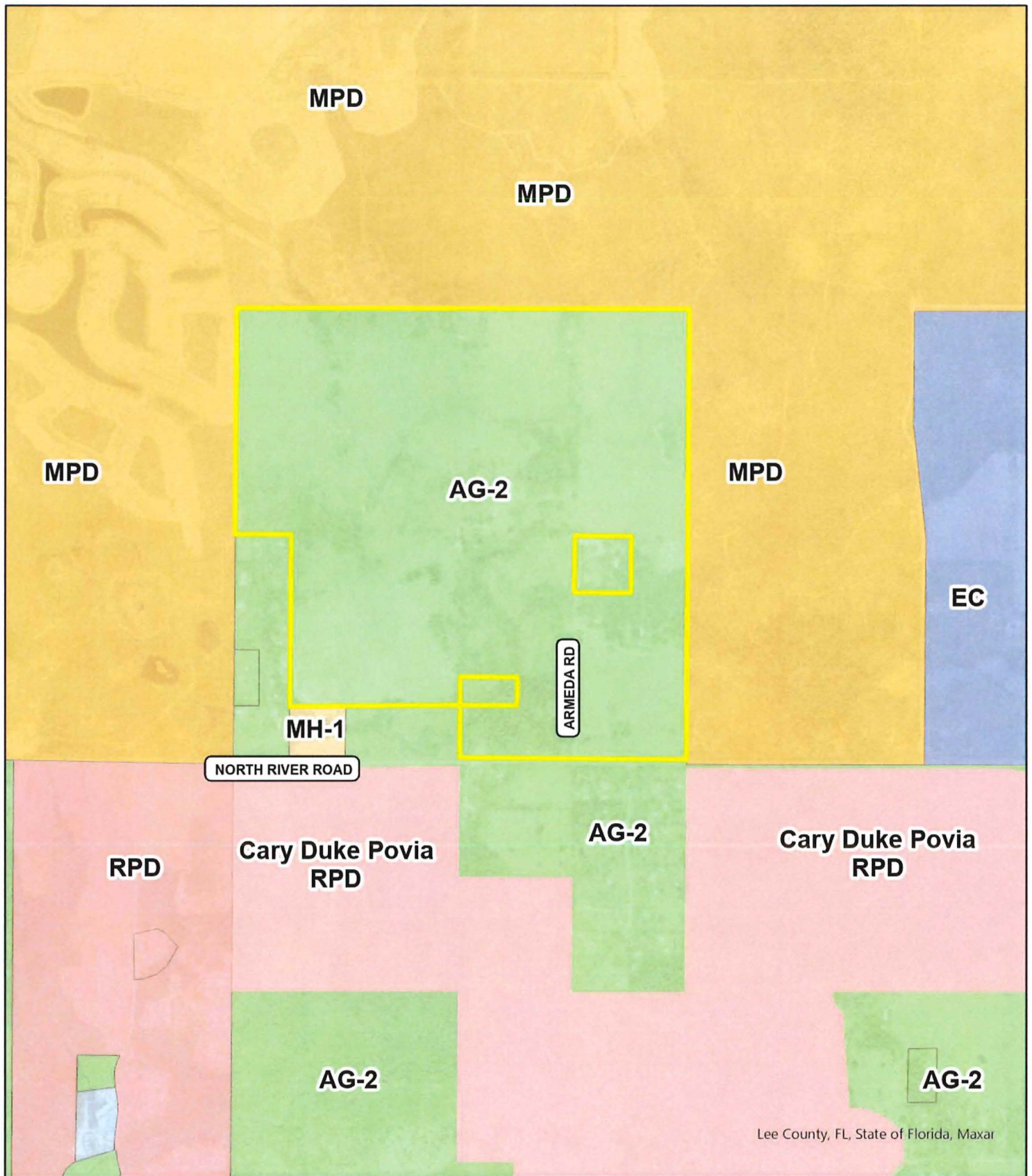
ARMEDA PROPERTY • Proposed Future Land Use

📍 Lee County, FL
📅 Date: 9/11/2025
24006625
👤 Forestar

— Subject Boundary



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Lee County, FL, State of Florida, Maxar

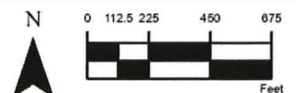


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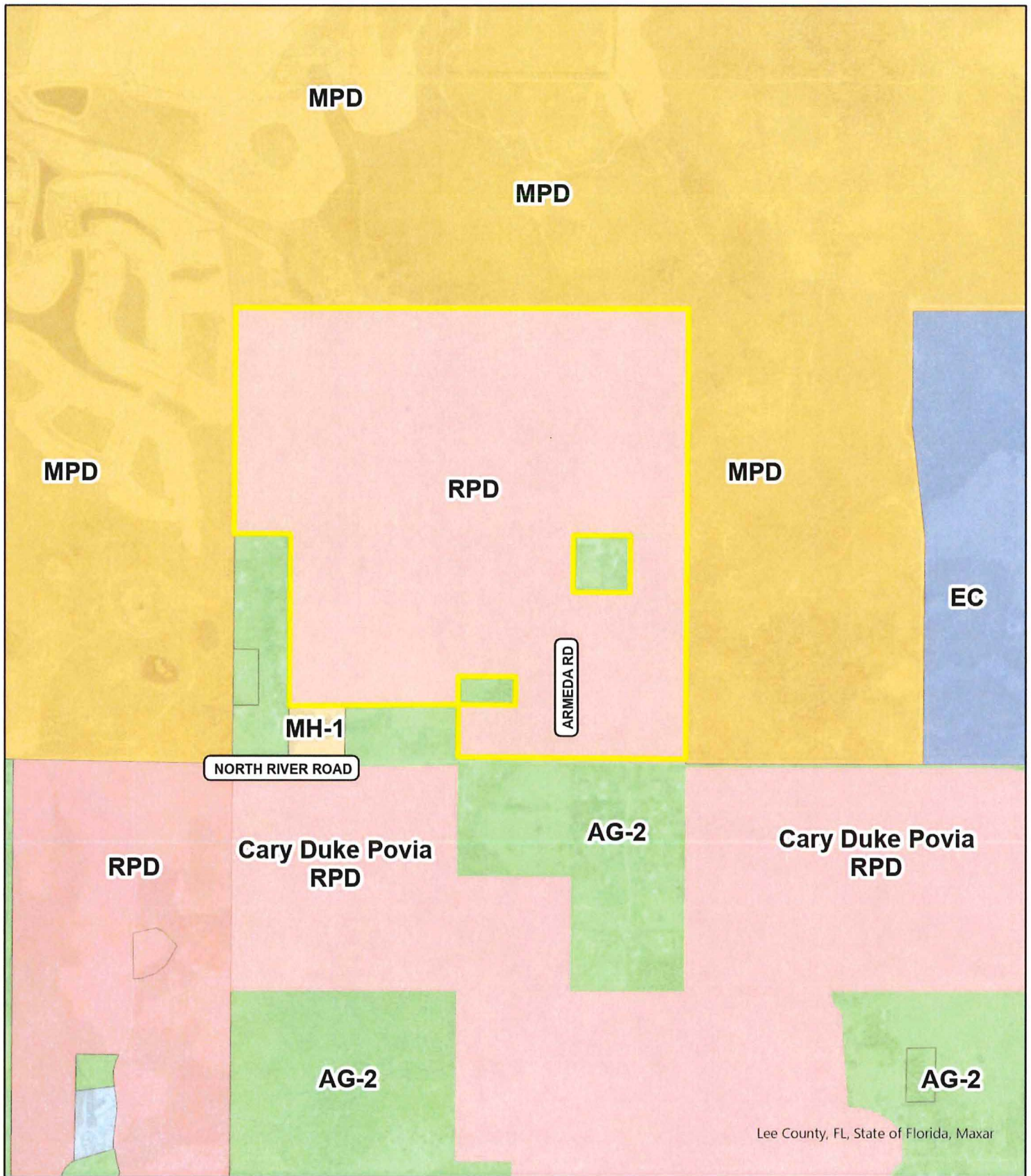
ARMEDA PROPERTY • Existing Zoning Map

- 📍 Lee County, FL
- 📅 Date: 9/11/2025
- # 24006625
- 👤 Forestar

— Subject Boundary



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

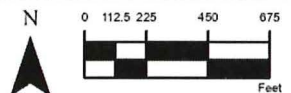


111 N. Magnolia Avenue
Suite 1350
Orlando, FL 32801
Tel: 407.680.0650
www.rviplanning.com

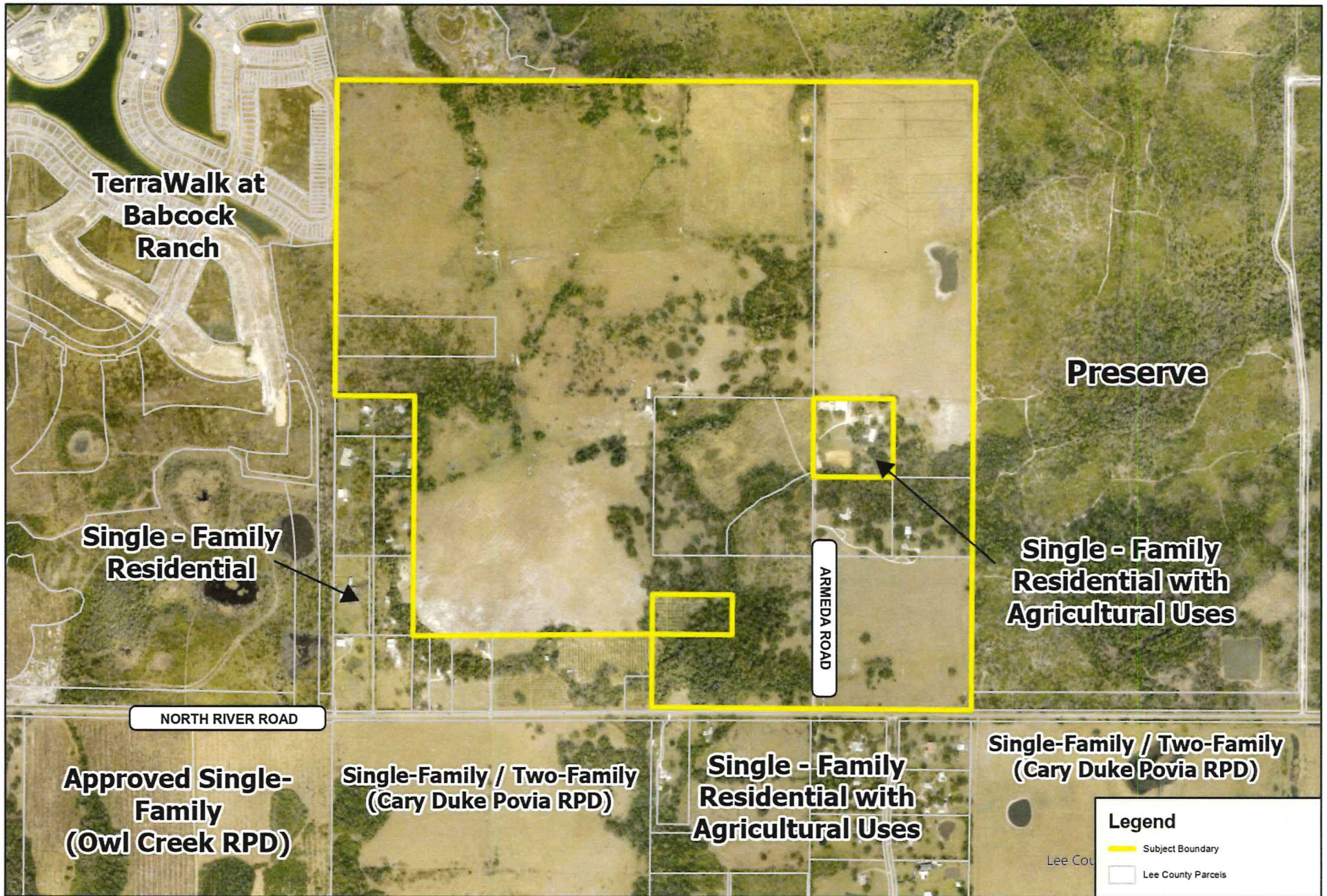
ARMEDA PROPERTY • Proposed Zoning Map

- 📍 Lee County, FL
- 📅 Date: 9/11/2025
- # 24006625
- 👤 Forestar

— **Subject Boundary**



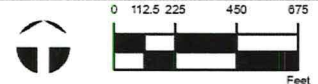
Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.



8725 Pendery Pl.
Suite 101
Bradenton, FL 34201
Tel: 941.379.6400
www.rviplanning.com

ARMADA FAMILY • SURROUNDING LAND USES MAP

📍 Lee County, FL
📅 9/11/2025
24006625
👤 Forestar



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

Prepared By and Return to:

Craig R. Hersch

SHEPPARD, BRETT, STEWART, HERSCH & KINSEY, P.A.

Attorneys at Law

9100 College Pointe Court

Fort Myers, Florida 33919

(WITHOUT TITLE EXAMINATION)

WARRANTY DEED

THIS WARRANTY DEED, made this 11th day of August, 2006, between NICK ARMEDA, Trustee, U/T/D 8/26/93, f/b/o Nick Armada, as to an undivided one-half (1/2) interest; and SUZANNE ARMEDA, Trustee, U/T/D 8/26/93, f/b/o Suzanne Armada, as to an undivided one-half (1/2) interest; whose mailing address is: 19440 Armada Road, Alva, Florida 33920, as Grantors, and ARMEDA FAMILY, LLC, a Florida limited Liability Company, whose mailing address is: 19440 Armada Road, Alva, Florida 33920, as Grantee,

Vesting in said Trustee and any and all Successor Trustees the full right of ownership over the real property described herein with full power and authority to deal in and with said property, or any part thereof, and specifically with power and authority either to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the property described herein. The same full power and authority is vested in the Trustee named herein under F. S. 689.071; and

WITNESSETH, that the Grantors, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD & VALUABLE CONSIDERATION-----to them in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, his heirs and assigns forever, the following described land, situate, lying and being in the County of Lee, State of Florida, to-wit:

See Schedule "A" attached hereto and made a part hereof by reference.

SUBJECT to taxes for the calendar year 2006, and easements, restrictions and reservations of record, if any.

This is not now and never has been the homestead property of the Grantor, whose address is 19440 Armada Road, Alva, Florida 33920.

Property Appraiser's Parcel Identification Number: 08-43-26-00-00001.0000; 08-43-26-01-00001.0000; 08-43-26-00-00002.0000; and 08-43-26-01-00006.0000.

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

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered
in Our Presence:

Dorothy V. Berry
Witness Signature
DOROTHY V. BERRY

Printed Name of Witness

Craig R Hersch
Witness Signature
CRAIG R HERSCH

Printed Name of Witness

Dorothy V. Berry
Witness Signature
DOROTHY V. BERRY

Printed Name of Witness

Craig R Hersch
Witness Signature
CRAIG R HERSCH

Printed Name of Witness

Nick Armada

Nick Armada, Trustee, U/T/D 8/26/93, f/b/o
Nick Armada

Suzanne Armada

Suzanne Armada, Trustee, U/T/D 8/26/93
f/b/o Suzanne Armada

STATE OF FLORIDA

COUNTY OF LEE

Execution of the foregoing instrument was acknowledged before me this 11th day of August, 2006, by NICK ARMADA, Trustee, U/T/D 8/26/93 and SUZANNE ARMADA Trustee, U/T/D 8/26/93, who is (✓) personally known to me or who has () produced as identification.

Craig R Hersch
Signature of Notary Public

CRAIG R HERSCH
Printed Name of Notary Public

(SEAL)

Commission Number:

Commission Exp. Date:



SCHEDULE "A"

LEGAL DESCRIPTION
OF A PARCEL LYING IN
SECTION 8, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA

A TRACT OF LAND LYING IN THE STATE OF FLORIDA, COUNTY OF LEE, IN SECTION 08, TOWNSHIP 43 SOUTH, RANGE 26 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 08; THENCE N.00°22'32"E. ALONG THE EAST LINE OF SAID SECTION 08 FOR A DISTANCE OF 50.00 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 78 ALSO BEING THE POINT OF BEGINNING; THENCE N.89°29'27"W. ALONG SAID NORTHERLY RIGHT-OF-WAY FOR A DISTANCE OF 2,553.44 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 11,504.16 FEET THROUGH A CENTRAL ANGLE OF 00°35'11"; THENCE ALONG SAID CURVE AND SAID NORTHERLY RIGHT-OF-WAY AN ARC DISTANCE OF 117.72 FEET TO AN INTERSECTION WITH THE QUARTER SECTION LINE; THENCE N.00°25'08"E. ALONG SAID QUARTER SECTION LINE FOR A DISTANCE OF 613.95 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 08; THENCE S.89°32'11"E. LEAVING SAID QUARTER SECTION LINE FOR A DISTANCE OF 667.67 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 08; THENCE N.00°24'29"E. FOR A DISTANCE OF 331.81 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 08; THENCE N.89°33'45"W. FOR A DISTANCE OF 667.61 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 08; THENCE S.00°25'08"W. ALONG THE QUARTER SECTION LINE FOR A DISTANCE OF 331.51 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 08; THENCE S.89°34'41"W. LEAVING SAID QUARTER SECTION LINE FOR A DISTANCE OF 1,998.84 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 08; THENCE N.00°23'48"E. FOR A DISTANCE OF 2,014.41 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 08; THENCE N.89°41'40"W. ALONG THE QUARTER SECTION LINE FOR A DISTANCE OF 666.47 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 08; THENCE N.00°23'08"E. ALONG THE WEST LINE OF SAID SECTION 08 FOR A DISTANCE OF 2,648.11 FEET TO THE NORTHWEST CORNER OF SAID SECTION 08; THENCE S.89°51'23"E. ALONG THE NORTH LINE OF SAID SECTION 08 FOR A DISTANCE OF 2,667.44 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 08; THENCE S.89°51'29"E. ALONG THE NORTH LINE OF SAID SECTION 08 FOR A DISTANCE OF 2,666.74 FEET TO THE NORTHEAST CORNER OF SAID SECTION 08; THENCE S.00°21'56"W. ALONG THE EAST LINE OF SAID SECTION 08 FOR A DISTANCE OF 2,663.27 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 08; THENCE S.00°22'32"W. ALONG THE EAST LINE OF SAID SECTION 08 FOR A DISTANCE OF 665.47 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 08; THENCE N.89°38'30"W. LEAVING SAID EAST LINE FOR A DISTANCE OF 667.42 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 08; THENCE N.00°23'11"E. FOR A DISTANCE OF 664.85 FEET TO THE NORTHWEST CORNER OF THE NORTH HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 08; THENCE N.89°41'40"W. FOR A DISTANCE OF 667.30 FEET TO THE NORTHWEST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 08; THENCE S.00°23'50"W. FOR A DISTANCE OF 1,328.48 FEET TO THE SOUTHWEST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 08; THENCE S.89°35'20"E. FOR A DISTANCE OF 1,335.10 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID SECTION 08 ALSO BEING THE SOUTHEAST CORNER OF THE SOUTH HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 08; THENCE S.00°22'32"W. ALONG THE EAST LINE OF SAID SECTION 08 FOR A DISTANCE OF 1,280.93 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 78 AND THE POINT OF BEGINNING.

PARCEL CONTAINS 541.26 ACRES, MORE OR LESS.

PARCEL SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN)

BEARINGS ARE BASED ON THE NORTH LINE OF WEST LINE OF SECTION 08, TOWNSHIP 43 SOUTH, RANGE 26 EAST AS BEARING N.00°23'08"E.

This Instrument Prepared by:

Craig R. Hersch

SHEPPARD, BRETT, STEWART, HERSCH, KINSEY & HILL, P.A.

9100 COLLEGE POINTE COURT

FORT MYERS, FLORIDA 33919

THIS QUIT CLAIM DEED, executed this 22 day of June, 2018, by Suzanne Armada, a widow, not since remarried, as Grantor, to Suzanne Armada, Trustee, or her successors in interest, of the Suzanne Armada Revocable Living Trust dated August 26, 1993, and any amendments thereto: 19440 Armada Road, Alva, Florida 33920:

Any Trustee or Successor Trustee taking office is granted the full right of ownership over the real property described herein with full power and authority to deal in and with said property, or any part thereof, and specifically with power and authority either to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the property described herein. The same full power and authority is vested in the Trustee named herein under F. S. 689.073.

In no case shall any party dealing with the Trustee in relation to the real estate or to whom the real estate or any part of it shall be conveyed, contracted to be sold, leased or mortgaged by Trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the premises, or be obliged to see that the terms of the above-described Trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustee, or be obliged or privileged to inquire into any of the terms of said Trust Agreement or the identification or status of any named or unnamed beneficiaries, or their heirs or assigns to whom the Trustee may be accountable; and every deed, trust deed, mortgage, lease or other instrument executed by Trustee in relation to the real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument (a) that at the time of its delivery the above-referenced Trust was in full force and effect, (b) that this conveyance was executed in accordance with the Trusts, all conditions and limitations contained in the said Trust Agreement, and is binding upon all beneficiaries under those instruments, (c) that the Trustee was duly authorized and empowered to execute and deliver such deed, lease, mortgage or other instrument and (d) if a conveyance is made to a successor Trustee(s) or successors in trust, that such successor or successors in trust have been appointed properly and vested fully with all the title, estate, rights, powers, duties and obligations of the predecessor in trust.

WITNESSETH, that the said Grantor, for and in consideration of the sum of ONE DOLLAR (\$1.00), in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim to the said Grantee all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate lying and being in the County of Lee, State of Florida, to-wit:

The Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 8, Township 43 South, Range 26 East.

SUBJECT to taxes for the current calendar year, easements, restrictions and reservations of record, if any.

Property Appraiser's Parcel Identification Number: 08-43-26-00-00006.00020

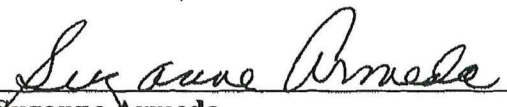
THE PROPERTY DESCRIBED HEREIN IS THE HOMESTEAD OF THE GRANTOR WHO IS ALSO THE GRANTEE.

THE PREPARER OF THIS DEED WAS NEITHER FURNISHED WITH NOR REQUESTED TO REVIEW THE STATUS OF TITLE OF THE PROPERTY DESCRIBED HEREIN, AND THEREFORE EXPRESSES NO OPINION AS TO THE CONDITION OF TITLE.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

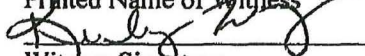
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered
in Our Presence:


Suzanne Armeda


Witness Signature

HAYLEY E. DONALDSON
Printed Name of Witness

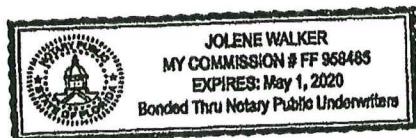

Witness Signature

KIMBERLEY L. GARDNER
Printed Name of Witness

STATE OF FLORIDA

COUNTY OF LEE

Execution of the foregoing instrument was acknowledged before me this 22 day of ^{June}~~May~~, 2018, by **Suzanne Armeda**, an unmarried widow, who is (☒) personally known to me or who has () produced NA as identification.




Signature of Notary Public

Printed Name of Notary Public

Commission Number:
Commission Exp. Date:

Signed, Sealed and Delivered
in Our Presence:

Prepared By and Return to:
Craig R. Hersch
SHEPPARD, BRETT, STEWART, HERSCH & KINSEY, P.A.
Attorneys at Law
9100 College Pointe Court
Fort Myers, Florida 33919

(WITHOUT TITLE EXAMINATION)

WARRANTY DEED

③ THIS WARRANTY DEED, made this 16th day of August, 2006,
between SUZANNE ARMEDA, Trustee U/T/D 8/26/93, f/b/o Suzanne Armada, joined by her
husband, NICK ARMEDA, whose mailing address is: 19440 Armada Road, Alva, Florida 33920,
as Grantor, and MICHAEL LEE HIPPI and RONI ARMEDA HIPPI, husband and wife; whose
mailing address is: 18037 East Brandon Court, Hammond, LA 70403, as Grantees,

ix WITNESSETH, that the Grantors, for and in consideration of the sum of TEN DOLLARS
AND OTHER GOOD & VALUABLE CONSIDERATION-----to them in hand paid by the Grantee,
the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, his heirs
and assigns forever, the following described land, situate, lying and being in the County of Lee, State
of Florida, to-wit:

See Schedule "A" attached hereto and made a part hereof by reference.

SUBJECT to taxes for the calendar year 2006, and easements, restrictions and
reservations of record, if any.

This is not now and never has been the homestead property of the Grantor, whose address is 19440
Armada Road, Alva, Florida 33920.

Property Appraiser's Parcel Identification Number: 08-43-26-00-00006.0000.

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

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered
in Our Presence:

Jay Cary
Witness Signature
JAY CARY
Printed Name of Witness

Robin Whidden
Witness Signature
ROBIN WHIDDEN
Printed Name of Witness

Suzanne Armada
Suzanne Armada, Trustee, U/T/D 8/26/93
f/b/o Suzanne Armada

Nick Armada
Nick Armada

STATE OF FLORIDA

COUNTY OF LEE

Execution of the foregoing instrument was acknowledged before me this 16th day of AUGUST, 2006, by **SUZANNE ARMADA** Trustee, U/T/D 8/26/93, joined by her husband, **NICK ARMADA**, who are ☒ personally known to me or who have () produced as identification.



ROBIN WHIDDEN
MY COMMISSION # DD 440069
EXPIRES: July 27, 2009
Bonded Thru Budget Notary Services

Robin Whidden
Signature of Notary Public
ROBIN WHIDDEN
Printed Name of Notary Public
DD 440069

(SEAL)

Commission Number:

Commission Exp. Date:

SCHEDULE "A"

LEGAL DESCRIPTION
OF A PARCEL LYING IN
SECTION 8, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA

A TRACT OF LAND LYING THE STATE OF FLORIDA, COUNTY OF LEE, IN SECTION 08, TOWNSHIP 43 SOUTH, RANGE 26 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE N.00°22'32"E. ALONG THE EAST LINE OF SAID SECTION 8 FOR A DISTANCE OF 1,330.93 FEET TO THE POINT OF BEGINNING; THENCE N.89°35'20"W. LEAVING SAID SECTION LINE FOR A DISTANCE OF 667.55; THENCE N.00°23'11"E. FOR A DISTANCE OF 664.85 FEET; THENCE S.89°38'30"E. FOR A DISTANCE OF 667.42 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID SECTION 8; THENCE S.00°22'32"W. ALONG SAID SECTION LINE FOR A DISTANCE OF 665.47 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 10.16 ACRES, MORE OR LESS.

PARCEL IS GRANTED A 25 FOOT INGRESS/EGRESS EASEMENT DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE N.00°22'32"E. ALONG THE EAST LINE OF SAID SECTION 8 FOR A DISTANCE OF 1,330.93 FEET; THENCE N.89°35'20"W. LEAVING SAID SECTION LINE FOR A DISTANCE OF 667.55 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.89°35'20"W. FOR A DISTANCE OF 1,977.65 FEET; THENCE S.00°25'08"W. FOR A DISTANCE OF 1,276.44 FEET TO THE NORTH RIGHT OF WAY OF NORTH RIVER ROAD (SR 78) AND THE BEGINNING OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 11,509.16 FEET, A CHORD BEARING OF S.89°59'33"W. AND A CHORD DISTANCE OF 25.00 FEET; THENCE ALONG SAID RIGHT OF WAY AND CURVE THROUGH A CENTRAL ANGLE OF 00°07'28" FOR AN ARC DISTANCE OF 25.00 FEET; THENCE N.00°24'54"E. LEAVING SAID RIGHT OF WAY A DISTANCE OF 1,301.62 FEET; THENCE S.89°35'20"E. FOR A DISTANCE OF 2,002.63 FEET; THENCE S.00°23'11"W. FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

PARCEL SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN)

BEARINGS ARE BASED ON THE EAST LINE OF SECTION 8, TOWNSHIP 43 SOUTH, RANGE 26 EAST AS BEARING S.00°22'32"W.

INSTR # 4824442
OR BK 03226 PG 2633
 RECORDED 03/02/00 03:57 PM
 CHARLIE GREEN CLERK OF COURT
 LEE COUNTY
 RECORDING FEE 10.50
 DOC TAX PD(F.S.201.02) 350.00
 DEPUTY CLERK T Voges

Prepared By:
 Thomas E. Moorey, Attorney
 1430 Royal Palm Sq. Blvd., #105
 Fort Myers, FL 33919

Parcel ID Number: 08-43-26-00-00007.0000
 This instrument prepared without benefit
 of title examination.

WARRANTY DEED

This Indenture, made this 21 day of MARCH, 2000, Between

Frank A. Snell and Don E. Morgan, Individually and as Trustees, Grantor,

whose address is: 1470 Royal Palm Sq. Blvd., Ft. Myers, FL 33919 and

Frank A. Snell, as Trustee under Trust Agreement dated May 5, 1978, granting to the Trustee herein the power and authority either to protect, conserve and to sell or to lease or to encumber or otherwise to manage and dispose of the real property herein described, **Grantee,**

whose address is: 1470 Royal Palm Sq. Blvd., Ft. Myers, FL 33919

WITNESSETH that the Grantors, for and in consideration of the sum of-----
 ----- Ten and no/100 (\$10.00)----- Dollars
 and other good and valuable consideration to Grantors in hand paid by Grantee, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said Grantee and Grantee's heirs and assigns forever, the following described land, situate, lying and being in the County of Lee, State of Florida, to wit:

SEE ATTACHED EXHIBIT "A"

Subject property is not the Homestead property of the Grantors herein, nor is it adjacent to or contiguous to the Homestead property of the Grantors.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to 1999.

And the Grantor does hereby covenant with said grantee that grantor is lawfully seized of said land in fee simple; that grantor has good right and lawful authority to sell and convey said land; that grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the Grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Sue E. Hicks
 Witness Signature
SUE E HICKS
 Witness Printed Name
THOMAS E. MOOREY
 Witness Signature
THOMAS E. MOOREY
 Witness Printed Name

Frank A. Snell
 Frank A. Snell, Individually and as Trustee
Don E. Morgan
 Don E. Morgan, Individually and as Trustee

STATE OF FLA.
 COUNTY OF LEE

The foregoing instrument was acknowledged before me this 21 day of MARCH, 2000 by Frank A. Snell and Don E. Morgan, Individually and as Trustees, who are personally known to me or who provided _____ as identification.

OFFICIAL NOTARY SEAL
 THOMAS E MOOREY
 NOTARY PUBLIC STATE OF FLORIDA
 COMMISSION NO. CC734035
 MY COMMISSION EXP. AUG. 11, 2002

[Signature]
 Notary Public
 My Commission Expires:

EXHIBIT "A"

The following described parcel is situated in Section 8, T 43 S, R 26 E, Lee County, Florida, more particularly described as follows;

The south $\frac{1}{2}$ of the N.W. $\frac{1}{4}$ of the S.W. $\frac{1}{4}$ of the S.E. $\frac{1}{4}$ in said Section 8, and ... the south $\frac{1}{2}$ of the S.E. $\frac{1}{4}$ of the S.W. $\frac{1}{4}$ in said Section 8, less the south 50.00 ft. there of for S.R. R/W and less the following described parcel: commencing at the south $\frac{1}{4}$ corner of said Section 8; thence N 00° 31' 52" E (Basis for bearing is S.R.D. R/W Map) along the N-S $\frac{1}{4}$ section line, distance 50 ft. to the north R/W of Highway 78 and the P.O.B.; thence continue N 00° 31' 52" E, distance 281.57 ft.; thence S 89° 35' 22" W distance 222.03 ft.; thence S 00° 31' 41" W distance 282.04 ft. to said north R/W of Highway 78; thence N 89° 28' 10" E along said R/W, distance 222.02 ft. to the P.O.B., containing 22.461 \pm acres.



Armeda Property Map Amendment Justification of Proposed Amendment Exhibit M20

The plan amendment which provides for significant environmental, storm water and water quality enhancements facilitating the clustered development of the Armeda Property represents sound planning principles.

The following summarizes benefits that will be accomplished by approval of this request through compliance with the accompanying residential planned development application:

1. Provide a connection between adjacent preserves that will continue the environmental preservation and enhanced drainage ways that will be improved by reduced runoff rate and reduced nutrient runoff.
2. Amendment will result in clustered development as encouraged in this area as demonstrated by the proposed Master Concept Plan with the concurrent residential planned development application.
3. Provide Wetland Protection and Enhancements including exotic removal and maintenance and restoration areas.
4. Minimum 229± acres (40% of property) placed into conservation easement including portions of Trout Creek flow-way.
5. Wildlife connection to portions of Trout Creek located on adjacent preservation lands on Babcock Ranch MPD that connect to Telegraph Creek and Bob Janes Preserves to the east (see Figure 2 on following page and submitted Preserves Map)
6. Connection to adjacent preservation lands to north, south, east and west
7. Wildlife management and co-existence plans
8. Minimum 60% open space (336± acres)
9. Preserve 49± acres of wetlands
10. Surface and Ground Water Monitoring
11. Remove potential for up to 53 private septic tanks and wells
12. Removal of cattle grazing will significantly reduce onsite nutrient generation adjacent to the Trout Creek flow-way
13. Additional 50% water quality treatment
14. Reduced rate of run-off and associated nutrient loads
15. Stormwater enhancements
16. Green infrastructure
17. Connection to privately funded expansion of water and sewer to the area by others (as encouraged/anticipated by existing Lee Plan policies)
18. Minimum 30 foot tract setback and 40 foot perimeter principal building setback
19. Provision for payment in lieu of multi-use path along North River Road since it will be located along the south side
20. Protect existing groundwater levels and improve existing wetland hydroperiods in onsite preserve areas
21. Provide Rare and Unique Upland habitat preservation (40± acres) and restoration (44± acres) and creation (96± acres)
22. Preservation to maximum extent of historic flow-way associated with Trout Creek and associated wetlands

The Lee Plan recognizes that enhancement and conservation of environmental, stormwater, and enhanced water quality is a public priority. The plan amendment balances this public interest with

those of the property owner. The plan amendment represents a kind of public-private partnership. The public interests for Armada Property outlined above will be conditioned in the concurrent Planned Development Zoning application. The private interest in utilizing and developing the property is satisfied in a responsible environmental manner. This represents sound planning.

The plan amendment utilizes the planning principle of clustered development. Clustered development is a development arrangement that stresses people living in harmony with nature and locates buildings in concentrated portions of a site, leaving the remainder of the site undeveloped. Typically this form of development is utilized to limit sprawling development patterns while protecting such things as open space, environmentally sensitive areas and natural resources.

The Armada project also utilizes the planning principle of conservation design or designing with nature. The process of selecting the appropriate preservation and development scenario for the property utilized an analysis of the property's attributes such as property location and location of adjacent uses, soils, topography, previous uses and associated impacts and natural resources. One guiding principle of conservation design is that environmentally sensitive areas must be first identified and designated for preservation to the maximum extent practicable. The proposed clustered project will provide preservation areas along Trout Creek connecting the Babcock Ranch MPD preservation areas to the west, north and east and the Owl Creek RPD and Cary Duke Povia RPD preservation areas to the south, expanding the significant environmental, storm water, water quality, aquifer recharge and infrastructure enhancements required in these developments that develop utilizing incentives in Lee Plan Policy 123.2.17. Approval of the requested map amendments will facilitate the concurrent planned development application which provides additional details regarding the development of the request and will provide conditions of approval that will ensure compliance with the requirements of this Policy providing environmental enhancements and monitoring of storm water and ground water. The result will be 60 percent/336± acres of open space of which 229± acres will be placed into a conservation easement including portions of Trout creek flow-way. The conservation easement will include 49± acres of wetlands and 180± acres of preserved, restored or created rare and unique upland habitat. This process represents sound planning for the subject site, its natural resources and existing surrounding uses.

The Armada Property project represents compatible land uses with existing surrounding uses which include agricultural uses, preservation and single family uses. The project's residential uses will be clustered inside the property with enhanced setbacks/buffers to adjacent uses and properties. The project's open spaces and preservation areas compliment and enhance adjacent existing and pending public and private preserve areas. The Armada Property project residential uses are clustered and separated from the perimeter by a minimum perimeter setback of 50 feet adjacent to large lot residential, agricultural uses and North River Road and 30 feet for tracts/40 feet for principal structures abutting all other areas. The project's compatibility with nearby land uses represents sound planning for the region in which the property is located.

The Armada Property project will be connected to and serviced by a centralized water and sewer system via privately funded extensions by others. Connecting this property to a centralized water

and sewer system represents sound planning with the removal of potential for 53 septic systems and private wells.

The Armeda project represents a high quality master planned project. The applicant respectfully asks that the proposed plan amendment for the Armeda Project property to be approved to realize these regional benefits.

LETTER OF AUTHORIZATION

To Whom It May Concern:

Please be advised that Suzanne Armeda, an authorized person with Armeda Family LLC & Suzanne Armeda Revocable Living Trust, owners of the Subject Property, hereby authorizes Forestar (USA) Real Estate Group Inc. & RVi Planning and Landscape Architecture to act on its behalf in applying for a Lee County Comprehensive Plan Amendment. This authority to represent our interest includes any and all documents required as part of the Comprehensive Plan Amendment petition submitted on my behalf.

STRAP NUMBER(S) or LEGAL DESCRIPTION

STRAP #: 08-43-26-00-00006.0000, 08-43-26-00-00002.0000, 08-43-26-01-00001.0000, 08-43-26-01-00006.0000, 08-43-26-00-00001.0000; 08-43-26-00-00006.0020

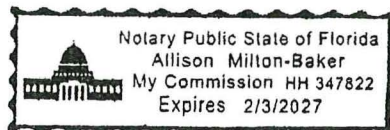


Signature of Owner


STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 11 day of September, 2025, by Suzanne Armeda, who is personally known to me, or has produced FL Driver License identification and who did not take an oath.

(Notary Seal)



Commission No.


Signature of Notary Public

(Print, type or stamp commissioned name of Notary Public)



Board of County Commissioners

Kevin Ruane
District One

September 11, 2025

Cecil L. Pendergrass
District Two

David Mulicka
District Three

Brian Hamman
District Four

Mike Greenwell
District Five

Dave Harner
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing
Examiner

RVi Planning + Landscape Architecture
Attn: Patrick Murray, Project Manager
111 N. Magnolia Avenue, Suite 1350
Orlando, FL 32801

RE: Service Availability Letter Request - Armeda Property

Dear Mr. Murray:

The Lee County Solid Waste Department is capable of providing solid waste collection service for the planned Armeda Property development including 561+/- acres and 737 dwelling units on the subject property through our franchised hauling contractors. Disposal of the solid waste from this development will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Plans have been made, allowing for growth, to maintain long-term disposal capacity at these facilities.

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

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

Sincerely,

Justin Lighthall

Justin Lighthall
Manager, Public Utilities
Lee County Solid Waste Department



Lee County
Southwest Florida

LEE COUNTY UTILITIES
REQUEST FOR LETTERS OF AVAILABILITY

DATE: SEPTEMBER 11, 2025

TO: DCAP STAFF

Lcudcap@leegov.com

FROM: PATRICK MURRAY, AICP

FIRM: RVI PLANNING + LANDSCAPE ARCHITECTURE

ADDRESS: 28100 BONITA GRANDE DRIVE

ADDRESS: BONITA SPRINGS, FL 34135 -

PHONE#: (407)775-6523 FAX: () -

E-MAIL ADDRESS: PMURRAY@RVIPLANNING.COM

PROJECT NAME: ARMEDA PROPERTY

PREVIOUS PROJECT NAME(S):

STRAP NUMBER(S): 08-43-26-00-00001.0000, 08-43-26-00-00002.0000, 08-43-26-00-00006.0000, 08-43-26-01-00001.0000, 08-43-26-01-00006.0000, 08-43-26-00-00006.0020, 08-43-26-00-00006.0030

PRIOR STRAP NUMBER(S) (IF ANY):

LOCATION/SITE ADDRESS: 19551 ARMEDA RD ALVA FL 33920

PURPOSE OF LETTER:

- ☐ DEVELOPMENT ORDER SUBMITTAL ☐ FINANCING ☐ EFFLUENT REUSE
☐ PERMITTING OF SURFACE WATER MANAGEMENT (SOUTH FLORIDA WATER MANAGEMENT DISTRICT)
☒ OTHER: (PLEASE SPECIFY) RESIDENTIAL PLANNED DEVELOPMENT AND COMPREHENSIVE PLAN MAP

AMENDMENT

PLANNED USE:

- ☐ COMMERCIAL ☐ INDUSTRIAL ☒ RESIDENTIAL - (☒ SINGLE-FAMILY ☐ MULTI-FAMILY)
☐ OTHER: (PLEASE SPECIFY) _____

PLANNED # OF COMMERCIAL/INDUSTRIAL BUILDINGS: 0 TOTAL SQUARE FOOTAGE: N/A

RESIDENTIAL UNITS: SINGLE-FAMILY: 737 MULTI-FAMILY: _____

AVERAGE ESTIMATED DAILY FLOW (GPD): 184,250 (☒ WATER ☒ WASTE-WATER) (GPD): 147,400 ☐

REUSE

PLEASE SHOW CALCULATION USED TO DETERMINE AVERAGE ESTIMATED DAILY FLOW (GPD) PER CRITERIA SET FORTH IN LEE COUNTY UTILITIES DESIGN MANUAL: 737 Sf RESIDENCE X 250 GPD = 184,250 GPD

737 Sf Residence X 200 Gpd = 147,400 Gpd

Please e-mail the completed form to Lcudcap@leegov.com.

If you should have any questions or require assistance, please feel free to call our office at (239) 533-8531.





September 11, 2025

Chief Doug Underwood
Bayshore Fire Protection and Rescue Service District
17350 Nalle Road
North Fort Myers, FL 33917

**RE: Armada Property RPD – Comprehensive Plan Amendment
Letter of Service Availability**

Dear Chief Underwood,

RVi Planning + Landscape Architecture is preparing a Comprehensive Plan Amendment & Planned Development Rezone application for the above referenced project. The property consists of 561 +/- acres and is located at 19551 Armada Road in unincorporated Lee County, Florida, generally one mile east of the State Road 31 and N. River Road intersection in the area known as North Olga. An aerial location map depicting the subject property has been attached for your reference.

The Applicant is proposing a Large-Scale Comprehensive Plan Map Amendment to change the future land use category from Density Reduction Groundwater Resource (DR/GR) to Rural and a PD Rezone request to rezone the entire 561 +/- acres from AG-2 to Residential Planned Development (RPD). The proposed development is a maximum of 737 single-family detached and/or two-family attached units on the subject property.

To complete the application process, we are required to secure a service availability letter from your agency stating whether existing facilities are capable of serving this future project. I greatly appreciate your time and consideration of this matter. If you have any further questions, please feel free to contact me directly at (407) 775-6523 or pmurray@rviplanning.com.

Sincerely,

RVi Planning + Landscape Architecture

A handwritten signature in blue ink, appearing to read 'Patrick Murray'.

Patrick Murray, AICP
Project Manager



September 11, 2025

Chris Reeves
Major, Patrol Bureau
14750 Six Mile Cypress Parkway
Fort Myers, FL 33912

**RE: Armada Property RPD – Comprehensive Plan Amendment
Letter of Service Availability**

Dear Major Reeves,

RVI Planning + Landscape Architecture is preparing a Comprehensive Plan Amendment & Planned Development Rezone application for the above referenced project. The property consists of 561 +/- acres and is located at 19551 Armada Road in unincorporated Lee County, Florida, generally one mile east of the State Road 31 and N. River Road intersection in the area known as North Olga. An aerial location map depicting the subject property has been attached for your reference.

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Sincerely,

RVI Planning + Landscape Architecture

A handwritten signature in blue ink, appearing to read 'Patrick Murray'.

Patrick Murray, AICP
Project Manager



September 11, 2025

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

**RE: Armada Property RPD – Comprehensive Plan Amendment
Letter of Service Availability**

Dear Ms. Marino Diaz,

RVi Planning + Landscape Architecture is preparing a Comprehensive Plan Amendment & Planned Development Rezone application for the above referenced project. The property consists of 561 +/- acres and is located at 19551 Armada Road in unincorporated Lee County, Florida, generally one mile east of the State Road 31 and N. River Road intersection in the area known as North Olga. An aerial location map depicting the subject property has been attached for your reference.

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Sincerely,

RVi Planning + Landscape Architecture

A handwritten signature in blue ink, reading 'Patrick Murray'.

Patrick Murray, AICP
Project Manager



September 11, 2025

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

**RE: Armada Property RPD – Comprehensive Plan Amendment
Letter of Service Availability**

Dear Ms. Heredia,

RVI Planning + Landscape Architecture is preparing a Comprehensive Plan Amendment & Planned Development Rezone application for the above referenced project. The property consists of 561 +/- acres and is located at 19551 Armada Road in unincorporated Lee County, Florida, generally one mile east of the State Road 31 and N. River Road intersection in the area known as North Olga. An aerial location map depicting the subject property has been attached for your reference.

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Sincerely,

RVI Planning + Landscape Architecture

A handwritten signature in blue ink, reading 'Patrick Murray'.

Patrick Murray, AICP
Project Manager



September 11, 2025

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

**RE: Armada Property RPD – Comprehensive Plan Amendment
Letter of Service Availability**

Dear Chief Abes,

RVI Planning + Landscape Architecture is preparing a Comprehensive Plan Amendment & Planned Development Rezone application for the above referenced project. The property consists of 561 +/- acres and is located at 19551 Armada Road in unincorporated Lee County, Florida, generally one mile east of the State Road 31 and N. River Road intersection in the area known as North Olga. An aerial location map depicting the subject property has been attached for your reference.

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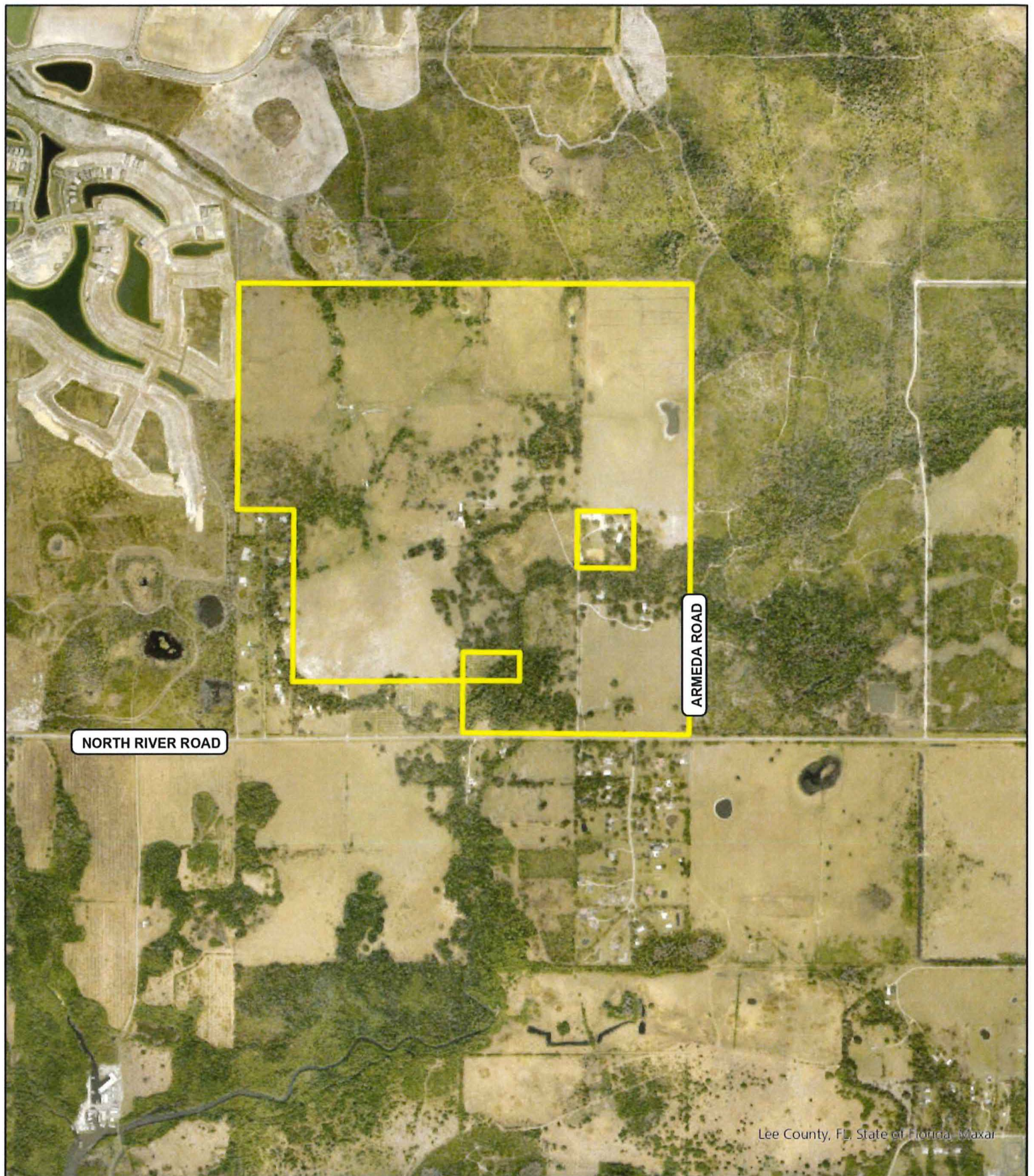
To complete the application process, we are required to secure a service availability letter from your agency stating whether existing facilities are capable of serving this future project. I greatly appreciate your time and consideration of this matter. If you have and further questions, please feel free to contact me directly at (407) 775-6523 or pmurray@rviplanning.com.

Sincerely,

RVI Planning + Landscape Architecture

A handwritten signature in blue ink, reading 'Patrick Murray'.

Patrick Murray, AICP
Project Manager



Lee County, FL, State of Florida, Maxar



111 N. Magnolia Avenue
Suite 1350
Orlando, FL 32801
Tel: 407 680.0650
www.rviplanning.com

ARMEDA PROPERTY • AERIAL

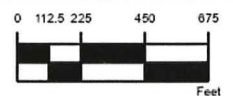
📍 Lee County, FL

📅 Date: 9/10/2025

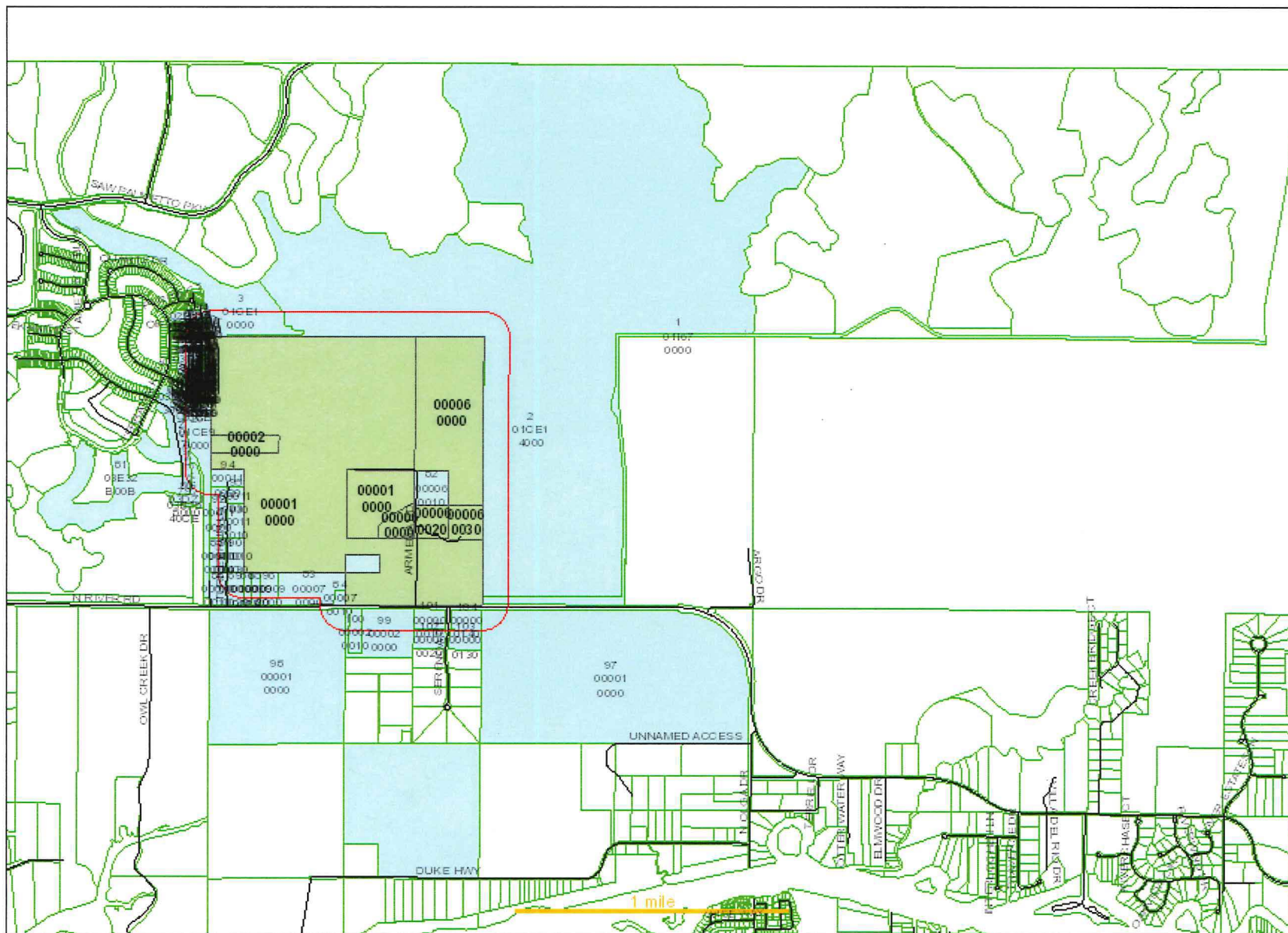
24006625

👤 Forestar

— Subject Boundary



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



Date of Report: September 10, 2025
 Buffer Distance: 500 feet
 Parcels Affected: 104

[Click here to download the map image, mailing labels \(Avery 5161\) and CSV formatted information.](#)

Subject Parcels:

08-43-26-00-00001.0000, 08-43-26-00-00002.0000, 08-43-26-00-00006.0000, 08-43-26-00-00006.0020, 08-43-26-00-00006.0030, 08-43-26-01-00001.0000, 08-43-26-01-00006.0000

To change, add or remove subject parcels please change the parcel selection in [GeoView](#)

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
BABCOCK RANCH COMMUNITY INDEPE 2300 GLADES RD #410W BOCA RATON FL 33431	03-43-26-L4-01I67.0000 RIGHT OF WAY PUNTA GORDA FL	BABCOCK RANCH COMMUNITY LEE COUNTY PHASE 1 AS DESC IN INSTRUMENT 2022000234859 TRACT I-67	1
BABCOCK PROPERTY HOLDINGS LLC 4500 PGA BLVD #400 PALM BEACH GARDENS FL 33418	04-43-26-L4-01CE1.4000 ACCESS UNDETERMINED ALVA FL 33920	BABCOCK RANCH COMMUNITY LEE COUNTY PHASE 1 AS DESC IN INSTRUMENT 2022000234859 TRACT CE-14	2
BABCOCK PROPERTY HOLDINGS LLC 4500 PGA BLVD #400 PALM BEACH GARDENS FL 33418	06-43-26-L3-01CE1.0000 ACCESS UNDETERMINED ALVA FL 33920	BABCOCK RANCH COMMUNITY LEE COUNTY PHASE 1 AS DESC IN INSTRUMENT 2022000234859 TRACT CE-10	3
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	06-43-26-L3-02D15.2000 TERRAWALK C/E BABCOCK RANCH FL 33920	BABCOCK RANCH COMMUNITY TERRA WALK PLAT ONE TRACT D-152 AS DESC IN INSTRUMENT 2023000240206	4
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	06-43-26-L3-03000.5123 12629 OBSIDIAN CT BABCOCK RANCH FL 33920	BABCOCK RANCH COMMUNITY TERRA WALK PLAT TWO AS DESC IN 2025000139275 LOT 5123	5
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	06-43-26-L3-03000.5124 12633 OBSIDIAN CT BABCOCK RANCH FL 33920	BABCOCK RANCH COMMUNITY TERRA WALK PLAT TWO AS DESC IN 2025000139275 LOT 5124	6
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	06-43-26-L3-03000.5125 12639 OBSIDIAN CT BABCOCK RANCH FL 33920	BABCOCK RANCH COMMUNITY TERRA WALK PLAT TWO AS DESC IN 2025000139275 LOT 5125	7

PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	06-43-26-L3-03000.5126 12643 OBSIDIAN CT BABCOCK RANCH FL 33920	BABCOCK RANCH COMMUNITY TERRA WALK PLAT TWO AS DESC IN 2025000139275 LOT 5126	8
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	06-43-26-L3-03000.5127 12647 OBSIDIAN CT BABCOCK RANCH FL 33920	BABCOCK RANCH COMMUNITY TERRA WALK PLAT TWO AS DESC IN 2025000139275 LOT 5127	9
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	06-43-26-L3-03000.5128 19647 NICKEL TRL BABCOCK RANCH FL 33920	BABCOCK RANCH COMMUNITY TERRA WALK PLAT TWO AS DESC IN 2025000139275 LOT 5128	10
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	06-43-26-L3-03000.5129 19651 NICKEL TRL BABCOCK RANCH FL 33920	BABCOCK RANCH COMMUNITY TERRA WALK PLAT TWO AS DESC IN 2025000139275 LOT 5129	11
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	06-43-26-L3-03000.5130 19655 NICKEL TRL BABCOCK RANCH FL 33920	BABCOCK RANCH COMMUNITY TERRA WALK PLAT TWO AS DESC IN 2025000139275 LOT 5130	12
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	06-43-26-L3-03000.5131 19659 NICKEL TRL BABCOCK RANCH FL 33920	BABCOCK RANCH COMMUNITY TERRA WALK PLAT TWO AS DESC IN 2025000139275 LOT 5131	13
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	06-43-26-L3-03000.5132 19693 NICKEL TRL BABCOCK RANCH FL 33920	BABCOCK RANCH COMMUNITY TERRA WALK PLAT TWO AS DESC IN 2025000139275 LOT 5132	14
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	06-43-26-L3-03000.5133 19697 NICKEL TRL BABCOCK RANCH FL 33920	BABCOCK RANCH COMMUNITY TERRA WALK PLAT TWO AS DESC IN 2025000139275 LOT 5133	15
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	06-43-26-L3-03000.5134 19701 NICKEL TRL BABCOCK RANCH FL 33920	BABCOCK RANCH COMMUNITY TERRA WALK PLAT TWO AS DESC IN 2025000139275 LOT 5134	16
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300	06-43-26-L3-03000.5135 19705 NICKEL TRL	BABCOCK RANCH COMMUNITY TERRA WALK PLAT TWO	17

BONITA SPRINGS FL 34134	BABCOCK RANCH FL 33920	AS DESC IN 2025000139275 LOT 5135	
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	06-43-26-L3-03000.5136 19709 NICKEL TRL BABCOCK RANCH FL 33920	BABCOCK RANCH COMMUNITY TERRA WALK PLAT TWO AS DESC IN 2025000139275 LOT 5136	18
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	06-43-26-L3-03000.5137 19713 NICKEL TRL BABCOCK RANCH FL 33920	BABCOCK RANCH COMMUNITY TERRA WALK PLAT TWO AS DESC IN 2025000139275 LOT 5137	19
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	06-43-26-L3-03000.5138 12652 OBSIDIAN CT BABCOCK RANCH FL 33920	BABCOCK RANCH COMMUNITY TERRA WALK PLAT TWO AS DESC IN 2025000139275 LOT 5138	20
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	06-43-26-L3-03000.5139 12648 OBSIDIAN CT BABCOCK RANCH FL 33920	BABCOCK RANCH COMMUNITY TERRA WALK PLAT TWO AS DESC IN 2025000139275 LOT 5139	21
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	06-43-26-L3-03000.5140 12644 OBSIDIAN CT BABCOCK RANCH FL 33920	BABCOCK RANCH COMMUNITY TERRA WALK PLAT TWO AS DESC IN 2025000139275 LOT 5140	22
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	06-43-26-L3-03000.5141 12640 OBSIDIAN CT BABCOCK RANCH FL 33920	BABCOCK RANCH COMMUNITY TERRA WALK PLAT TWO AS DESC IN 2025000139275 LOT 5141	23
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	06-43-26-L3-03B28.00CE 12651 OBSIDIAN CT BABCOCK RANCH FL 33920	BABCOCK RANCH COMMUNITY TERRA WALK PLAT TWO AS DESC IN 2025000139275 TRACT B-280	24
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	06-43-26-L3-03B28.10CE BABCOCK RANCH C/E BABCOCK RANCH FL 33920	BABCOCK RANCH COMMUNITY TERRA WALK PLAT TWO AS DESC IN 2025000139275 TRACT B-281	25
BABCOCK PROPERTY HOLDINGS LLC 4500 PGA BLVD #400 PALM BEACH GARDENS FL 33418	07-43-26-L2-01CE9.0000 ACCESS UNDETERMINED ALVA FL 33920	BABCOCK RANCH COMMUNITY LEE COUNTY PHASE 1 AS DESC IN INSTRUMENT	26

		2022000234859 TRACT CE-9	
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	07-43-26-L2-03000.5142 12636 OBSIDIAN CT BABCOCK RANCH FL 33920	BABCOCK RANCH COMMUNITY TERRA WALK PLAT TWO AS DESC IN 2025000139275 LOT 5142	27
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	07-43-26-L2-03000.5143 12632 OBSIDIAN CT BABCOCK RANCH FL 33920	BABCOCK RANCH COMMUNITY TERRA WALK PLAT TWO AS DESC IN 2025000139275 LOT 5143	28
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	07-43-26-L2-03000.5144 12628 OBSIDIAN CT BABCOCK RANCH FL 33920	BABCOCK RANCH COMMUNITY TERRA WALK PLAT TWO AS DESC IN 2025000139275 LOT 5144	29
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	07-43-26-L2-03000.5167 19898 NICKEL TRL BABCOCK RANCH FL 33920	BABCOCK RANCH COMMUNITY TERRA WALK PLAT TWO AS DESC IN 2025000139275 LOT 5167	30
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	07-43-26-L2-03000.5168 19894 NICKEL TRL BABCOCK RANCH FL 33920	BABCOCK RANCH COMMUNITY TERRA WALK PLAT TWO AS DESC IN 2025000139275 LOT 5168	31
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	07-43-26-L2-03000.5169 19892 NICKEL TRL BABCOCK RANCH FL 33920	BABCOCK RANCH COMMUNITY TERRA WALK PLAT TWO AS DESC IN 2025000139275 LOT 5169	32
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	07-43-26-L2-03000.5170 19888 NICKEL TRL BABCOCK RANCH FL 33920	BABCOCK RANCH COMMUNITY TERRA WALK PLAT TWO AS DESC IN 2025000139275 LOT 5170	33
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	07-43-26-L2-03000.5171 19884 NICKEL TRL BABCOCK RANCH FL 33920	BABCOCK RANCH COMMUNITY TERRA WALK PLAT TWO AS DESC IN 2025000139275 LOT 5171	34
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	07-43-26-L2-03000.5172 19880 NICKEL TRL BABCOCK RANCH FL 33920	BABCOCK RANCH COMMUNITY TERRA WALK PLAT TWO AS DESC IN 2025000139275 LOT 5172	35

PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	07-43-26-L2-03000.5173 19732 NICKEL TRL BABCOCK RANCH FL 33920	BABCOCK RANCH COMMUNITY TERRA WALK PLAT TWO AS DESC IN 2025000139275 LOT 5173	36
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	07-43-26-L2-03000.5174 19736 NICKEL TRL BABCOCK RANCH FL 33920	BABCOCK RANCH COMMUNITY TERRA WALK PLAT TWO AS DESC IN 2025000139275 LOT 5174	37
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	07-43-26-L2-03000.5175 19740 NICKEL TRL BABCOCK RANCH FL 33920	BABCOCK RANCH COMMUNITY TERRA WALK PLAT TWO AS DESC IN 2025000139275 LOT 5175	38
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	07-43-26-L2-03000.5176 19744 NICKEL TRL BABCOCK RANCH FL 33920	BABCOCK RANCH COMMUNITY TERRA WALK PLAT TWO AS DESC IN 2025000139275 LOT 5176	39
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	07-43-26-L2-03000.5177 19748 NICKEL TRL BABCOCK RANCH FL 33920	BABCOCK RANCH COMMUNITY TERRA WALK PLAT TWO AS DESC IN 2025000139275 LOT 5177	40
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	07-43-26-L2-03000.5178 19752 NICKEL TRL BABCOCK RANCH FL 33920	BABCOCK RANCH COMMUNITY TERRA WALK PLAT TWO AS DESC IN 2025000139275 LOT 5178	41
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	07-43-26-L2-03000.5179 19756 NICKEL TRL BABCOCK RANCH FL 33920	BABCOCK RANCH COMMUNITY TERRA WALK PLAT TWO AS DESC IN 2025000139275 LOT 5179	42
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	07-43-26-L2-03000.5180 19760 NICKEL TRL BABCOCK RANCH FL 33920	BABCOCK RANCH COMMUNITY TERRA WALK PLAT TWO AS DESC IN 2025000139275 LOT 5180	43
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	07-43-26-L2-03000.5181 19764 NICKEL TRL BABCOCK RANCH FL 33920	BABCOCK RANCH COMMUNITY TERRA WALK PLAT TWO AS DESC IN 2025000139275 LOT 5181	44
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300	07-43-26-L2-03000.5182 19768 NICKEL TRL	BABCOCK RANCH COMMUNITY TERRA WALK PLAT TWO	45

BONITA SPRINGS FL 34134	BABCOCK RANCH FL 33920	AS DESC IN 2025000139275 LOT 5182	
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	07-43-26-L2-03000.5183 19772 NICKEL TRL BABCOCK RANCH FL 33920	BABCOCK RANCH COMMUNITY TERRA WALK PLAT TWO AS DESC IN 2025000139275 LOT 5183	46
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	07-43-26-L2-03000.5184 19776 NICKEL TRL BABCOCK RANCH FL 33920	BABCOCK RANCH COMMUNITY TERRA WALK PLAT TWO AS DESC IN 2025000139275 LOT 5184	47
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	07-43-26-L2-03000.5185 19780 NICKEL TRL BABCOCK RANCH FL 33920	BABCOCK RANCH COMMUNITY TERRA WALK PLAT TWO AS DESC IN 2025000139275 LOT 5185	48
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	07-43-26-L2-03000.5186 19784 NICKEL TRL BABCOCK RANCH FL 33920	BABCOCK RANCH COMMUNITY TERRA WALK PLAT TWO AS DESC IN 2025000139275 LOT 5186	49
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	07-43-26-L2-03000.5187 19788 NICKEL TRL BABCOCK RANCH FL 33920	BABCOCK RANCH COMMUNITY TERRA WALK PLAT TWO AS DESC IN 2025000139275 LOT 5187	50
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	07-43-26-L2-03000.5188 19792 NICKEL TRL BABCOCK RANCH FL 33920	BABCOCK RANCH COMMUNITY TERRA WALK PLAT TWO AS DESC IN 2025000139275 LOT 5188	51
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	07-43-26-L2-03000.5189 19796 NICKEL TRL BABCOCK RANCH FL 33920	BABCOCK RANCH COMMUNITY TERRA WALK PLAT TWO AS DESC IN 2025000139275 LOT 5189	52
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	07-43-26-L2-03000.5190 19800 NICKEL TRL BABCOCK RANCH FL 33920	BABCOCK RANCH COMMUNITY TERRA WALK PLAT TWO AS DESC IN 2025000139275 LOT 5190	53
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	07-43-26-L2-03000.5191 19804 NICKEL TRL BABCOCK RANCH FL 33920	BABCOCK RANCH COMMUNITY TERRA WALK PLAT TWO AS DESC IN 2025000139275 LOT 5191	54

PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	07-43-26-L2-03000.5192 19808 NICKEL TRL BABCOCK RANCH FL 33920	BABCOCK RANCH COMMUNITY TERRA WALK PLAT TWO AS DESC IN 2025000139275 LOT 5192	55
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	07-43-26-L2-03000.5193 19812 NICKEL TRL BABCOCK RANCH FL 33920	BABCOCK RANCH COMMUNITY TERRA WALK PLAT TWO AS DESC IN 2025000139275 LOT 5193	56
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	07-43-26-L2-03000.5194 19816 NICKEL TRL BABCOCK RANCH FL 33920	BABCOCK RANCH COMMUNITY TERRA WALK PLAT TWO AS DESC IN 2025000139275 LOT 5194	57
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	07-43-26-L2-03000.5195 19820 NICKEL TRL BABCOCK RANCH FL 33920	BABCOCK RANCH COMMUNITY TERRA WALK PLAT TWO AS DESC IN 2025000139275 LOT 5195	58
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	07-43-26-L2-03000.5196 19824 NICKEL TRL BABCOCK RANCH FL 33920	BABCOCK RANCH COMMUNITY TERRA WALK PLAT TWO AS DESC IN 2025000139275 LOT 5196	59
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	07-43-26-L2-03000.5197 19828 NICKEL TRL BABCOCK RANCH FL 33920	BABCOCK RANCH COMMUNITY TERRA WALK PLAT TWO AS DESC IN 2025000139275 LOT 5197	60
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	07-43-26-L2-03000.5198 19832 NICKEL TRL BABCOCK RANCH FL 33920	BABCOCK RANCH COMMUNITY TERRA WALK PLAT TWO AS DESC IN 2025000139275 LOT 5198	61
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	07-43-26-L2-03000.5199 19847 NICKEL TRL BABCOCK RANCH FL 33920	BABCOCK RANCH COMMUNITY TERRA WALK PLAT TWO AS DESC IN 2025000139275 LOT 5199	62
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	07-43-26-L2-03000.5200 19851 NICKEL TRL BABCOCK RANCH FL 33920	BABCOCK RANCH COMMUNITY TERRA WALK PLAT TWO AS DESC IN 2025000139275 LOT 5200	63
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300	07-43-26-L2-03000.5201 19855 NICKEL TRL	BABCOCK RANCH COMMUNITY TERRA WALK PLAT TWO	64

BONITA SPRINGS FL 34134	BABCOCK RANCH FL 33920	AS DESC IN 2025000139275 LOT 5201	
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	07-43-26-L2-03000.5202 19859 NICKEL TRL BABCOCK RANCH FL 33920	BABCOCK RANCH COMMUNITY TERRA WALK PLAT TWO AS DESC IN 2025000139275 LOT 5202	65
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	07-43-26-L2-03000.5203 19863 NICKEL TRL BABCOCK RANCH FL 33920	BABCOCK RANCH COMMUNITY TERRA WALK PLAT TWO AS DESC IN 2025000139275 LOT 5203	66
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	07-43-26-L2-03000.5204 19867 NICKEL TRL BABCOCK RANCH FL 33920	BABCOCK RANCH COMMUNITY TERRA WALK PLAT TWO AS DESC IN 2025000139275 LOT 5204	67
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	07-43-26-L2-03000.5205 19871 NICKEL TRL BABCOCK RANCH FL 33920	BABCOCK RANCH COMMUNITY TERRA WALK PLAT TWO AS DESC IN 2025000139275 LOT 5205	68
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	07-43-26-L2-03000.5206 19875 NICKEL TRL BABCOCK RANCH FL 33920	BABCOCK RANCH COMMUNITY TERRA WALK PLAT TWO AS DESC IN 2025000139275 LOT 5206	69
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	07-43-26-L2-03000.5207 19879 NICKEL TRL BABCOCK RANCH FL 33920	BABCOCK RANCH COMMUNITY TERRA WALK PLAT TWO AS DESC IN 2025000139275 LOT 5207	70
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	07-43-26-L2-03000.5208 19883 NICKEL TRL BABCOCK RANCH FL 33920	BABCOCK RANCH COMMUNITY TERRA WALK PLAT TWO AS DESC IN 2025000139275 LOT 5208	71
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	07-43-26-L2-03000.5209 19887 NICKEL TRL BABCOCK RANCH FL 33920	BABCOCK RANCH COMMUNITY TERRA WALK PLAT TWO AS DESC IN 2025000139275 LOT 5209	72
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	07-43-26-L2-03000.5210 19891 NICKEL TRL BABCOCK RANCH FL 33920	BABCOCK RANCH COMMUNITY TERRA WALK PLAT TWO AS DESC IN 2025000139275 LOT 5210	73

PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	07-43-26-L2-03B28.20CE BABCOCK RANCH C/E BABCOCK RANCH FL 33920	BABCOCK RANCH COMMUNITY TERRA WALK PLAT TWO AS DESC IN 2025000139275 TRACT B-282	74
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	07-43-26-L2-03B28.30CE BABCOCK RANCH C/E BABCOCK RANCH FL 33920	BABCOCK RANCH COMMUNITY TERRA WALK PLAT TWO AS DESC IN 2025000139275 TRACT B-283	75
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	07-43-26-L2-03B28.80CE RIGHT OF WAY BABCOCK RANCH FL 33920	BABCOCK RANCH COMMUNITY TERRA WALK PLAT TWO AS DESC IN 2025000139275 TRACT B-288	76
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	07-43-26-L2-03D15.3000 BABCOCK RANCH C/E BABCOCK RANCH FL 33920	BABCOCK RANCH COMMUNITY TERRA WALK PLAT TWO AS DESC IN 2025000139275 TRACT D-153	77
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	07-43-26-L2-03D22.0000 BABCOCK RANCH C/E BABCOCK RANCH FL 33920	BABCOCK RANCH COMMUNITY TERRA WALK PLAT TWO AS DESC IN 2025000139275 TRACT D-220	78
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	07-43-26-L3-03B28.40CE BABCOCK RANCH C/E BABCOCK RANCH FL 33920	BABCOCK RANCH COMMUNITY TERRA WALK PLAT TWO AS DESC IN 2025000139275 TRACT B-284	79
PULTE HOME COMPANY LLC 24311 WALDEN CENTER DR #300 BONITA SPRINGS FL 34134	07-43-26-L3-03D21.8000 BABCOCK RANCH C/E BABCOCK RANCH FL 33920	BABCOCK RANCH COMMUNITY TERRA WALK PLAT TWO AS DESC IN 2025000139275 TRACT D-218	80
BABCOCK PROPERTY HOLDINGS LLC 4500 PGA BLVD #400 PALM BEACH GARDENS FL 33418	07-43-26-L3-03E32.B00B BABCOCK RANCH C/E BABCOCK RANCH FL 33920	BABCOCK RANCH COMMUNITY TERRA WALK PLAT TWO AS DESC IN 2025000139275 TRACT E-32B LESS PART DESC IN 20240000342491 AS TAKEDOWN 2A1	81
MARTELL MATTHEW PAUL & 19500 ARMEDA RD ALVA FL 33920	08-43-26-00-00006.0010 19500 ARMEDA RD ALVA FL 33920	THE NW 1/4 OF THE NE 1/4 OF THE SE 1/4	82

SNELL FRANK A TR 1470 ROYAL PALM SQ BLVD FORT MYERS FL 33919	08-43-26-00-00007.0000 13341 N RIVER RD ALVA FL 33920	S 1/2 OF SE 1/4 OF SW 1/4 + S1/2 OF NW1/4 OF SW1/4 OF SE1/4 LESS OR 1285 1967	83
SNELL FRANK A TR 1470 ROYAL PALM SQ BLVD FORT MYERS FL 33919	08-43-26-00-00007.0010 13441 N RIVER RD ALVA FL 33920	PARL IN SW 1/4 OF SE 1/4 AS DESC IN OR 1285 PG 1967	84
SUMMERALL AMANDA LYNN L/E + 13161 N RIVER RD ALVA FL 33920	08-43-26-00-00009.0020 13161 N RIVER RD ALVA FL 33920	W 1/2 OF SE 1/4 OF SW 1/4 OF SW 1/4 LESS THE W 140 FT	85
SUMMERALL RANDALL C 13131 N RIVER RD ALVA FL 33920	08-43-26-00-00009.002A 13131 N RIVER RD ALVA FL 33920	THE W 140 FT OF W 1/2 OF SE 1/4 OF SW 1/4 OF SW 1/4	86
KALOURIS IOANNIS 19171 TURKEY RUN LN ALVA FL 33920	08-43-26-00-00010.0000 19171 TURKEY RUN LN ALVA FL 33920	W 1/2 OF NW 1/4 OF SW 1/4 OF SW 1/4 DESC OR 1542/1090 LESS EAST 30 FT	87
ONEILL SANDRA 13033 N RIVER RD ALVA FL 33920	08-43-26-00-00010.0010 13033 N RIVER RD ALVA FL 33920	W 1/2 OF S W 1/4 OF S W 1/4 OF S W 1/4 DESC IN OR 1432 PG 635	88
PIPKINS DAVID S & 19100 TURKEY RUN LN ALVA FL 33920	08-43-26-00-00010.0020 19100 TURKEY RUN LN ALVA FL 33920	E1/2 OF SW1/4 OF SW1/4 OF SW1/4 DESC IN OR 1505 PG 1868	89
SANDS JEFFREY A & 19170 TURKEY RUN LN ALVA FL 33920	08-43-26-00-00010.0030 19170 TURKEY RUN LN ALVA FL 33920	E 1/2 OF NW 1/4 OF SW 1/4 OF S W 1/4 DESC IN OR 1542 PG 1079	90
KALOURIS IOANNIS + 19171 TURKEY RUN LN ALVA FL 33920	08-43-26-00-00010.0040 ACCESS UNDETERMINED ALVA FL	E30 FT OF W1/2 OF NW1/4 OF SW1/4 OF SW1/4 R/W FOR TURKEY RUN LANE	91
FURY BONNIE K TR 19321 TURKEY RUN LN ALVA FL 33920	08-43-26-00-00011.0000 19321 TURKEY RUN LN ALVA FL 33920	W 1/2 OF NW 1/4 OF SW 1/4 LESS PARL 11.001 THRU 11.003	92
FRANCIS RICHARD LOWELL JR & 19300 TURKEY RUN LN ALVA FL 33920	08-43-26-00-00011.0010 19300 TURKEY RUN LN ALVA FL 33920	E1/2 OF SW1/4 OF NW1/4 OF SW1/4 OF SEC 8 DESC IN OR 1542 PG 1084	93
HETHERINGTON MICHAEL J & 19420 TURKEY RUN LN ALVA FL 33920	08-43-26-00-00011.0020 19420 TURKEY RUN LN ALVA FL 33920	N 1/2 OF NW 1/4 OF NW 1/4 OF SW 1/4	94

SCHREYER JASON TOD 19360 TURKEY RUN LN ALVA FL 33920	08-43-26-00-00011.0030 19360 TURKEY RUN LN ALVA FL 33920	SE 1/4 OF NW 1/4 OF NW 1/4 OF SW 1/4	95
SUMMERALL CAROLYN + 13201 N RIVER RD ALVA FL 33920	08-43-26-L4-00009.0000 13201 N RIVER RD ALVA FL 33920	E 1/2 OF SE 1/4 OF SW 1/4 OF SW 1/4 IN SEC 08 TWP 43 RNG 26	96
POVIA FAMILY LLC 5991 BUCKINGHAM RD FORT MYERS FL 33905	16-43-26-00-00001.0000 ACCESS UNDETERMINED ALVA FL 33920	N 1/2 SEC 16 TWN 43 RG 26 PT SWAMP LESS INSTRUMENT 2021000316566	97
CARY + DUKE PROPERTIES LLC PO BOX 718 FORT MYERS FL 33902	17-43-26-00-00001.0000 13230 N RIVER RD ALVA FL 33920	NW 1/4 + SE 1/4 LESS SW 1/4 OF SW 1/4 OF SE 1/4 LESS R/W OR 2026/2985	98
VAN HORNE SUZANNE L + 13630 N RIVER RD ALVA FL 33920	17-43-26-00-00002.0000 13630 N RIVER RD ALVA FL 33920	N 3/4 OF NW 1/4 OF NE 1/4 LESS RD R/W + LESS INST#2008000262414	99
EDWARDS DAVE & ANNA M + 13620 N RIVER RD ALVA FL 33920	17-43-26-00-00002.0010 13620 N RIVER RD ALVA FL 33920	PARL LYING IN N 3/4 OF NW 1/4 OF NE 1/4 AS DESC IN INST#2008000262414	100
GRANGER GEORGE L JR & 18991 SERENOA CT ALVA FL 33920	17-43-26-02-00000.0010 18991 SERENOA CT ALVA FL 33920	NORTH RIVER OAKS PB 34 PG 102 LOT 1	101
BROWN ASHLEY OAKES TR PO BOX 100 FORT MYERS FL 33902	17-43-26-02-00000.0020 18961 SERENOA CT ALVA FL 33920	NORTH RIVER OAKS PB 34 PG 102 LOT 2	102
SOUKUP CHARLES ROBERT & 18960 SERENOA CT ALVA FL 33920	17-43-26-02-00000.0130 18950/60 SERENOA CT ALVA FL 33920	NORTH RIVER OAKS PB 34 PG 102 LOT 13	103
CHANCE CHARLES E 4897 W STATE RD 80 LABELLE FL 33935	17-43-26-02-00000.0140 18990 SERENOA CT ALVA FL 33920	NORTH RIVER OAKS PB 34 PG 102 LOT 14	104



Armeda Property Map Amendment

Lee Plan Analysis & State and Regional Policy Plan

Exhibits M12 & M19

INTRODUCTION

The Armeda Property is 561.63± acres consisting of seven parcels located east and west of Armeda Road on the north side of North River Road slightly under a mile east of its intersection with Babcock Ranch Road/SR 31. The Property lies within the North Olga Community Plan Area of the Northeast Lee County Community Plan Area. The property is zoned Agricultural (AG-2) and is used for agricultural pasture/grazing purposes. Lee Plan Map 1-A identifies the property as Density Reduction Groundwater Resources (DR/GR) Future Land Use Category (FLU).



Figure 1. Subject Property

This application requests to amend the Future Land Use Map (Map 1-A) to change the FLU category on 561.63± acres from DR/GR to Rural and Wetlands, amend Lee County Future Water Service Areas (Map 4-A) and Lee County Future Sewer Service Areas (Map 4-B) to add the subject property.

The request will facilitate the accompanying clustered residential planned development application which proposes a minimum of 40% of the property to be placed into a conservation easement consisting of wetland, upland including rare and unique, flow-way/surface water preservation and restoration to accommodate up to 737 single-family dwelling units and associated amenities. The proposed development will provide for significant environmental, storm water, water quality and infrastructure enhancements. This request will allow an increase of 684

dwelling units from the 53 dwelling units that could be developed today.

The following summarizes benefits that will be accomplished by approval of this request through compliance with the accompanying residential planned development application:

1. Provide a connection between adjacent preserves that will continue the environmental preservation and enhanced drainage ways that will be improved by reduced runoff rate and reduced nutrient runoff.
2. Amendment will result in clustered development as encouraged in this area as demonstrated by the proposed Master Concept Plan with the concurrent residential planned development application.
3. Provide Wetland Protection and Enhancements including exotic removal and maintenance and restoration areas.
4. Minimum 229± acres (40% of property) placed into conservation easement including portions of Trout Creek flow-way.
5. Wildlife connection to portions of Trout Creek located on adjacent preservation lands on Babcock Ranch MPD that connect to Telegraph Creek and Bob Janes Preserves to the east (see Figure 2 on following page and submitted Preserves Map)
6. Connection to adjacent preservation lands to north, south, east and west
7. Wildlife management and co-existence plans
8. Minimum 60% open space (336± acres)
9. Preserve 49± acres of wetlands
10. Surface and Ground Water Monitoring
11. Remove potential for up to 53 private septic tanks and wells
12. Removal of cattle grazing will significantly reduce onsite nutrient generation adjacent to the Trout Creek flow-way
13. Additional 50% water quality treatment
14. Reduced rate of run-off and associated nutrient loads
15. Stormwater enhancements
16. Green infrastructure
17. Connection to privately funded expansion of water and sewer to the area by others (as encouraged/anticipated by existing Lee Plan policies)
18. Minimum 30 foot tract setback and 40 foot perimeter principal building setback
19. Provision for payment in lieu of multi-use path along North River Road since it will be located along the south side
20. Protect existing groundwater levels and improve existing wetland hydroperiods in onsite preserve areas
21. Provide Rare and Unique Upland habitat preservation (40± acres) and restoration (44± acres) and creation (96± acres)
22. Preservation to maximum extent of historic flow-way associated with Trout Creek and associated wetlands

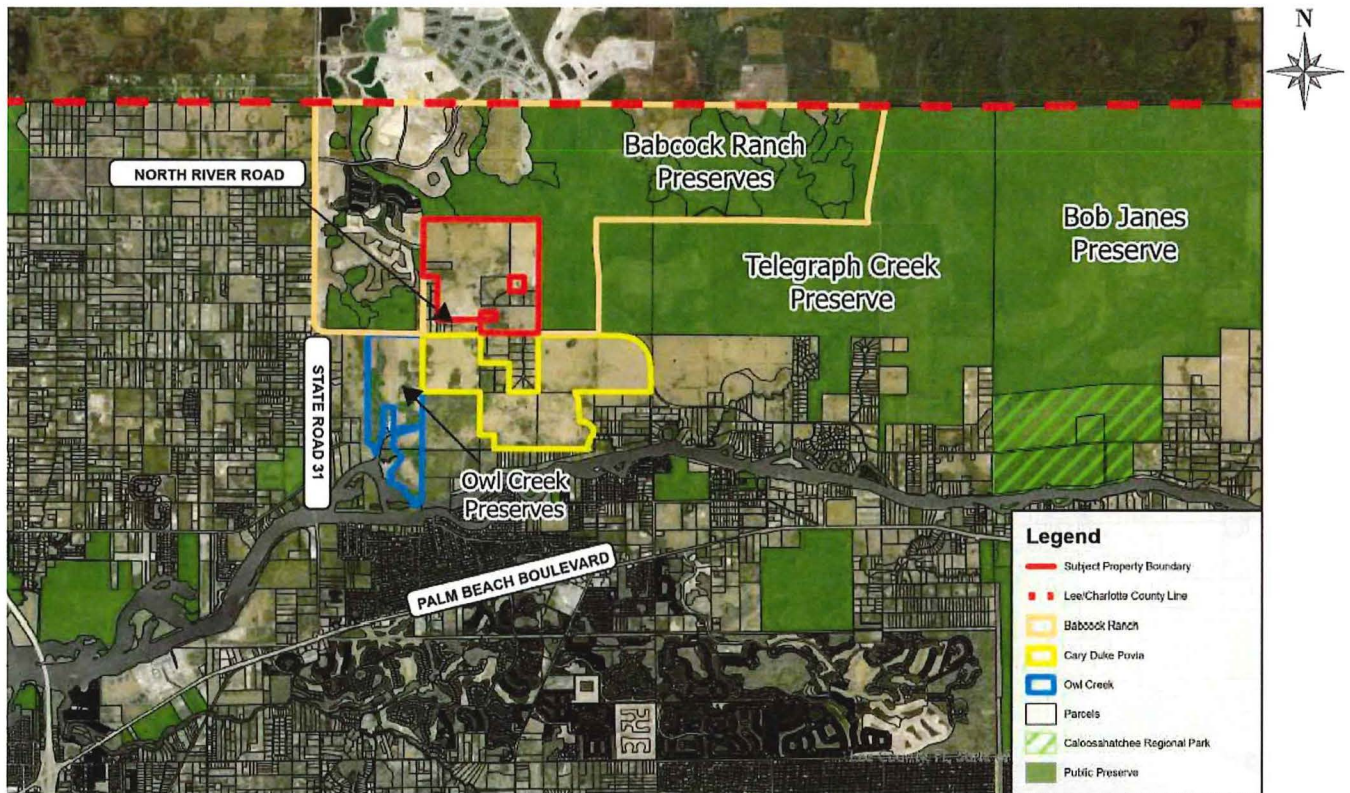


Figure 2. Adjacent Private and Public Preserves

CONCURRENT ZONING APPLICATION

The applicant is filing a companion rezoning application that is being reviewed concurrently with this plan amendment application. Chapter 163.3184(12), F.S. provides: "At the request of an applicant, a local government shall consider an application for zoning changes that would be required to properly enact any proposed plan amendment transmitted pursuant to this subsection."

The applicant, Forestar (USA) Real Estate Group Inc., is requesting to rezone the property from AG-2 to Residential Planned Development (RPD) to allow for the development of a clustered residential community containing a maximum of 737 single-family dwelling units, private, on-site recreation facilities and supportive infrastructure while providing for significant environmental, storm water and water quality enhancements. The maximum building height is 35 feet. The site will connect to centralized water and sewer services.

LEE PLAN ANALYSIS

The proposed Map Amendments are consistent with the following goals, objectives, standards and policies of the Lee Plan:

Future Land Use

The 561.63± acre subject property is currently within the DR/GR FLU category with existing wetlands

as demonstrated by the submitted environmental reports.

POLICY 1.4.5: The Density Reduction/Groundwater Resource (DR/GR) future land use category includes upland areas that provide substantial recharge to aquifers most suitable for future wellfield development. These areas also are the most favorable locations for physical withdrawal of water from those aquifers. Only minimal public facilities exist or are programmed.

- 1. New land uses in these areas that require rezoning or a development order must demonstrate compatibility with maintaining surface and groundwater levels at their historic levels utilizing hydrologic modeling, the incorporation of increased storage capacity, and inclusion of green infrastructure. The modeling must also show that no adverse impacts will result to properties located upstream, downstream, as well as adjacent to the site. Offsite mitigation may be utilized, and may be required, to demonstrate this compatibility. Evidence as to historic levels must be submitted as part of the rezoning application and updated, if necessary, as part of the mining development order application.***
- 2. Permitted land uses include agriculture, natural resource extraction and related facilities, conservation uses, public and private recreation facilities, and residential uses at a maximum standard density of one dwelling unit per ten acres (1 du/10 acres). See Objectives 33.2 and 33.3 for potential density adjustments resulting from concentration or transfer of development rights.***
- 3. Private Recreational Facilities may be permitted in accordance with the site locational requirements and design standards, as further defined in Goal 13. No Private Recreational Facilities may occur within the DR/GR land use category without a rezoning to an appropriate Planned Development zoning category, and compliance with the Private Recreation Facilities performance standards, contained in Goal 13.***

Policy 1.4.5 provides that maximum density in the DR/GR category is 1 dwelling unit per 10 acres for the 507.57± acres allowing 50.7 dwelling units. Policy 1.5.1 provides that the Wetlands category has a maximum density of 1 dwelling unit per 20 acres for the 54.06± acres of wetlands allowing an additional 2.70± dwelling units for a total maximum density of 53 dwelling units. The 53 dwelling units could be developed in the DR/GR with private wells and septic without requiring preservation areas. The property is located in an evolving and transitional area that has been establishing clustered developments while providing extensive wetland, upland and rare and unique upland, and flow-way preservation areas with environmental stewardship while proactively and appropriately planning for future growth within the area consistent with the Northeast Lee County and North Olga Community Planning areas. The properties to the west, north and east were redesignated from DR/GR to New Community FLU to facilitate the Babcock Ranch Mixed Use Planned Development which is approved for 2,078 dwelling units, 250 hotel rooms and 1,170,000 square feet of commercial and retail uses. There is a commercial node within ¼ mile of SR 31 between North River Road and

the Caloosahatchee River described in Policy 6.1.2 that connects the New Community future land use area at Babcock Ranch Road/ SR 31 and North River Road to the Lee Civic Center. Properties to the south across North River Road are within the Rural FLU category and as demonstrated in Figure 3.

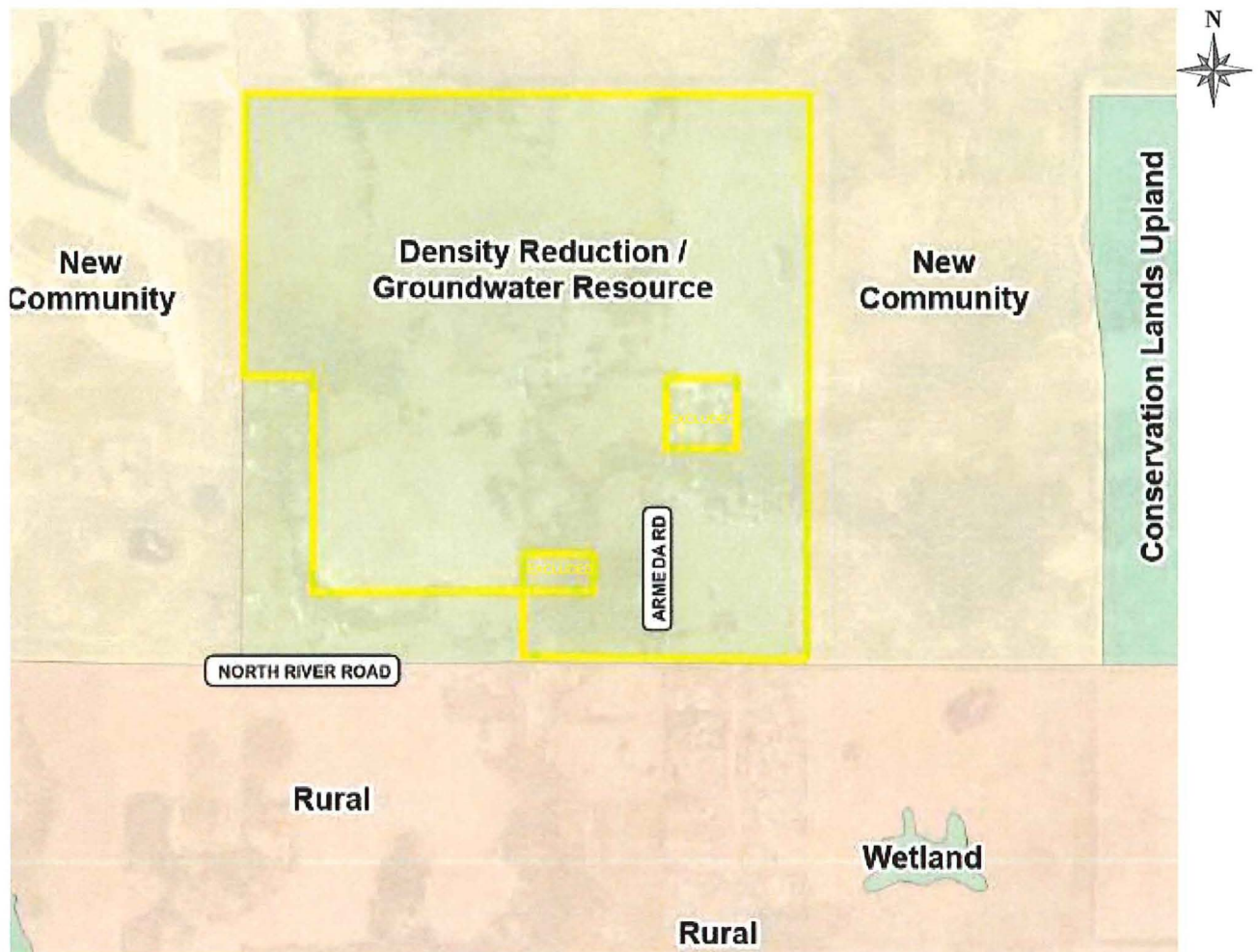


Figure 3. Existing Future Land Use Designation

There have been recent development approvals for Cary Duke Povia RPD to the south and Owl Creek RPD to the southwest across North River Road providing clustered developments that establish extensive preservation areas and provide for privately funded extension of water and sewer services to the area as shown in Figure 2. See attached Exhibits M5 and M6 for further description of the subject property and surrounding properties.

The Armedia Property's proximity to the New Community FLU category to the west, north and east and Rural FLU category to the south furthers the appropriateness of the requested map amendments

which will accommodate clustered development with ample view of wooded areas, open spaces, and river fronts and will allow for the protection of environmentally sensitive lands and historic heritage. The proposed clustered project will provide preservation areas along Trout Creek connecting the Babcock Ranch MPD preservation areas to the west, north and east and the Owl Creek RPD and Cary Duke Povia RPD preservation areas to the south, expanding the significant environmental, storm water, water quality, aquifer recharge and infrastructure enhancements required in these developments that develop utilizing incentives in Lee Plan Policy 123.2.17. Approval of the requested map amendments will facilitate the concurrent planned development application which provides additional details regarding the development of the request and will provide conditions of approval that will ensure compliance with the requirements of this Policy providing environmental enhancements and monitoring of storm water and ground water. The result will be 60 percent/336± acres of open space of which 229± acres will be placed into a conservation easement including portions of Trout creek flow-way. The conservation easement will include 49± acres of wetlands and 180± acres of preserved, restored or created rare and unique upland habitat.

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

The Armeda Property will be consistent with Rural Policy 1.4.1 upon approval of the proposed map amendments. The proposed Future Land Use Map is shown in Figure 4 on the following page. This exhibit will be updated to reflect the proposed Wetland FLU areas prior to sufficiency. Amending the subject property's FLU to Rural and adding the property to Lee County Utilities Future Water and Sewer Service areas provides an appropriate transition and will facilitate the concurrent clustered planned development application which will include conditions to ensure that the subject property is developed at a low residential density of 1.31 du/ac that complies with the requirements to provide preservation, restoration, and creation of rare and unique uplands as incentivized by Policy 123.2.17. The proposed density of 1.31 du/ac is consistent with a base density of 1 du/acre and additional density incentive dwelling units generated through the proposed rare and unique upland preserves. The proposed map amendments are consistent with Policy 1.4.1

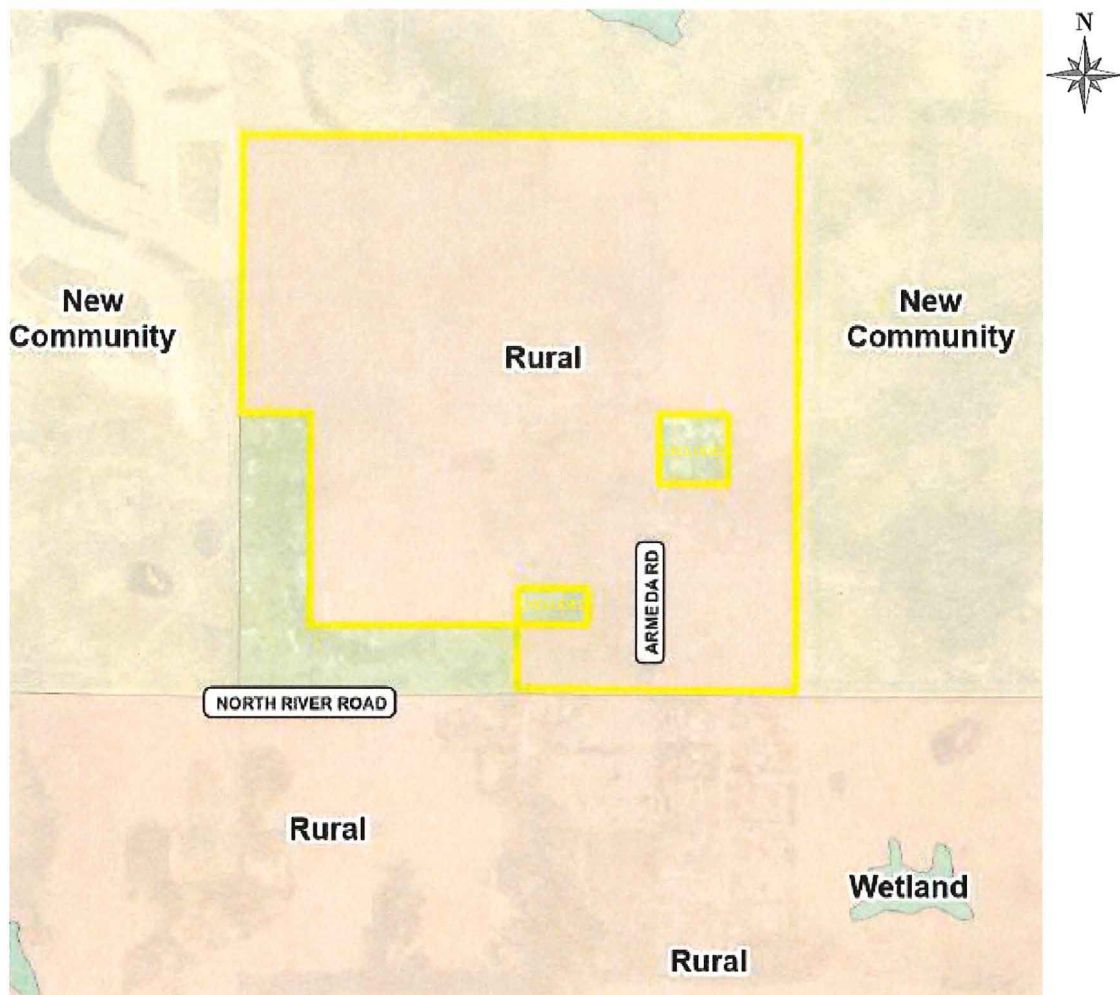


Figure 4. Proposed Future Land Use Designation

POLICY 1.5.1: Permitted land uses in Wetlands consist of very low density residential uses and recreational uses that will not adversely affect the ecological functions of wetlands. All development in Wetlands must be consistent with Goal 124. The maximum density is one dwelling unit per twenty acres (1 du/20 acre) except as otherwise provided in Table 1(a) and Chapter XIII.

The density calculations for the concurrent planned development upon approval of the requested amendment are provided on the following page and utilize a density calculation for impacted wetlands of 1 du/20 acres. Preserved wetlands utilize a density calculation of 1 unit per acre consistent with Table 1(a) Note 8.

Rural (507.57± AC) AT 1 DU/AC:	507.57 DU
Preserved Wetlands 48.65± AC transferred to adjacent uplands at 1 DU/AC:	48.65 DU
Impacted Wetlands 5.41± AC at 1 DU/20 AC:	0.27 DU
Preserved Rare & Unique Upland Habitat 40.16± AC Additional 1 DU/AC:	40.16 DU
Restored Rare & Unique Upland Habitat 44.15± AC Additional 1 DU/AC:	44.15 DU
Created Rare & Unique Upland Habitat 96.2± AC Additional 1 DU/AC:	<u>96.2 DU</u>
Total Maximum Density: 737 DU	

The proposed map amendments are consistent with Policy 1.5.1, as well as Policy 124.4.1.

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

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

Table 1(b) will be updated to demonstrate the reallocation of the site from DR/GR to Rural within District 1 Northeast Lee County. The concurrent planned development zoning request includes 151± acres of residential area. The applicant will coordinate the proposed revisions with staff prior to finding of sufficiency.

Growth Management

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

The Armeda Property is located in a transitioning area as evidenced by changes to the Lee Plan for New Community FLU and the commercial node along Babcock Ranch Road/SR 31, the incentivized clustered Owl Creek RPD and Cary Duke Povia RPD development approvals which included privately funded utility expansion to the area, minimizing the public cost of services. The proposed map amendments facilitate a project that promotes a contiguous and compact growth pattern by providing additional preservation areas connecting to the approved Babcock Ranch MPD to the west, north and east and the Owl Creek RPD and Cary Duke Povia RPD approvals proximate to the Caloosahatchee River to the south, extending the conservation of land and natural resources required in the North Olga Community Plan. The proposed project does not constitute urban sprawl which is defined in the Lee Plan Glossary as "The uncontrolled, premature, or untimely expansion and spreading out of urban levels of density or intensity into outlying non-urban areas." The development will be required to be controlled by planned development zoning approval with conditions providing a minimum 60 percent open space and compact development footprint to ensure compliance with the North Olga Community Plan and compliance with the goals, objectives policies, and standards of the Lee Plan. The request is consistent with Objective 2.1

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.

POLICY 2.2.1: Rezoning and DRI proposals will be evaluated as to the availability and proximity of the road network; central sewer and water lines; community facilities and services such as schools, EMS, fire and police protection, and other public facilities; compatibility with surrounding land uses; and any other relevant facts affecting the public health, safety, and welfare.

The requested map amendments will facilitate the concurrent residential planned development request which will have or assure access to all required public facilities. Please see attached separate Public Facilities Impacts Analysis (Exhibit – M15) and Letters of Determination of the Adequacy/Provision of Existing/Proposed Support Facilities (Exhibit – M18). Updated letters reflecting the current density have been requested and will be provided under separate cover. These exhibits will demonstrate that there is adequate capacity to accommodate the requested additional 684 dwelling units, exceeding the current density of 53 dwelling units associated with this request. The subject property is contiguous to developed or developing properties in the Northeast Lee County community, representing compact and contiguous development patterns. The concurrent residential planned development will provide conditions requiring setbacks, preservation areas and

buffers ensuring compatibility with surrounding land uses. The connection to public water and sewer facilities will prevent additional private wells and septic systems providing a significant benefit to water quality and natural resource areas in North Olga along portions of Trout Creek and proximate to the Caloosahatchee River and will provide less drawdown on the groundwater resources providing further protections to the public health, safety, and welfare. The requested map amendments are consistent with Objective 2.2 and Policy 2.2.1.

OBJECTIVE 2.3: FUTURE LAND USE MAP AMENDMENTS. To require formal findings for certain Future Land Use Map amendments.

POLICY 2.3.1: All proposed changes to the Future Land Use Map in critical areas for future potable water supply (Lehigh Acres as described in Policy 54.1.9 and all land in the DR/GR land use category) will be subject to a special review by the staff of Lee County. This review will analyze the proposed land uses to determine the short-term and long-term availability of irrigation and domestic water sources, and will assess whether the proposed land uses would cause any significant impact on present or future water resources. If the Board of County Commissioners wishes to approve any such changes to the Future Land Use Map, it must make a formal finding that no significant impacts on present or future water resources will result from the change.

The requested future land use map amendment will facilitate the concurrent residential planned development which will be conditioned to connect to potable water and sewer, eliminating the potential for 53 private wells and septic systems on the subject property and will require groundwater and surface water monitoring. Removal of cattle grazing will significantly reduce onsite nutrient generation adjacent to the Trout Creek flow-way. Conditions will also require 60 percent/336± acres of open space of which 229± acres will be placed into a conservation easement including portions of Trout creek flow-way. The conservation easement will include 49± acres of wetlands and 180± acres of preserved, restored or created rare and unique upland habitat. The subject property is included in the 1-year, 5-year, and 10-year protection zones identified in Lee County's Wellfield Protection Ordinance as shown in Figure 5 on the following page. Water quality and groundwater recharge are essential to ensure adequate groundwater levels in this area which has residential and agricultural properties in the area that utilize private wells. Connecting to central water will provide less drawdown on the groundwater resources in this area of the county, which will help protect the County's wellfields and the private systems in the area. The Lee Plan contains numerous provisions intended to protect groundwater levels and quality, including, but not limited to, Goals 63 and 126, Objectives 63.2 and 126.1, and Policy 126.4. Additionally, the subject property is immediately adjacent to Trout Creek which flows south to the Caloosahatchee River. Placement of septic tanks in proximity to surface water bodies such as these has been shown to degrade water quality if not properly maintained. The Lee Plan contains numerous provisions intended to protect or enhance

surface water quality. Lee County Utilities has provided a letter of availability (see Exhibit – M18) demonstrating sufficient capacity for water and sewer service to serve the development. An updated letter of availability reflecting the current density have been requested and will be provided under separate cover. No significant impacts on present or future water resources will result for the proposed map amendments. The request is consistent with Policy 2.3.1.

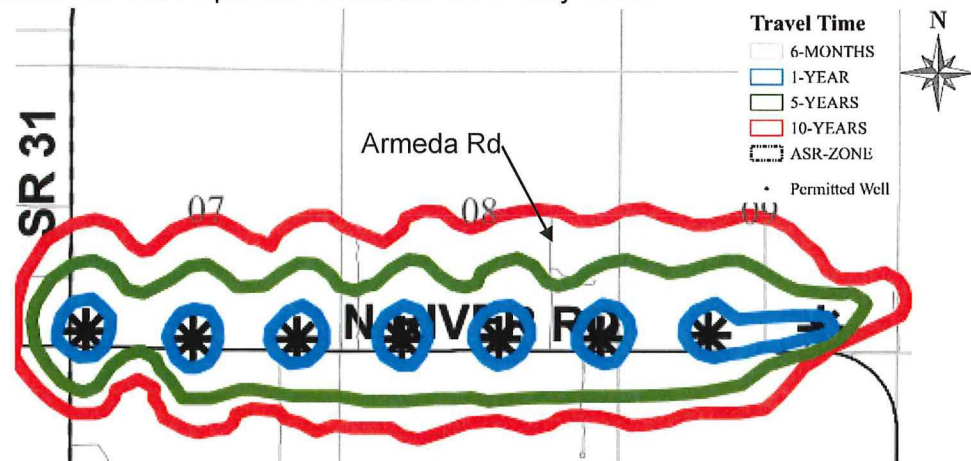


Figure 5. Wellfield Protection Zones

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

STANDARD 4.1.1: WATER.

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).

Although the companion residential planned development rezoning application proposes a density below 2.5 dwelling units per acre, the incorporation of the Property into Map 4A and proposed zoning conditions of approval requiring connection to a public water system facilitates benefits to the natural resources in the area. The proposed community design provides for a compact form of development which provides significant preservation, creation and restoration of rare and unique uplands, and wetland preservation while also removing the potential for up to 53 private wells providing less drawdown on the groundwater resources in the area.

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

A letter of availability is included in Exhibit M-18 by Lee County Utilities identifying the facility's capacity for the development of projected water and sewer demand. An updated letter of availability reflecting the current density have been requested and will be provided under separate cover.

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

Privately funded waterline extensions by others and if required for this development will be designed to meet minimum fire flows and provide adequate domestic service water flows as required by the Florida Administrative Code.

6. If a development lies outside any service area as described above, the developer may:

- ***request that the service area of Lee County Utilities or an adjacent water utility be extended to incorporate the property;***
- ***establish a community water system for the development; or***
- ***develop at an intensity that does not require a community water system.***

The subject property is immediately adjacent to the existing Lee County Future Water Service Areas shown on Map 4A along the south property line. Although the companion residential planned development rezoning application proposes a density below 2.5 dwelling units per acre, the incorporation of the Property into Map 4A and proposed zoning conditions of approval requiring connection to a public water system facilitates benefits to the natural resources in the area. The request is consistent with Standard 4.1.1.

STANDARD 4.1.2: SEWER.

1. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development that generates more than 5,000 gallons of sewage per day, must connect to a sanitary sewer system.

Although the companion residential planned development rezoning application proposes a density below 2.5 dwelling units per acre, the incorporation of the Property into Map 4B and proposed zoning conditions of approval requiring connection to a public sanitary sewer system facilitates benefits to the natural resources in the area. The proposed community design provides for a compact form of development which provides significant preservation, creation and restoration of rare and unique uplands and wetland preservation while also removing the potential for up to 53 private septic

systems providing further protection to surface and ground water quality and natural resource areas along portions of Trout Creek and proximate to the Caloosahatchee River.

5. If a development lies outside any service area as described above, the developer may:

- **request that the service area of Lee County Utilities or an adjacent sewer utility be expanded to incorporate the property;**
- **establish a self-provided sanitary sewer system for the development;**
- **develop at an intensity that does not require sanitary sewer service; or**
- **if no more than 5000 gallons of effluent per day per parcel is produced, an individual sewage disposal system per Fla. Admin. Code R. 64E-6 may be utilized, contingent on approval by all relevant authorities.**

The subject property is immediately adjacent to the existing Lee County Future Sewer Service Areas shown on Map 4B along the south property line. Although the companion residential planned development rezoning application proposes a density below 2.5 dwelling units per acre, the incorporation of the Property into Map 4B and proposed zoning conditions of approval requiring connection to a public sanitary sewer system facilitates benefits to the natural resources in the area. The request is consistent with Standard 4.1.2.

STANDARD 4.1.4: ENVIRONMENTAL FACTORS.

- 1. In any case where there exists or there is the probability of environmentally sensitive areas (as identified by Lee County, the Corps of Engineers, Department of Environmental Protection, South Florida Water Management District (SFWMD), or other applicable regulatory agency), the developer/applicant must prepare an environmental assessment that examines the existing conditions, addresses existing or anticipated environmental problems, and proposes means and mechanisms to protect, conserve, or preserve the environmental and natural resources.**
- 2. Ensure that land uses and structures are well integrated, properly oriented, and functionally related to the topographic and natural features of the site.**
- 3. Ensure development minimizes the need for expansion and construction of street and utility improvements.**

Please see attached Environmental Impacts Analysis (Exhibit – M13) demonstrating the existing condition and location of environmentally sensitive areas of the site. The site has been significantly impacted from decades of agricultural use. Approval of the map amendments facilitate the concurrent residential planned development which will include conditions requiring significant preservation, creation and restoration of rare and unique uplands and wetland preservation. The concurrent planned development application will ensure that the clustered development is well integrated,

properly oriented and functionally related to the natural features of the site and that the internal street and utility improvements are minimized to the maximum extent possible. Conditions will also require 60 percent/336± acres of open space of which 229± acres will be placed into a conservation easement including portions of the Trout Creek flow-way. The conservation easement will include 49± acres of wetlands and 180± acres of preserved, restored or created rare and unique upland habitat. The request is consistent with Standard 4.1.4.

GOAL 5: RESIDENTIAL LAND USES. 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.

OBJECTIVE 5.1: All development approvals for residential, commercial, and industrial land uses must be consistent with the following policies, the general standards under Goal 4, and other provisions of this plan.

POLICY 5.1.1: Residential developments requiring rezoning and meeting Development of County Impact (DCI) thresholds must be developed as Planned Developments except if located within the Mixed Use Overlay.

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 the LDC, Chapter 10, 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 LDC will continue to require appropriate buffers for new developments.

The Armeda Property is located outside of the Coastal High Hazard Area and has previously been disturbed by decades of agricultural use. This amendment requires a concurrent planned development application to be filed including conditions with stringent development criteria ensuring the adjusted site design and clustered density development with environmental and water quality enhancements. Conditions will also require 60 percent/336± acres of open space of which 229± acres will be placed into a conservation easement including portions of Trout creek flow-way. The conservation easement will include 49± acres of wetlands and 180± acres of preserved, restored or created rare and unique upland habitat. The property development regulations will require a

minimum perimeter setback of 50 feet adjacent to large lot residential, agricultural uses and North River Road and 30 feet for tracts/40 feet for principal structures abutting all other areas. Although single-family does not require buffers for the private preserves, agricultural and single-family uses surrounding the site, conditions will require preservation areas which will be supplemented if necessary to ensure minimum 30-foot Type "F" buffer containing 10 trees per 100 linear feet and a double-staggered hedge row are provided adjacent to large lot residential and agricultural areas. Minimum 50-foot wide preservation areas will be provided along North River Road, exceeding the 25-foot buffer requirement. There are two parcels shown in Figures 1, 3 and 4 that are within the overall boundary that are not included in the application. The western excluded parcel is an existing agricultural operation, and the eastern excluded parcel is an existing single-family residence accessed from Armeda Road. Armeda Road will remain as a single-family driveway within the existing 30-foot ingress and egress easement and the site will be surrounded by the proposed preservation areas conditioned to meet the Type "F" buffer as described. The request will be consistent with Goal 5, Objective 5.1, Policies 5.1.1 and 5.1.5.

POLICY 5.1.6: Maintain development regulations that require high-density, multi-family, cluster, and mixed use developments to have open space, buffering, landscaping, and recreation areas appropriate to their density and design.

The request will be consistent with Policies 5.1.6 as it is a clustered single-family development. The proposed concurrent planned development application conditions of approval will include development regulations for the clustered development to provide a minimum of 60% open space, extensive preservation areas and onsite private recreation area. These areas will be appropriate for the density and design and will be functionally related to all dwelling units. No multi-family residential is proposed for the site.

Community Planning

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

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

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

POLICY 17.3.4: For required public information meetings, the applicant must provide the following:

- ***Adequate meeting space to accommodate projected attendance and security measures (as needed).***
- ***Advance notice of the meeting in a publication of local distribution provided at least ten calendar days prior to the meeting, unless otherwise specified herein.***
- ***At the meeting, a general overview of the text or map amendment and effect thereof.***
- ***After the meeting, a meeting summary document submitted to the County that contains the following information: the date, time, and location of the meeting; a list of attendees; a summary of the concerns or issues that were raised at the meeting; and the applicant's response to any issues that were raised.***

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

Pursuant to Policies 17.3.2, 17.3.3 including footnote 7, and 27.1.8, the applicant will schedule the two required Public Information Meetings within Alva and North Olga Community Planning Areas after receiving initial review comments on this application from staff. Pursuant to Policy 17.3.4, the applicant will provide the required meeting summaries prior to the application being found sufficient. Please see attached Exhibit M21. The requested Map Amendments will be consistent with Objective 17.3 and Policies 17.3.2, 17.3.3 17.3.4 and Policy 27.1.8.

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.

27.1: AGRICULTURAL AND RURAL CHARACTER. Maintain and enhance the viability of the existing and evolving commercial agricultural operations, preserve open space, and retain the rural character of Northeast Lee County. For the purposes of this objective, rural character is defined as those characteristics that convey a sense of rural lifestyle such as large lots or

clustered development, ample views of wooded areas, open spaces, and river fronts, working farms and productive agricultural uses, and the protection of environmentally sensitive lands.

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

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

POLICY 27.1.6: Coordinate planning activities in the Alva and North Olga Community Plan area boundaries to maintain and enhance the rural character, natural resources, agriculture, and connectivity of Northeast Lee County.

The Armeda Property proposes to preserve large open space areas and will retain the rural character by proposing clustered development with ample views of wooded areas, open spaces and river fronts, while balancing the removal of agricultural grazing lands and the enhancement and protection of environmentally sensitive lands, water quality and connectivity. Portions of Trout Creek and its associated wetlands and flow-way bifurcate the property and will be preserved to the maximum extent possible. Minimal impacts limited to providing access to the northwestern development area will be mitigated with compensating storage. The onsite preserves along Trout Creek will provide further enhancements upstream of the Cary Duke Povia RPD and Owl Creek RPD preserves south of North River Road proximate to the Caloosahatchee River which implement and further the County's long-term goals of protecting groundwater and improving surface water management in northern Lee County. These enhancements will be conditioned as part of the concurrent planned development application, consistent with Goal 27, Objective 27.1 and Policies 27.1.1, 27.1.5 and 27.1.6. Removal of cattle grazing will significantly reduce onsite nutrient generation adjacent to the Trout Creek flow-way. Conditions will also require 60 percent/336± acres of open space of which 229± acres will be placed into a conservation easement including portions of Trout creek flow-way. The conservation easement will include 49± acres of wetlands and 180± acres of preserved, restored or created rare and unique upland habitat. Without the proposed map amendments, the site could be developed with 53 dwelling units without requiring open lands to be preserved.

OBJECTIVE 27.2: RURAL PLANNING TOOLBOX. To develop and further the use of a rural toolbox of incentives, programs, and regulations that enhance and maintain Northeast Lee County's sense of place and provide for the long-term preservation of

large tracts of contiguous natural resource and open space areas, while providing the regulatory flexibility needed to support commercial agricultural operations.

Objective 27.2 and its attendant policies direct Lee County to work with Alva and North Olga to develop and use a rural planning toolbox of incentives, programs and regulations that enhance and maintain the sense of place and provide for long-term preservation of contiguous natural resource and open space areas. The Armeda Property will be required by conditions of approval within the concurrent planned development rezoning to provide long-term preservation areas placed into a conservation easement. Conditions will also require 60 percent/336± acres of open space of which 229± acres will be placed into a conservation easement including portions of Trout Creek flow-way. The conservation easement will include 49± acres of wetlands and 180± acres of preserved, restored or created rare and unique upland habitat. Policy 123.2.17 was originally approved by Ordinance 22-25 to provide additional incentives within the North Olga Community Plan area that provided rural planning tools which would result in increased preservation areas and conservation easements. This Policy was then relocated to the current Policy by Ordinance 22-29 to allow the incentive to apply to Rural areas countywide. Approval of the proposed amendment will result in the preservation of natural assets such as facilitating the restoration and connection of portions of the Trout Creek Wildlife Corridors and flow-ways to adjacent preservation areas.

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

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

Portions of Trout Creek and its associated wetlands and flow-way bifurcate the subject property and will be preserved to the maximum extent possible. These preserves will connect to the Cary Duke Povia RPD and Owl Creek RPD preserves south of North River Road proximate to the Caloosahatchee River. Although there are existing agricultural uses of cattle grazing on site, the concurrent planned development will contain conditions that require connection to public water and sewer and preserve large open space areas by proposing clustered development with ample views of wooded areas, open spaces and creek fronts, while balancing the removal of agricultural grazing lands and the enhancement and protection of environmentally sensitive lands, flow-ways and water resources. Removal of cattle grazing will significantly reduce onsite nutrient generation adjacent to the Trout Creek flow-way. Approval of the map amendments will result in the concurrent planned development conditions providing preservation and restoration of habitats along with creation of additional native vegetation in the form of rare and unique upland habitat and long-term conservation resulting in 60 percent/336± acres of open space of which 229± acres will be placed into a

conservation easement including portions of Trout creek flow-way. The conservation easement will include 49± acres of wetlands and 180± acres of preserved, restored or created rare and unique upland habitat. The request is consistent with Objective 27.3 and Policy 27.3.2 by balancing efforts to protect and enhance the community's water quality.

OBJECTIVE 27.4: CONNECTIVITY. Enhance and maintain high levels of connectivity across the Northeast Lee County Planning Community.

POLICY 27.4.1: Work to preserve the rural character and scenic qualities of North River Road, and support multiple modes of travel for residents, businesses, visitors, and commercial agriculture within Northeast Lee County. Implementation of this policy will not impact the function or operation of agricultural lands within the Planning Community for the purposes of scenic preservation.

POLICY 27.4.2: Plan and implement alternatives to roadways (e.g., greenways, blueways, equestrian trails, and other pedestrian pathways) within Northeast Lee County connecting people to public lands, recreation areas, public facilities, and the rural mixed use villages.

POLICY 27.4.3: Proactively plan for wildlife connections within Northeast Lee County that support habitat needs of native animals on public lands and waters.

POLICY 27.4.4: Evaluate funding opportunities and feasibility of creating a multipurpose path to run the entire length of North River Road.

The requested map amendments will facilitate the concurrent planned development application which will include conditions requiring buffering and setbacks along North River Road. The onsite preservation areas will provide wildlife connection to portions of Trout Creek located on adjacent preservation lands on Babcock Ranch MPD that connect to Telegraph Creek and Bob Janes Preserves to the east as shown on Figure 2. A condition will be proposed for provision for payment in lieu of multi-use path along North River Road since it will be located along the south side. The request is consistent with Objective 27.4 and Policies 27.4.1, 27.4.2, 27.4.3 and 27.4.4.

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

OBJECTIVE 29.1: COMMUNITY CHARACTER. To establish comprehensive plan policies, land development regulations, and other planning and development

tools to manage future community development in a manner that protects and enhances the rural character and aesthetic appearance of the North Olga Community Plan area, while supporting the continued viability of commercial agricultural businesses.

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

The requested amendments facilitate utilizing the planning and development tools in the form of incentives for the protection and enhancement of natural resources including wetlands, flow-ways and rare and unique upland habitat provided in Policy 123.2.17 which were originally established specifically for the North Olga Community Plan area. The concurrent planned development protects and enhances the rural character and aesthetic qualities of the area, preserves and enhances natural resources and promotes clustered development areas that preserves large, contiguous tracts of open space and preservation areas. Conditions will also require 60 percent/336± acres of open space of which 229± acres will be placed into a conservation easement including portions of Trout Creek flow-way. The conservation easement will include 49± acres of wetlands and 180± acres of preserved, restored or created rare and unique upland habitat. Although there are existing agricultural uses of cattle grazing on site, the Armedia Property proposes to preserve large open space areas by proposing clustered development as demonstrated in the concurrent planned development application, balancing efforts to protect and enhance the community's water quality. Removal of cattle grazing will significantly reduce onsite nutrient generation adjacent to the Trout Creek flow-way. The request will also remove the potential for up to 53 private septic tanks and wells on the site. The requested map amendments are consistent with Goal 29, Objective 29.1 and Policy 29.1.1.

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

POLICY 29.2.1: Proposed planned developments will be encouraged to provide a mix of unit types and flexible lot sizes to allow for clustering, affordability,

preservation of open space, natural assets, and diversity of choice within the community.

POLICY 29.2.2: Proposed residential development adjacent to an existing large lot residential area or commercial agriculture business will provide appropriate separation, such as a minimum lot size of one unit per acre for lots abutting the perimeter of property line(s). For the purposes of this policy, large lot residential uses are defined as those residential uses with lot sizes equal to or greater than one acre.

POLICY 29.2.3: Encourage proposed planned developments to provide community gardens to allow for social, recreational and education activities for the residents of the planned development.

The Armeda Property map amendments will facilitate the concurrent planned development resulting in a clustered development with ample views of wooded areas, open spaces and creek fronts and will allow for the enhancement of environmentally sensitive lands including the Trout Creek flow-way, wetlands and rare and unique upland habitat. Conditions will also require 60 percent/336± acres of open space of which 229± acres will be placed into a conservation easement including portions of Trout creek flow-way. The conservation easement will include 49± acres of wetlands and 180± acres of preserved, restored or created rare and unique upland habitat. The property development regulations will require a minimum perimeter setback of 50 feet adjacent to large lot residential, agricultural uses and North River Road and 30 feet for tracts/40 feet for principal structures abutting all other areas. Although single-family does not require buffers for the uses surrounding the site, conditions will require preservation areas which will be supplemented if necessary to ensure minimum 30-foot Type "F" buffer containing 10 trees per 100 linear feet and a double-staggered hedge row are provided adjacent to large lot residential and agricultural uses which provides appropriate separation without providing one acre lot sizes. Community gardens are included in the schedule of uses for the concurrent planned development application. The request is inconsistent with Objective 29.2 and Policies 29.2.1, 29.2.2 and 29.2.3.

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

POLICY 29.7.2: Encourage future development to maintain on-site native vegetation communities.

POLICY 29.7.3: Proposed planned developments will consider the incorporation of "Firewise" principles in site design, including building orientation, access management, landscaping type and placement. For the

purposes of this policy, Firewise principles are those guidelines developed by the National Fire Protection Association to mitigate the risk of wildland fire to homes in the wildland/urban interface.

The site has been significantly impacted from decades of agricultural use. Approval of the map amendments facilitate the concurrent residential planned development which will include conditions requiring significant preservation, creation and restoration of rare and unique uplands and wetland preservation. Removal of cattle grazing will significantly reduce onsite nutrient generation adjacent to the Trout Creek flow-way. Conditions will also require 60 percent/336± acres of open space of which 229± acres will be placed into a conservation easement including portions of Trout creek flow-way. The conservation easement will include 49± acres of wetlands and 180± acres of preserved, restored or created rare and unique upland habitat. The onsite preserves along Trout Creek will provide further enhancements upstream of the Cary Duke Povia RPD and Owl Creek RPD preserves south of North River Road proximate to the Caloosahatchee River which implement and further the County's long-term goals of protecting groundwater and improving surface water management in northern Lee County. The request also removes the potential for up to 53 private septic tanks and wells. The property development regulations will require minimum 30-foot setbacks for indigenous plant communities subject to fire. The requested map amendments are consistent with Objective 29.7 and Policies 29.7.2 and 29.7.3.

Community Facilities and Services

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

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

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

A surface water management system is proposed which will provide water quality treatment before discharging into Trout Creek. The concurrent planned development application includes conditions requiring significant preservation areas which will maintain the existing flow-ways and associated habitats to the maximum extent practicable.

Conservation and Coastal Management

POLICY 123.1.5: Encourage private restoration of natural habitats to support connectivity between public and private conservation and preservation efforts.

POLICY 123.2.4: Encourage the protection of viable tracts of sensitive or high-quality natural plant communities within developments.

POLICY 123.2.8: Promote the long-term maintenance of natural systems through such instruments as conservation easements, transfer of development rights, restrictive zoning, public acquisition, and appropriate other means.

POLICY 123.2.15: Protect Rare and Unique upland habitats from development impacts, to the maximum extent possible, through conservation and/or site design.

The site has been significantly impacted from decades of agricultural use. Approval of the map amendments facilitate the concurrent residential planned development which will include conditions requiring significant preservation, creation and restoration of rare and unique uplands, and wetland preservation. Conditions will also require 60 percent/336± acres of open space of which 229± acres will be placed into a conservation easement including portions of Trout creek flow-way. The conservation easement will include 49± acres of wetlands and 180± acres of preserved, restored or created rare and unique upland habitat. The onsite preservation areas will provide wildlife connection to portions of Trout Creek located on adjacent preservation lands on Babcock Ranch MPD that connect to Telegraph Creek and Bob Janes Preserves to the east as shown on Figure 2. The requested map amendments are consistent with Policies 123.1.5, 123.2.4, 123.2.8 and 123.2.15.

POLICY 123.2.17: As an incentive to preserve, enhance, and restore indigenous Rare and Unique upland habitat, on land within the Rural future land use category, one (1) additional dwelling unit may be created for each one (1) acre of created, preserved and/or restored indigenous Rare and Unique upland habitat if approved and developed as a unified Planned Development that meets all the following criteria:

- 1. Development must be a minimum of 10 acres.***
- 2. Development must have direct access to an arterial road.***
- 3. Development must provide connection to public water and sewer services.***
- 4. Development is clustered so as to maintain large, contiguous tracts of open space and protect environmentally sensitive areas. To comply with this criteria, a minimum of 60% open space is required, of which 50% must be indigenous preserve. The indigenous preserve may consist of created or restored wetlands, flowways/creeks, or Rare and Unique upland habitats. Management and monitoring of the indigenous preserve must be in compliance with the indigenous management plan required by the LDC. Monitoring timelines will be extended as needed to assure success criteria established in the indigenous management plan is achieved for at least five consecutive years.***

5. ***Creation, preservation, and/or restoration of indigenous Rare and Unique upland habitats, as defined, must meet the following:***
- a. ***The area of the Rare and Unique upland habitats must comply with the minimum dimensions required for indigenous open space areas set forth in the LDC.***
 - b. ***The land where creation and/or restoration of indigenous Rare and Unique upland habitats will occur must contain the soil(s) needed to support the establishment and success of the indigenous Rare and Unique upland habitats.***
 - c. ***Habitats impacted by logging, drainage, and/or exotic infestation may not count towards the density incentive unless restored to standards established in an approved site-specific ecological restoration plan. The ecological restoration plan must include, at a minimum, a replanting plan, habitat restoration plan, success criteria, and long-term monitoring and maintenance criteria.***
 - d. ***A Conservation Easement, to be dedicated to the appropriate maintenance entity that provides Lee County or some other public agency, acceptable to Lee County, with third party enforcement rights must be recorded for areas used towards the density incentive. All Conservation Easements required as part of the Planned Development must be recorded within 5 years from first development order approval.***

Approval of the requested map amendments will facilitate the concurrent clustered planned development application which will provide preservation, restoration, and creation of rare and unique uplands as incentivized by Policy 123.2.17. The subject property exceeds the minimum 10 acres, has direct access to North River Road which is an arterial roadway and will include conditions of approval requiring connection to public water and sewer as described throughout this report. Conditions will also require 60 percent/336± acres of open space of which 229± acres will be placed into a conservation easement including portions of Trout creek flow-way. The conservation easement will include 49± acres of wetlands and 180± acres of preserved, restored or created rare and unique upland habitat. Conditions of approval will ensure that management and monitoring of the preserve will be provided consistent with this Policy and the LDC. The proposed rare and unique uplands meet the minimum dimensions required for indigenous open space areas and contain soils needed to support establishment and success. The requested map amendments are consistent with Policy 123.2.7.

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

The requested map amendments will facilitate the concurrent residential planned development which will be conditioned to connect to potable water and sewer, eliminating the potential for 53 private wells and septic systems on the subject property and will require groundwater and surface water monitoring. Removal of cattle grazing will significantly reduce onsite nutrient generation adjacent to the Trout Creek flow-way. Conditions will also require 60 percent/336± acres of open space of which 229± acres will be placed into a conservation easement including portions of Trout creek flow-way. The conservation easement will include 49± acres of wetlands and 180± acres of preserved, restored or created rare and unique upland habitat. The subject property is included in the 1-year, 5-year, and 10-year protection zones identified in Lee County's Wellfield Protection Ordinance as shown in Figure 5 on the following page. Water quality and groundwater recharge are essential to ensure adequate groundwater levels in this area which has residential and agricultural properties in the area that utilize private wells. Connecting to central water will provide less drawdown on the groundwater resources in this area of the county, which will help protect the County's wellfields and the private systems in the area. The Lee Plan contains numerous provisions intended to protect groundwater levels and quality, including, but not limited to, Goals 63 and 126, Objectives 63.2 and 126.1, and Policy 126.4. Additionally, the subject property is immediately adjacent to Trout Creek which flows south to the Caloosahatchee River. Placement of septic tanks in proximity to surface water bodies such as these has been shown to degrade water quality if not properly maintained. The Lee Plan contains numerous provisions intended to protect or enhance surface water quality. Incorporation of the Property into Map 4A and Map 4B removes potential impacts from up to 53 private wells and septic systems. 346581The requested map amendments are consistent with Policy 125.1.2.

STATE COMPREHENSIVE PLAN CONSISTENCY

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

187.201 (15) Land Use.

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

(b) Policies.—

- 1. Promote state programs, investments, and development and redevelopment activities which encourage efficient development and occur in areas which will have the capacity to service new population and commerce.**

2. Develop a system of incentives and disincentives which encourages a separation of urban and rural land uses while protecting water supplies, resource development, and fish and wildlife habitats.

The requested map amendments will facilitate the concurrent residential planned development request which will have or assure access to all required public facilities. Please see attached separate Public Facilities Impacts Analysis (Exhibit – M15) and Letters of Determination of the Adequacy/Provision of Existing/Proposed Support Facilities (Exhibit – M18). Updated letters reflecting the current density have been requested and will be provided under separate cover. These exhibits will demonstrate that there is adequate capacity to accommodate the requested additional 684 dwelling units, exceeding the current density of 53 dwelling units associated with this request. The requested map amendment will facilitate the concurrent residential planned development which will be conditioned to connect to potable water and sewer, eliminating the potential for 53 private wells and septic systems on the subject property and will require groundwater and surface water monitoring. Conditions will also require 60 percent/336± acres of open space of which 229± acres will be placed into a conservation easement including portions of Trout creek flow-way. The conservation easement will include 49± acres of wetlands and 180± acres of preserved, restored or created rare and unique upland habitat.

187.201 (17) PUBLIC FACILITIES.—

(a) Goal.—Florida shall protect the substantial investments in public facilities that already exist and shall plan for and finance new facilities to serve residents in a timely, orderly, and efficient manner.

(b) Policies.—

- 1. Provide incentives for developing land in a way that maximizes the uses of existing public facilities.**
- 3. Allocate the costs of new public facilities on the basis of the benefits received by existing and future residents.**

Adjacent development approvals for Owl Creek RPD and Cary Duke Povia RPD included privately funded utility expansion to the area, minimizing the public cost of services. The extension of services will provide service to residents concurrently with new development. The requested map amendments support the companion rezoning request which will utilize established incentives that result in a clustered community design with significant preservation areas on site.

REGIONAL POLICY PLAN CONSISTENCY

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

Water Resources

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

As discussed in detail on pages 9 and 10 of this report, the requested future land use map amendment will facilitate the concurrent residential planned development which will be conditioned to connect to potable water and sewer, eliminating the potential for 53 private wells and septic systems on the subject property and will require groundwater and surface water monitoring. Removal of cattle grazing will significantly reduce onsite nutrient generation adjacent to the Trout Creek flow-way. Conditions will also require 60 percent/336± acres of open space of which 229± acres will be placed into a conservation easement including portions of Trout creek flow-way. The conservation easement will include 49± acres of wetlands and 180± acres of preserved, restored or created rare and unique upland habitat.

CONCLUSIONS

The plan amendment is consistent with and in furtherance of the intent of the Lee Plan as discussed in this analysis. The plan amendments for the Armeda Property represents an opportunity to incentivize the preservation of significant on-site natural resources such as natural waterways and adjacent wetlands, flow-ways, and rare and unique upland habitat on the property by facilitating a clustered planned development. The proposed plan amendment for the Armeda Property is consistent with and generally furthers the State Comprehensive Plan and Regional Policy Plan. For these reasons, the applicant respectfully submits that the requested amendments to Lee Plan Map 1-A to change the FLU category from DR/GR to Rural and Wetlands, Lee Plan Map 4-A to include the property within the Lee County Utilities Future Water Service Areas, and Lee Plan Map 4-B to include the property within the Lee County Future Sewer Service Areas should be approved.