



APPLICATION FOR PLANNED DEVELOPMENT PUBLIC HEARING UNINCORPORATED AREAS ONLY

Project Name: Armeda Property Residential Planned Development

Request: Rezone from: AG-2 To: RPD

Type: ☒ Major PD ☐ Minor PD ☐ DRI w/Rezoning ☐ PRFPD
☐ Major PD Amendment ☐ Minor PD Amendment

Bonus Density included? ☒ NO ☐ YES¹ for: _____ Bonus Units

¹ If YES, submit additional fee required by LDC 2-147(A)(3)

Summary of Project:

Rezone 561.63±-acres from Agricultural (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.

PART 1 APPLICANT/AGENT INFORMATION

A. 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 Address: JamesRatz@forestar.com

B. Relationship of Applicant to owner (check one) and provide [Affidavit of Authorization](#) form:

☐ Applicant is the sole owner of the property. [34-201(a)(1)a.1.]

☒ Applicant has been authorized by the owner(s) to represent them for this action. [34-202(a)(3)]

☐ Application is County initiated. Attach BOCC authorization.

C. Authorized Agent: (If different than applicant) Name of the person who is to receive all County-initiated correspondence regarding this application. [34-202(a)(4)]

1. Company Name: RVi Planning + Landscape Architecture

Contact Person: Patrick Murray, AICP

Address: 1514 Broadway, Suite 200

City, State, Zip: Fort Myers, FL 33901

Phone Number: (904) 728-0872

Email: pmurray@rviplanning.com

2. **[Additional Agent\(s\)](#):** Provide the names of other agents that the County may contact concerning this application. [34-202(a)(4)]

LEE COUNTY COMMUNITY DEVELOPMENT
PO BOX 398 (1500 MONROE STREET), FORT MYERS, FL 33902
PHONE (239) 533-8585

**PART 2
PROPERTY OWNERSHIP**

A. Property owner(s): If multiple owners (corporation, partnership, trust, association), provide a list with owner interest. [34-202(a)(2)]

Name: See Attached Exhibit A – Property Owners List and Map

Address: _____

City, State, Zip: _____

Phone Number: _____

Email: _____

B. Disclosure of Interest [34-202(a)(2)]:

☒ Attach [Disclosure of Interest](#) Form.

C. Multiple parcels:

☐ Property owners list. [34-202(a)(8)]

☐ Property owners map. [34-202(a)(8)]

D. Certification of Title and Encumbrances [34-202(a)(7)]

1. Title certification document, no greater than 90 days old.

2. Date property was acquired by present owner(s): 3.21.2000, 8.11.2006, 8.16.2006, 6.22.2018

**PART 3
PROPERTY INFORMATION**

A. STRAP Number(s): [Attach extra sheets if additional space is needed.] [34-203(a)(5)]

See Attached Exhibit A – Property Owners

List and Map

B. Street Address of Property: See Attached Exhibit A – Property Owners List and Map

C. Legal Description (must submit) [34-202(a)(5)]:

☒ Legal description (metes and bounds) (8½"x11") and sealed sketch of the legal description.

OR

☐ Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. ([Click here](#) to see an example of a legal description with no metes and bounds.)

AND

Boundary Survey [34-202(a)(6)]:

☒ A Boundary survey, tied to the state plane coordinate system.

OR

☐ Not required if the property is located within a subdivision platted per F.S. Chapter 177.

D. Surrounding property owners (within 500 feet of the perimeter of the subject parcel or portion thereof that is subject of the request):

1. ☒ List of surrounding property owners. [34-202(a)(9)]

2. ☒ Map of surrounding property owners. [34-202(a)(9)]

3. ☒ One set of mailing labels. [34-202(a)(9)]

Note: When the case is found complete/ sufficient, a new list and mailing labels must be submitted.

E. Current Zoning of Property: AG-2

☐ Provide a list of all Zoning Resolutions and Zoning Approvals applicable to the subject property.

F. Use(s) of Property:

1. Current uses of property are: Agricultural (Pasture)

2. Intended uses of property are: Single-Family Residential

G. Future Land Use Classification (Lee Plan):

Rural (Proposed)	507.57	Acres	90	% of Total
Wetlands	<u>54.06</u>	Acres	<u>10</u>	% of Total
		Acres		% of Total

H. Property Dimensions:

1. Width (average if irregular parcel):	<u>Varies</u>	Feet		
2. Depth (average if irregular parcel):	<u>Varies</u>	Feet		
3. Total area:	<u>561.63 Ac</u>	Acres or square feet		
4. Frontage on road or street:	<u>2,687+/-</u>	Feet on	<u>North River Road</u>	Street
2 nd Frontage on road or street:		Feet on		Street

I. Planning Communities/Community Plan Area Requirements: If located in one of the following planning communities/community plan areas, provide a meeting summary document of the required public informational session.

- ☐ Not Applicable
☐ Captiva Planning Community (Captiva Island). [33-1612(a)&(b); Lee Plan Policy 13.1.7]
☐ North (Upper) Captiva Community Plan area. [33-1711]
☐ Boca Grande Planning Community. [Lee Plan Policy 22.1.5]
☐ Caloosahatchee Shores Community Plan area. [33-1482(a)&(b); Lee Plan Policy 21.6.3]
☐ Page Park Community Plan area. [33-1203(a) & (b); Lee Plan Policy 27.11.2]
☐ Palm Beach Boulevard Community Plan area. [Lee Plan Policy 23.5.2]
☐ Buckingham Planning Community. [Lee Plan Policy 17.7.2]
☐ Pine Island Planning Community. [33-1004(a) & (b); Lee Plan Policy 14.7.1]
☐ Lehigh Acres Planning Community. [33-1401(a)&(b); Lee Plan Policy 32.12.2]
☐ North Fort Myers Planning Community. [33-1532(a)&(b)]
☒ North Olga Community Plan area. [33-1663(a)&(b)]

J. Waivers from Application Submission Requirements: Attach waivers, if any, approved by the Director of Zoning. [34-201(c)]

PART 4
TYPES OF LAND AREA ON PROPERTY

A. Gross Acres (total area within described parcel)		561.6	Acres
1. Submerged land subject to tidal influence		<u>0</u>	Acres
2. a. Preserved freshwater wetlands	<u>48.65</u>	Acres	
b. Impacted wetlands	<u>5.41</u>	Acres	
c. Preserved saltwater wetlands	<u>0</u>	Acres	
d. Total wetlands (A.2.a. plus A.2.b. plus A.2.c.)		<u>54.06</u>	Acres
3. R-O-W providing access to non-residential uses		<u>0</u>	Acres
4. Non-residential use areas ^{(1) (2)}		<u>0</u>	Acres
B. Total area not eligible as gross residential acreage (Items A.1. + A.3. + A.4.).		0	Acres
C. Gross residential acres. (A minus B) ⁽³⁾		561.6	Acres
D. Gross residential acres (by Land Use Category)			
1. a. Intensive Development – upland			Acres
b. Intensive Development – preserved freshwater wetlands			Acres
c. Intensive Development – impacted wetlands			Acres
2. a. Central Urban – upland			Acres
b. Central Urban – preserved freshwater wetlands			Acres
c. Central Urban – impacted wetlands			Acres
3. a. Urban Community or Suburban – upland			Acres
b. Urban Community or Suburban – preserved freshwater wetlands			Acres
c. Urban Community or Suburban – impacted wetlands			Acres

4.	a.	Suburban – upland	_____	Acres
	b.	Suburban – preserved freshwater wetlands	_____	Acres
	c.	Suburban – impacted wetlands	_____	Acres
5.	a.	Outlying Suburban – upland	_____	Acres
	b.	Outlying Suburban – preserved freshwater wetlands	_____	Acres
	c.	Outlying Suburban – impacted wetlands	_____	Acres
6.	a.	Sub-Outlying Suburban – upland	_____	Acres
	b.	Sub-Outlying Suburban – preserved freshwater wetlands	_____	Acres
	c.	Sub-Outlying Suburban – impacted wetlands	_____	Acres
7.	a.	Rural, Outer Island, Rural Community Preserve – upland	<u>507.57</u>	Acres
	b.	Rural, Outer Island, Rural Community Preserve – wetlands	<u>54.06</u>	Acres
8.	a.	Open Lands – upland	_____	Acres
	b.	Open Lands – wetlands	_____	Acres
9.	a.	Resource – upland	_____	Acres
	b.	Resource – wetlands	_____	Acres
10.	a.	Wetlands	_____	Acres
11.	a.	New Community – upland	_____	Acres
	b.	New Community – wetlands	_____	Acres
12.	a.	University Community – upland	_____	Acres
	b.	University Community – wetlands	_____	Acres
13.	a.	Coastal Rural – upland	_____	Acres
	b.	Coastal Rural – wetlands	_____	Acres

TOTAL (should equal “C” above)

561.63 Acres

Notes:

- (1) Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included except within the Mixed Use Overlay {see Note (2) below}.
- (2) Within the Mixed Use Overlay, lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses may be included in density calculations {see Lee Plan Objective 4.3}.
- (3) Lands to be used for residential uses including land within the development proposed to be used for streets & street rights of way, utility rights-of-way, public & private parks, recreation & open space, schools, community centers, & facilities such as police, fire & emergency services, sewage & water, drainage, and existing man-made waterbodies.

PART 5

RESIDENTIAL DEVELOPMENT - PRELIMINARY DENSITY CALCULATIONS

- i. Complete only if living units are proposed in a Future Land Use Category.
- ii. If more than one classification, calculations for each classification must be submitted. Attach extra sheets as necessary.
- iii. If wetlands are located on the property, density calculations are considered preliminary pending a wetlands jurisdictional determination.

A. Future Land Use Category: Rural (Proposed) and Wetlands

		Lee Plan Table 1(a)		
		Max. standard density		Units
1.	Standard Units			
	a. Total upland acres (from Part 4, D.)	<u>507.57</u>	x <u>1</u> equals	<u>507.57</u>
	b. Total preserved freshwater wetlands acres (from Part 4, D.)	<u>48.65</u>	x <u>1</u> equals	<u>48.65</u>
	c. Total impacted wetlands acres (from Part 4, D.)	<u>5.41</u>	x <u>1/20</u> equals	<u>0.27</u>
	d. Total Allowed Standard Units ⁽¹⁾			<u>556.49</u>
2.	Bonus Units [2-143]			
	a. Site-built Affordable Housing			<u>0</u>
	b. Transferrable Dwelling Units			<u>0</u>
	c. Sub-total			<u>0</u>
3.	Total Permitted Units ⁽¹⁾			<u>556.49*</u>

***Refer to attached Preliminary Density Calculations & MCP which include density incentive in Policy 123.2.17 providing 180.51 additional DU for a total permitted density of 737 DU.**

Note:

- (1) Subject to revision if wetlands jurisdictional determination indicates a different acreage of wetlands.

PART 6
COMMERCIAL, INDUSTRIAL, MINING, ASSISTED LIVING FACILITIES, HOTELS & MOTELS
PRELIMINARY INTENSITY CALCUATIONS

		Height	Total Floor Area (Square Feet)
A. Commercial	1. Medical	N/A	0
	2. General Office	N/A	0
	3. Retail	N/A	0
	4. Other: _____	N/A	0
	5. TOTAL FLOOR AREA		0
		Height	Total Floor Area (Square Feet)
B. Industrial	1. Under Roof	N/A	0
	2. Not Under Roof	N/A	0
	3. TOTAL FLOOR AREA		0
		Depth	Total Acres
C. Mining	1. Area to be excavated	N/A	0
		Height	Total Beds/Units
D. Assisted Living Facilities	1. Dependent Living Units	N/A	0
	2. Independent Living Units	N/A	0
	3. TOTAL BEDS/UNITS		0
		Height	Total Rental Units
E. Hotels/Motels (Room Size)	1. < 425 sq. ft.	N/A	0
	2. 426-725 sq. ft.	N/A	0
	3. 725 < sq. ft.	N/A	0
	4. TOTAL UNITS		0

PART 7
ACTION REQUESTED

- A. Request Statement:** Provide a single narrative explaining the nature of the request and how the property qualifies for the rezoning to a planned development. This narrative should include how the proposed development complies with the Lee Plan, the Land Development Code, and the applicable findings/review criteria set forth in LDC section 34-145(d)(4). This narrative may be utilized by the Board of County Commissioners, Hearing Examiner and staff in establishing a factual basis for the granting or denial of the rezoning. **[34-373(a)(5)]**
- B. Traffic Impact Statement.** A traffic impact statement in a format and to the degree of detail required by the County and in conformance with the adopted Lee County Administrative Code. TIS is not required for an existing development. **[34-373(a)(7)]**
- C. Master Concept Plan:**
- Master Concept Plan, Non-PRFPD:** A graphic illustration (Master Concept Plan) of the proposed development, showing and identifying the information required by LCLDC Section 34-373(a)(6)a. Copies of the Master Concept Plan must be provided in two sizes, 24"x36" and 11"x17", and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. In addition to the Master Concept Plan, an open space design plan delineating the indigenous preserves and/or native tree preservation areas as required by LDC Section 10-415(b) must be submitted. **[34-373(a)(6)]**
 - Schedule of Uses:** A schedule of uses keyed to the Master Concept Plan as well as a summary for the entire property including the information required by LCLDC Section 34-373(a)(8)]. **[34-373(a)(8)]**

3. **Schedule of Deviations and Written Justification:** A schedule of deviations and a written justification for each deviation requested as part of the Master Concept Plan accompanied by documentation including sample detail drawings illustrating how each deviation would enhance the achievement of the objectives of the planned development and will not cause a detriment to public interests. The location of each requested deviation must be located/shown on the Master Concept Plan. **[34-373(a)(9)]**

D. Bonus Density: [34-202(a)(11)]

- ☒ Not Applicable
☐ Bonus Density will be used. Provide the number of Bonus Density units being requested and a narrative of how the request meets the requirements of LDC Section 2-146.

PART 8 ENVIRONMENTAL REQUIREMENTS

- A. Topography:** Describe the range of surface elevations of the property. Attach a county topographic map (if available) or a USGS quadrangle map showing the subject property. **[34-373(a)(4)b.iv.]**
 See Boundary and Topographic Survey prepared by Atwell
-
- B. Sensitive Lands:** Identify any environmentally sensitive lands, including, but not limited to, wetlands (as defined in the LEE Plan Section XII), flowways, creek beds, sand dunes, other unique land forms [see LEE Plan Policy 77.1.1 (2)] or listed species occupied habitat [see LCLDC Section 10-473(f)].
 See Environmental Report prepared by Atwell
-
- C. Preservation/Conservation of Natural Features:** Describe how the lands listed in PART 6.B. above will be protected by the completed project:
 See Environmental Report prepared by Atwell
-
- D. Shoreline Stabilization:** If the project is located adjacent to navigable natural waters, describe the method of shoreline stabilization, if any, being proposed:
 N/A
-
- E. Soils Map:** Attach maps drawn at the same scale as the Master Concept Plan marked or overprinted to show the soils classified in accordance with the USDA/SCS System. **[34-373(a)(4)b.i.]**
-
- F. FLUCCS Map:** A Florida Land Use, Cover and Classification System (FLUCCS) map, at the same scale as the Master Concept Plan, prepared by an environmental consultant. The FLUCCS map must clearly delineate any Federal and State jurisdictional wetlands and other surface waters, including the total acreage of Federal and State wetlands. **[34-373(a)(4)c.]**
-
- G. Rare & Unique Upland Habitat Map:** Maps drawn at the same scale as the Master Concept Plan marked or overprinted to show significant areas of rare and unique upland habitat as defined in the LEE Plan Section XII. **[34-373(a)(4)b.iii.]**
-
- H. Existing and Historic Flow-Ways Map:** Map(s) drawn at the same scale as the master concept plan marked or overprinted to show existing and historic flow-ways. **[34-373(a)(4)b.v.]**

PART 9 SANITARY SEWER & POTABLE WATER FACILITIES

- A. Special Effluent:** If the discharge of any special effluent is anticipated, please specify what it is and what strategies will be used to deal with its' special characteristics:
 N/A
-
- B. Private On-Site Facilities:** If a private on-site wastewater treatment and disposal facility is proposed, please provide a detailed description of the system including:
1. Method and degree of treatment:
 N/A
 2. Quality of the effluent:
 N/A

3. Expected life of the facility:
N/A
-

4. Who will operate and maintain the internal collection and treatment facilities:
N/A
-

5. Receiving bodies or other means of effluent disposal:
N/A
-

C. Spray Irrigation: If spray irrigation will be used, specify:

1. The location and approximate area of the spray fields:
N/A
-

2. Current water table conditions:
N/A
-

3. Proposed rate of application:
N/A
-

4. Back-up system capacity:
N/A
-

PART 10 ADDITIONAL REQUIREMENTS

A. Major Planned Developments:

1. **Surface Water Management Plan.** A written description of the surface water management plan as required by LCLDC Section 34-373(b)(1). **[34-373(b)(1)]**
2. **Phasing Program.** If the development is to be constructed in phases or if the Traffic Impact Statement utilized phasing, then a description of the phasing program must be submitted. **[34-373(b)(3)]**
3. **Protected Species Survey.** A protected species survey is required for large developments (as defined in LCLDC Section 10-1) as specified in LCLDC Section 10-473. **[34-373(b)(2)]**

B. Amendments to Built Planned Developments: The consent of the owners of the remainder of the original planned development is not required, but these owners must be given notice of the application and other proceedings as if they were owners of property abutting the subject property regardless of their actual proximity to the subject property. Attach proof of notice to other property. **[34-373(c)]**

C. Development of Regional Impact: Binding letter of interpretation from DCA or a complete and sufficient ADA. (See also Application for Public Hearing for DRI Form.) **[34-373(d)(9)]**

D. Private Recreational Facility Planned Developments (PRFPDs):

1. **Master Concept Plan, PRFPD.** Master Concept Plan showing and identifying information required by LDC Section 34-941(g)(1). Copies of the Master Concept Plan must be provided in two sizes, 24"x36" and 11"x17", and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. **[34-941(g)(1)]**
2. **Conceptual Surface Water Management Plan.** A Conceptual Surface Water Management Plan must be submitted. The plan must be viable and take into consideration any natural flowway corridors, cypress heads, natural lakes, and the restoration of impacted natural flowway corridors. **[34-941(d)(3)b.i.1)]**
3. **Well Drawdown Information.** If within an area identified as an anticipated drawdown area for existing or future well development, demonstration of compliance with LCLDC Section 34-941(d)(3)d.i & ii. must be provided. **[34-941(d)(3)d.]**
4. **Preliminary Indigenous Restoration Plan.** A Preliminary Indigenous Restoration Plan must be provided if on-site indigenous restoration is being used to meet the indigenous native plant community preservation requirement. **[34-941(e)(5)f.iii.]**

5. **Environmental Assessment.** An Environmental Assessment must be provided which includes, at a minimum, an analysis of the environment, historical and natural resources. **[34-941(g)(2)]**
6. **Demonstration of Compatibility.** Written statements concerning how the applicant will assure the compatibility of the proposed development with nearby land uses (by addressing such things as noise, odor, lighting and visual impacts), and the adequate provision of drainage, fire and safety, transportation, sewage disposal and solid waste disposal must be provided. **[34-941(g)(4)]**
- E. **Potable Water & Central Sewer.** Will the project be connected to potable water and central sewer as part of any development of the property?
- ☒ **YES** (Provide a letter from the appropriate Utility to which the connection(s) are proposed confirming availability of service.) **[34-202(a)(10)]**
- ☐ **NO** (Provide a narrative explaining why the connection is not planned and how the water and sewer needs of the project will be met.) **[34-202(a)(10)]**
- F. **Existing Agricultural Use:** If the property owner intends to continue an existing agricultural use on the property subsequent to the zoning approval, an Existing Agricultural Use Affidavit must be provided. Entitle as "Existing Agricultural Uses at Time of Zoning Application." **[34-202(a)(12)]**
- G. **Flood Hazard:**
- ☐ Not applicable
- ☒ The property is within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s.
- ☒ The minimum elevation required for the first habitable floor is AE-10 & AE-11.8 NAVD (MSL)
- H. **Excavations/Blasting:**
- ☐ No blasting will be used in the excavation of lakes or other site elements.
- ☒ If blasting is proposed, provide Information Regarding Proposed Blasting (including soil borings, a map indicating the location of the proposed blasting, and other required information).
- I. **Hazardous Materials Emergency Plan for Port Facilities: [12-110(a)(16)]**
- ☒ Not Applicable
- ☐ Provide a Hazardous materials emergency plan.
- J. **Mobile Home Park: [34-174(h)]**
- ☒ Not Applicable
- ☐ Request includes rezoning of a Mobile Home Park. Provide facts related to the relocation of dislocated owners that meets the requirements of F.S. § 723.083 (1995).
- K. **Airport Zones & Lee County Port Authority (LCPA) Requirements:**
- ☒ Not Applicable
- ☐ Property is located within _____ Airport Noise Zone: **[34-1104]**
- ☐ Property is located within Airport Runway Protection Zone. Indicate which Zone below. **[34-1105]**
- ☐ Property is located within Airport Residential and Educational Protection Zone: **[34-1106]**
- ☐ Property is located in an Airport Obstruction Notification Zone and subject to LCPA regulations. **[34-1107]**
- ☐ A Tall Structures Permit is required. **[34-1108]**

PART 5
SUBMITTAL REQUIREMENT CHECKLIST

Clearly label your attachments as noted in bold below

Copies Required		SUBMITTAL ITEMS
3	☒	Completed application for Public Hearing [34-202(a)(1)]
1	☒	Filing Fee - [34-201(d)]
1	☐	Bonus Density Filing Fee - (if applicable) [34-202(a)(11)]
3	☒	<u>Affidavit of Authorization</u> (notarized) Form [34-202(a)(3)]
3	☒	<u>Additional Agents</u> [34-202(a)(4)]
3	☐	Multiple Owners List (if applicable) [34-202(a)(2)]
3	☒	<u>Disclosure of Interest</u> Form (multiple owners) [34-202(a)(2)]
3	☒	Legal description (must submit) [34-202(a)(5)]
	☒	Legal description (metes and bounds) and sealed sketch of legal description
		OR
	☐	Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. (Click here to see an example of a legal description with no metes and bounds.)
3	☒	Boundary Survey – not required if platted lot (2 originals required) [34-202(a)(6)]
3	☒	Property Owners list (if applicable) [34-202(a)(8)]
3	☒	Property Owners map (if applicable) [34-202(a)(8)]
3	☒	Confirmation of Ownership/Title Certification [34-202(a)(7)]
3	☒	STRAP Numbers (if additional sheet is required) [34-202(a)(5)]
1	☒	List of Surrounding Property Owners [34-202(a)(9)]
1	☒	Map of Surrounding Property Owners [34-202(a)(9)]
1	☒	Mailing labels [34-202(a)(9)]
3	☐	List of Zoning Resolutions and Approvals
3	☒	Summary of Public Informational Session (if applicable)
3	☐	Waivers from Application Submission Requirements (if applicable) [34-201(c)]
3	☒	Preliminary Density Calculations (if applicable)
3	☒	Request Statement [34-373(a)(5)]
3	☒	Traffic Impact Statement (TIS) (not required for existing development) [34-373(a)(7)]
3	☒	Master Concept Plan (MCP), Non-PRFPD [34-373(a)(6)]
3	☒	Schedule of Uses [34-373(a)(8)]
3	☒	Schedule of Deviations and Written Justification [34-373(a)(9)]
3	☒	Topography (if available) [34-373(a)(4)b.iv.] SEE SURVEY
3	☒	Soils Map [34-373(a)(4)b.9.]
3	☒	FLUCCS Map [34-373(a)(4)c.]
3	☒	Rare & Unique Upland Habitat Map [34-373(a)(4)b.iii.]
3	☒	Existing and Historic Flow-Ways Map [34-373(a)(4)b.v.]
3	☒	Surface Water Management Plan (if applicable) [34-373(b)(1)]
3	☐	Phasing Program (if applicable) [34-373(b)(3)]
3	☒	Protected Species Survey (if applicable) [34-373(b)(2)]
3	☐	Proof of Notice (if applicable) [34-373(c)]

3	☐	Binding Letter from DCA (if applicable) [34-373(d)(9)]
3	☐	Master Concept Plan (MCP), PRFPD (if applicable) [34-941(g)(1)]
3	☐	Conceptual Surface Water Management Plan (if applicable) [34-941(d)(3)b.i.1)]
3	☐	Well Drawdown Information (if applicable) [34-941(d)(3)d.]
3	☐	Preliminary Indigenous Restoration Plan (if applicable) [34-941(e)(5)f.iii.]
3	☐	Environmental Assessment (if applicable) [34-941(g)(2)]
3	☐	Demonstration of Compatibility (if applicable) [34-941(g)(4)]
3	☒	Potable Water & Sanitary Sewer. Letter from the appropriate utility entity indicating the utility entity or explanation of how water and sewer needs will be met if connection will not be made. [34-202(a)(10)]
3	☒	Existing Agricultural Use Affidavit (if applicable) [34-202(a)(12)]
3	☒	Information Regarding Proposed Blasting (if applicable).
3	☐	Hazardous Materials Emergency Plan (if applicable)
3	☐	Mobile Home Park Dislocated Owners Information (if applicable) [34-202(b)(4)]
3	☐	Tall Structures Permit (if applicable) [34-1108]

AFFIDAVIT OF AUTHORIZATION**APPLICATION IS SIGNED BY INDIVIDUAL OWNER, APPLICANT, CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE**

I, Roni Armada Hipp (name), as Owner (owner/title) of 14500 Hipp Court, Alva, FL 33920 (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized 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 thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

***Notes:**

- If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.
- If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.), then the documents should typically be signed by the Company's "Managing Member."
- If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.
- If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.
- If the applicant is a trustee, then they must include their title of "trustee."
- In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.

Under penalties of perjury, I declare that I have read the foregoing Affidavit of Authorization and that the facts stated in it are true.

Roni Armada Hipp
Signature

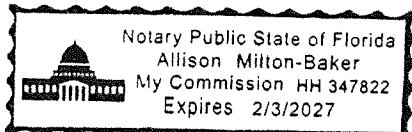
9-11-25
Date

*****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, this 11 day of September, 2025, by Roni Armada Hipp (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

AFFIDAVIT OF AUTHORIZATION**APPLICATION IS SIGNED BY INDIVIDUAL OWNER, APPLICANT, CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE**

I, Suzanne Armada (name), as Managing Member/Owner (owner/title) of Armada Family, LLC & Suzanne Armada Revocable Living Trust (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized 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 thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

***Notes:**

- If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.
- If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.), then the documents should typically be signed by the Company's "Managing Member."
- If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.
- If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.
- If the applicant is a trustee, then they must include their title of "trustee."
- In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.

Under penalties of perjury, I declare that I have read the foregoing Affidavit of Authorization and that the facts stated in it are true.

Suzanne Armada
Signature

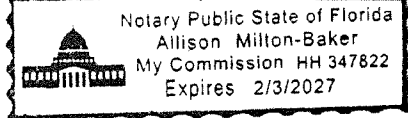
9-11-25
Date

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**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, this 11 day of September, 20 25, by Suzanne Armada (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

BONA FIDE AGRICULTURAL USES AT TIME OF ZONING APPLICATION

STATE OF FLORIDA
COUNTY OF LEE

BEFORE ME, the undersigned authority, on this _____ day of _____, 2025, personally appeared Roni Armada Hipp as Owner, after first being duly sworn, deposes and says as follows:

1. She is an authorized owner of the Property described and shown in Exhibit "A" attached hereto and incorporated herein by reference and identified as STRAP numbers: 08-43-26-00-00006.0030
2. That the above-described Property has an existing bona fide agricultural use and agricultural exemption issued by the Lee County Property Appraiser's Office which was in existence at the time the zoning application for this project was filed.
3. The specific agricultural activity occurring on the Property is pasture over the entire property described in Exhibit "A".

FURTHER AFFIANT SAYETH NAUGHT.

Armada Family, LLC

Roni Armada Hipp
Signature

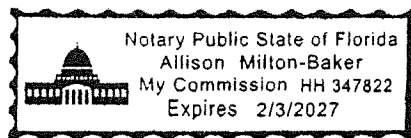
9-11-25
Date

Roni Hipp Armada
Print Name

Owner
Title

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 11 day of September, 2025, by Roni Armada Hipp (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.

(SEAL)



Allison Milton-Baker
Signature of Notary Public

Allison Milton-Baker
Printed name of Notary Public

BONA FIDE AGRICULTURAL USES AT TIME OF ZONING APPLICATION

STATE OF FLORIDA
COUNTY OF LEE

BEFORE ME, the undersigned authority, on this _____ day of _____, 2025, personally appeared Suzanne Armada as Managing Member of Armada Family, LLC & Suzanne Armada Revocable Living Trust who, after first being duly sworn, deposes and says as follows:

1. She is an authorized representative of the Limited Liability Company that owns the Property described and shown in Exhibit "A" attached hereto and incorporated herein by reference and identified as STRAP numbers: 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.
2. That the above-described Property has an existing bona fide agricultural use and agricultural exemption issued by the Lee County Property Appraiser's Office which was in existence at the time the zoning application for this project was filed.
3. The specific agricultural activity occurring on the Property is pasture over the entire property described in Exhibit "A".

FURTHER AFFIANT SAYETH NAUGHT.

Armada Family, LLC

Suzanne Armada
Signature

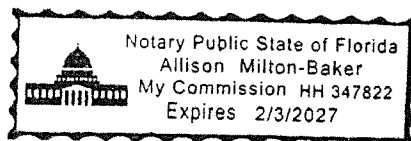
9-11-25
Date

Suzanne Armada
Print Name

Suzanne Armada
Managing Member
Title

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 11 day of September, 2025, by Suzanne Armada (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.

(SEAL)



Allison Milton-Baker
Signature of Notary Public

Allison Milton-Baker
Printed name of Notary Public

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 Hipp
Property Owner

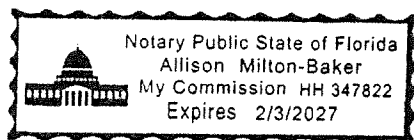
Roni Armeda Hipp
Print Name

*****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 Hipp (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

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

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

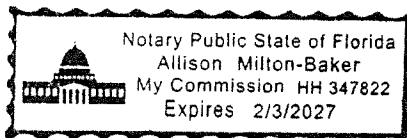
Suzanne Armeda
Print Name

*****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



ARMEDA PROPERTY RPD

Narrative of Request

Introduction/Request

The applicant, Forestar (USA) Real Estate Group Inc., requests to rezone the subject 561.63± acres from Agricultural (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.

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.



Figure 1. Subject Property

There is a concurrent Comprehensive Plan Map amendment under concurrent review associated with this application to change the future land use (FLU) map designation (Lee Plan Map 1-A) from Density Reduction Groundwater Resources (DR/GR) to Rural and Wetlands FLU and add the property to the Lee County Utilities, Future Water Service Areas Map (Map 4A) and Future Sewer Service Areas Map (Map 4B).

The request proposes to utilize "Rare and Unique" (as defined in the Lee Plan) and other habitat incentives in the Lee Plan's Conservation and Coastal Management Element Policy 123.2.17, in addition to the base density allowed on the property to achieve the proposed density of 1.31± du/ac.

The following summarizes benefits that will be accomplished by approval of this 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

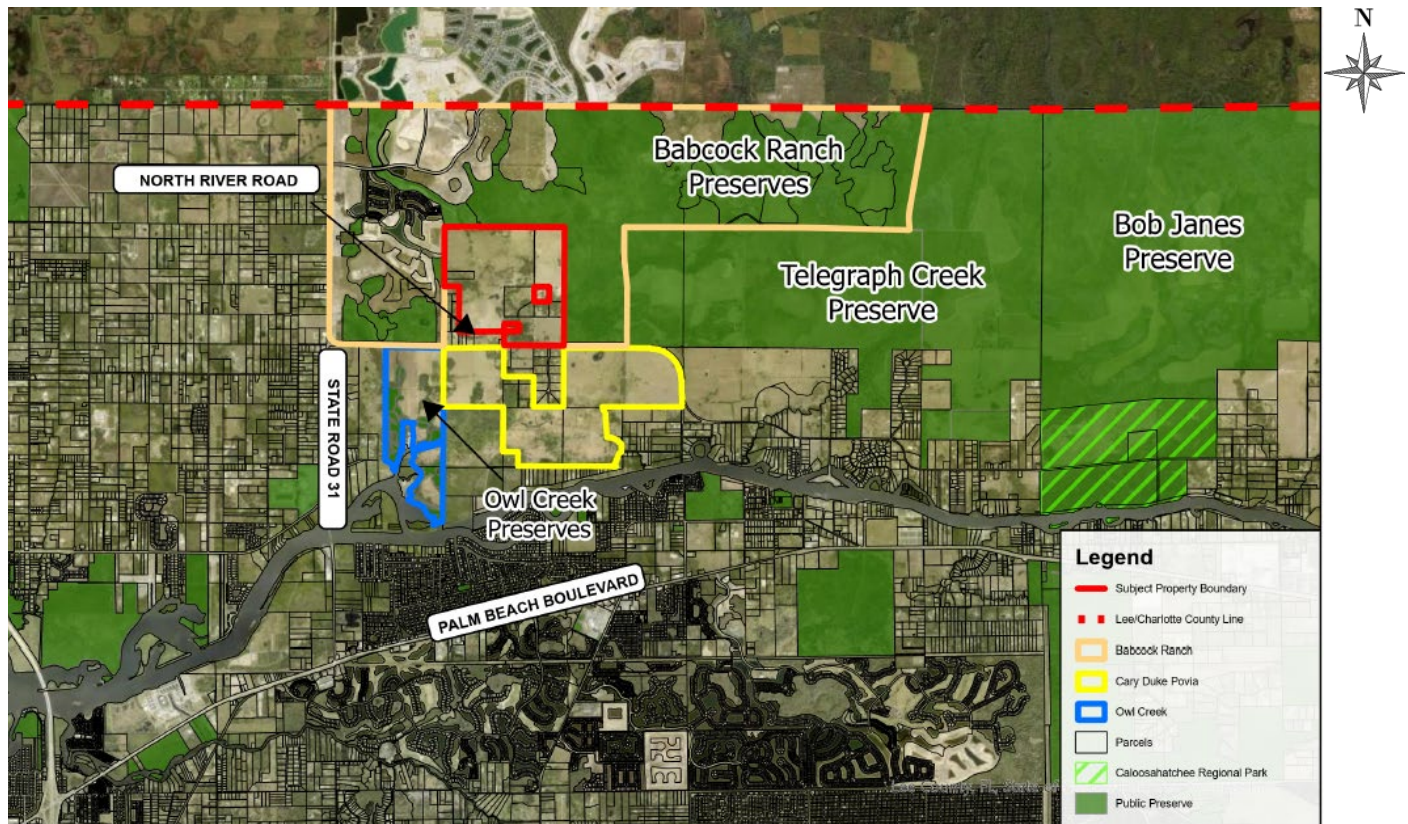


Figure 2. Adjacent Private and Public Preserves

Background

Subject Property

The Armedia 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 $\frac{1}{4}$ 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 Armedia 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 $\frac{1}{2}$ 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.

Land Development Code Analysis

The proposed amendment complies with the findings provided in the Land Development Code Section 34-145(d)(4)a.1 as follows:

a. Complies with the Lee Plan;

The request complies with the Lee Plan as demonstrated in analysis beginning on page 7.

b. Meets this Code and other applicable County regulations or qualifies for deviations;

The proposed RPD is in compliance with the Lee Plan, the Land Development Code and any other applicable County regulations or qualifies for deviations.

c. Is compatible with existing and planned uses in the surrounding area;

The proposed rezoning is compatible with existing and planned uses in the surrounding area. The project's residential uses will be clustered inside the property with enhanced setbacks to adjacent uses and properties. The project's open spaces and preservation areas complement and enhance adjacent existing public and private preserve areas. The site proposes a minimum of 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 provided property development regulations 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, the proposed Master Concept Plan (MCP) proposes 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 or agricultural areas. Minimum 50-foot wide preservation areas are provided along North River Road, exceeding the 25-foot buffer requirement found in LDC Section 33-1673, therefore a deviation is requested to allow these areas to serve as the natural buffer, thereby preserving the rural character in its existing state as intended by this section of the LDC. Supplemental plantings will be provided at the time of DO review, if for any reason the existing vegetation does not meet or exceed the LDC's planting requirements. 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 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 residential 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.

d. Will provide access sufficient to support the proposed development intensity;

Please see the Traffic Impact Statement submitted with the application. This analysis demonstrates that the roadway links analyzed will not be adversely impacted as a result of the rezoning request. All roadway segments analyzed will maintain the minimum recommended Level of Service. Therefore, roadway capacity improvements will not be warranted as a result of the additional traffic generated by the request.

e. The expected impacts on transportation facilities will be addressed by existing County regulations and conditions of approval;

Please see Traffic Impact Statement provided with the application. The expected impacts will be addressed by existing County regulations by payment of impact fees.

f. Will not adversely affect environmentally critical or sensitive areas and natural resources; and

The proposed rezoning will not adversely affect environmentally critical or sensitive areas and will provide further enhancements. The submitted environmental reports demonstrate the existing condition and location of environmentally sensitive areas of the site. The site has been significantly impacted from decades of agricultural use. 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. The proposed MCP provides significant preservation, creation and restoration of uplands, including rare and unique uplands, and wetland preservation. The Lee Plan requires 60% open space with 50% indigenous which is met as demonstrated on the Master Concept Plan. The MCP provides the required minimum 60 percent/336± acres of open space of which 229± acres will be placed into a conservation easement including portions of Trout creek and associated flow-way. The conservation easement will include 49± acres of wetlands and 180± acres of preserved, restored or created rare and unique upland habitat.

g. Will be served by urban services, defined in the Lee Plan, if located in a Future Urban area category.

Although the subject property is not located within a Future Urban area, it will be served by adequate urban services. Letters of service availability from Lee County Utilities for water and sewer, Lee County EMS, Lee County Sheriff's Office, Lee Tran, The School District of Lee County and Lee County Solid Waste are included with this application and indicate adequate services will be provided. Additional parcels have been added to the project since the original letters were requested. Updated letters reflecting the current density have been requested and will be provided under separate cover. Lee County EMS has indicated that there is one ambulance located 5.3 miles from the proposed project location and a second 5.6 miles away and that EMS service availability for the location provided is adequate at this time. Lee County Sheriff's Office will provide law enforcement services from their 1st Precinct office in North Fort Myers.

2. Planned Development Rezonings. The Hearing Examiner must also find:

- a) The proposed use or mix of uses is appropriate at the proposed location;*
- b) The recommended conditions provide sufficient safeguards to the public interest and are reasonably related to the impacts on the public's interest expected from the proposed development.*
- c) If the application includes deviations pursuant to section 34-373(a)(9), that each requested deviation:*
 - 1) Enhances the achievement of the objectives of the planned development; and*
 - 2) Protects the public health, safety and welfare.*

The proposed single-family residential and associated uses proposed are appropriate at the subject location. The applicant will work with staff to establish proposed conditions that will require the proposed development to be consistent with the proposed Master Concept Plan and will include several stringent requirements that provide sufficient safeguards to the public interest and are reasonable related to any potential impacts on the public's interest expected from the proposed development and result in a high-quality clustered development providing for significant environmental, storm water and ground water enhancements as part of development of the clustered residential development. The requested deviations enhance the achievement of the objectives of the planned development and protect the public health, safety and welfare.

Comprehensive Plan Consistency Analysis

The following is an analysis of the RPD's consistency with goals, objectives and policies of the Lee County Comprehensive Plan (Lee Plan).

FUTURE LAND USE

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.

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 subject property is within the Rural and Wetlands FLU categories, pending approval of the concurrent future land use map amendment. The request is limited to a low residential density at 1.31± du/acre which is consistent with a base density of 1 du/acre, including preserved wetlands pursuant to Table 1(a) Note 8, and additional dwelling units generated through the preservation, restoration, and creation of rare and unique uplands, as incentivized by Policy 123.2.17. Minimal impacted wetlands utilize a density calculation of 1 du/20 acres. The proposed density of 1.31± du/acre 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 attached preliminary density calculations identify how dwelling units are generated in more detail. Therefore, the proposed clustered RPD with single-family and associated uses and proposed density are consistent with Policies 1.4.1 and 1.5.1.

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.***

Lee Plan Policy 1.6.5 establishes the Planning Communities Map and Acreage Allocation Table 1(b). The Rural FLU has 1,948 acres allocated for residential development within the Northeast Lee County Planning Community with 1,312 acres existing. There are 636 acres remaining to be

developed as residential which accommodates the subject request which includes 151± acres of residential area. The requested rezoning is consistent with Policy 1.6.5.

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 MCP 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 RPD will be conditioned to be consistent with the proposed MCP which provides 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 proposed RPD 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 proposed RPD will be served by adequate public facilities. Letters of service availability from Lee County Utilities for water and sewer, Lee County EMS, Lee County Sheriff's Office, Lee Tran,

The School District of Lee County and Lee County Solid Waste are included with this application and indicate adequate services will be provided. Additional parcels have been added to the project since the original letters were requested. Updated letters reflecting the current density have been requested and will be provided under separate cover. Lee County EMS has indicated that there is one ambulance located 5.3 miles from the proposed project location and a second 5.6 miles away and that EMS service availability for the location provided is adequate at this time. Lee County Sheriff's Office will provide law enforcement services from their 1st Precinct office in North Fort Myers. The subject property is contiguous to developed or developing properties in the Northeast Lee County community, representing compact and contiguous development patterns. The proposed RPD will be conditioned to be consistent with the proposed MCP and property development regulations 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 proposed RPD is consistent with Objective 2.2 and Policy 2.2.1.

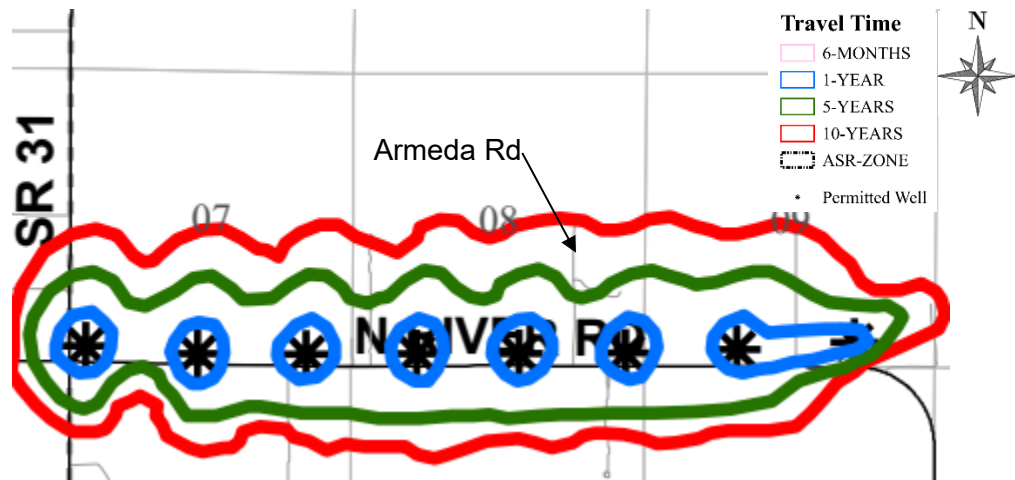


Figure 2. Wellfield Protection Zones

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 request proposes a density below 2.5 dwelling units per acre, the applicant proposes a condition of approval requiring connection to a public water system, consistent with Policy

123.2.17.3, facilitating 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 which has portions of the property within the 1-year, 5-year, and 10-year protection zones identified in Lee County's Wellfield Protection Ordinance as shown in Figure 2.

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 provided from 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 concurrent Comprehensive Plan Map amendment with this application includes a request to add the property to the Lee County Utilities, Future Water Service Areas Map (Map 4A). Although the request proposes a density below 2.5 dwelling units per acre, the applicant proposes a condition of approval requiring connection to a public water system, consistent with Policy 123.2.17.3, facilitating 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 request proposes a density below 2.5 dwelling units per acre, the applicant proposes a condition of approval requiring connection to a public sanitary sewer system, consistent with Policy 123.2.17.3, facilitating 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. Portions of the property within the 1-year, 5-year, and 10-year protection zones identified in Lee County's Wellfield Protection Ordinance as shown in Figure 2

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 concurrent Comprehensive Plan Map amendment with this application includes a request to add the property to the Lee County Utilities, Future Sewer Service Areas Map (Map 4B). Although the request proposes a density below 2.5 dwelling units per acre, the applicant proposes a condition of approval requiring connection to a public water system, consistent with Policy 123.2.17.3, facilitating 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 refer to the submitted environmental reports 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 requested RPD will include conditions of approval requiring

consistency with the proposed MCP which provides significant preservation, creation and restoration of rare and unique uplands and wetland preservation. The MCP provides a clustered development that is well integrated, properly oriented and functionally related to the natural features of the site. Street and utility improvements are minimized to the maximum extent possible, connecting to privately funded utilities extended to the area by others. The MCP demonstrates 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 Armedia Property is located outside of the Coastal High Hazard Area and has previously been disturbed by decades of agricultural use. The applicant will work with staff to establish proposed conditions that will require the RPD to be consistent with the proposed Master Concept Plan and will include 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 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. Please refer to the submitted Schedule of Deviations and Justifications for further detail. There are two parcels shown in Figures 1 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 is consistent with Policies 5.1.6 as it is a clustered single-family development. The RPD will be conditioned to be consistent with the proposed MCP which demonstrates a clustered development requiring a minimum of 60% open space, extensive preservation areas and onsite private recreation area. These areas are appropriate for the density and design and are functionally related to all dwelling units. No multi-family residential is proposed for the site.

COMMUNITY PLANNING

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.

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

The proposed MCP preserves large open space areas and retains the rural character by providing 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, 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 as demonstrated on the MCP. 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 RPD conditions of approval will require consistency with the proposed MCP requiring these enhancements. Removal of cattle grazing will significantly reduce onsite nutrient generation adjacent to the Trout Creek flow-way. The MCP also requires 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. 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. The requested RPD is consistent with Goal 27, Objective 27.1 and Policies 27.1.1, 27.1.5, 27.1.6 and 27.1.8.

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 applicant will work with staff to establish proposed conditions of approval that require the RPD to provide long-term preservation areas placed into a conservation easement and consistency with the proposed MCP. The proposed MCP requires 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 RPD 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 applicant proposes a condition of approval that requires connection to public water and sewer and will require consistency with the MCP which preserves large open space areas and 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. The applicant will work with staff to provide conditions of approval including requiring a conservation easement and consistency with the proposed MCP which provides 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 proposed RPD will be conditioned to be consistent with the MCP and property development regulations which require buffering with preservation areas and 50-foot 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 is 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 proposed RPD is 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 request 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. The applicant will work with staff to provide conditions of approval including requiring a conservation easement and compliance with the MCP which provides 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 RPD proposes to preserve large open space areas by proposing clustered development as demonstrated on the proposed MCP, 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 RPD is 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 proposed MCP demonstrates 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. The applicant will work with staff to provide conditions of approval including requiring a conservation easement and compliance with the MCP and property development regulations. The RPD provides 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 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, the MCP provides 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. The RPD is consistent 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. The proposed MCP provides 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. The applicant will work with staff to provide conditions of approval including requiring a conservation easement and consistency with the MCP. The MCP provides 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 require minimum 30-foot setbacks for indigenous plant communities subject to fire. The RPD is 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 proposed MCP provides significant preservation areas which will maintain the existing flow-ways and associated habitats to the maximum extent practicable. The significant benefits to surface and ground water have been outlined throughout the narrative. Please refer to the submitted Conceptual Surface Water Management Plan. The RPD is consistent with Objective 60.1 and Policies 60.1.1 and 60.1.2.

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. The proposed MCP provides significant preservation, creation and restoration of rare and unique uplands, and wetland preservation. The applicant will work with staff to provide conditions of approval including requiring a conservation easement and consistency with the MCP. The MCP provides 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 RPD is 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.***

The MCP provides 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. The applicant will work with staff to provide conditions of approval including requiring connection to public water and sewer as described throughout this narrative, requiring a conservation easement and consistency with the MCP. The MCP provides 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 conditions will also 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 RPD is 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 applicant will work with staff to establish conditions of approval including the requirement 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 a conservation easement and consistency with the MCP which provides 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. As discussed throughout this report, approval of the requested map amendment will result in improvements to surface and ground water quality. The requested RPD is consistent with Policy 125.1.2.

CONCLUSIONS

The rezoning request is consistent with and in furtherance of the intent of the Lee Plan and the LDC as discussed in this analysis. The Armeda Property RPD represents an opportunity to utilize the established incentivizes which result in the preservation of significant on-site natural resources such as Trout Creek and associated wetlands and flow-way and rare and unique upland habitat on the property by providing a clustered development.

In conclusion, the requested rezoning from Agricultural (AG-2) to the Armeda Property RPD is in compliance with the Lee Plan, the Land Development Code with approval of the requested deviations, and other applicable codes and regulations; is compatible with existing and planned uses in the surrounding area; will provide access sufficient to support the proposed development intensity; the expected impacts on transportation facilities will be addressed by existing County regulations and conditions of approval; will not adversely affect environmentally critical or sensitive areas and natural resources; efficiently uses and will be served by existing urban services, defined in the Lee Plan. The proposed use or mix of uses is appropriate at the proposed location; proposed conditions provide sufficient safeguards to the public interest and are reasonably related to the impacts on the public's interest expected from the proposed development. The requested deviations enhance the achievement of the objectives of the planned development and protect the public health, safety and welfare. For these reasons, the applicant respectfully submits that the requested rezoning to RPD should be approved.



ARMEDA PROPERTY RPD

Schedule of Uses

Agricultural Uses and Accessory Uses

Accessory uses, buildings and structures

Clubs:

Private

Community Gardens

Dwelling units:

Single-Family

Entrance Gates and Gatehouses

Essential Services

Essential Services Facilities – Group I Only

Excavation:

Water Retention

Fences, Walls

Models:

Display Center/Sales Center

Model Home

Model Unit

Parking Lot, Accessory

Real Estate Sales Office

Recreation Facilities

Personal

Private – On-Site

Residential Accessory Uses

Signs in conformance with LDC Chapter 30

Temporary Uses

Including Temporary Sales Office, Temporary Construction Office, Temporary Construction-Related Storage, Temporary Amenity Structures



ARMEDA PROPERTY RPD

Schedule of Deviations and Justifications

Deviation (1) from LDC §10-291(3) which requires residential developments of more than five acres to provide more than one means of ingress and egress for the development, to allow one access point to each proposed development pod.

JUSTIFICATION: The RPD will include a total of two (2) access points from North River Road, exceeding the minimum code requirements for safe access. However, the western-most pod consisting of approximately 492 acres will only have one (1) point of ingress/egress from North River Road, while the eastern pod comprises 70+/-acres. These pods are not proposed to interconnect due to high quality indigenous vegetation areas that intervene the development pods.

The proposed access points are located in order to maximize preservation areas along North River Road to uphold the rural character of the corridor. Additionally, the property's limited frontage along North River Road makes additional access points impossible and would not meet connection separation requirements from other existing driveways.

All access points will be gated. The gate operators will be fitted with EVAC radio systems typical to gated communities and the emergency gate will have a Knox lock attached for first responders to gain access.

Approval of this deviation request will not negatively impact the public health, safety, or welfare as the proposed access points will provide adequate ingress and egress to the Property.

Deviation (2) from LDC Section 33-1673, which requires new developments with frontage on North River Road to provide a 25-foot-wide right-of-way buffer, planted with native canopy trees, such as Live Oaks and Laurel Oaks, with a minimum height of 14-feet and spaced 25-feet on center to allow for creation, restoration and preservation of "Rare and Unique" uplands and wetland vegetation along the North River Road frontage where proposed preserve areas abut the right-of-way.

JUSTIFICATION: The MCP demonstrates a mix of native wetland and upland Rare and Unique Upland Habitat preserve areas along the portion of the RPD boundary that abuts North River Road.

These preserve areas maintain a minimum 50 foot width along the roadway and contains substantial native vegetation, thereby exceeding the 25-foot minimum width of the required North River Road right-of-way buffer.

The proposed native preservation areas will serve as a natural buffer between the roadway and future development within the RPD boundary, thereby preserving the rural character in

its existing state as intended by this section of the LDC. Supplemental plantings will be provided at the time of DO review, if for any reason the existing vegetation does not meet or exceed the LDC's planting requirements.

Therefore, the proposed deviation will serve as an enhancement to the project, and to the North Olga community by maintaining the natural conditions along the roadway. The deviation will not negatively impact public health, safety or welfare.

In addition, the request meets the variance criteria set forth in LDC Section 34-145, as required by Lee Plan Policy 29.1.4 as follows:

- a. The property has inherent exceptional conditions, namely the existing native vegetation along the North River Road right-of-way that can provide a mature and natural buffer more consistent with the intent of the Lee Plan, LDC and North Olga Community Plan, when compared to a planted buffer.
- b. These exceptional conditions are not the result of actions of the property owner taken subsequent to the adoption of the ordinance.
- c. The variance requested is the minimum variance that will allow for the native vegetation to be maintained and serve as the required perimeter buffer.
- d. The granting of the variance will not be injurious to the neighborhood or detrimental to the public welfare and will uphold the community's desire to maintain a heavily vegetated and natural viewshed of the property from abutting roadways.
- e. The variance is consistent with the Lee Plan, and upholds the various Goals, Objectives and Policies that direct developments to preserve native vegetation and incorporate existing native vegetation into the project design.

Deviation (3) from LDC Section 10-329(d)(4), which requires lake banks to be sloped at a 6:1 ratio from the top of bank to a water depth of two feet below the dry season water table; to allow for a minimum ratio of 4:1 slope.

JUSTIFICATION: The Applicant is requesting approval of this deviation in order to accommodate the planned stormwater management lake areas on the property. The property is constrained by on-site wetlands, uplands and the Trout Creek Floodplain.

As a result, the 4:1 lake bank slope is necessary to accommodate the appropriate lake depth specified in the LDC within the spatial constraints of the subject property. The proposed 4:1 lake bank slope will allow the project to provide for stormwater management lakes on the property in the most efficient manner possible.

A 4:1 lake bank slope has been proven to function as intended by the LDC through appropriate construction standards and lake maintenance measures. Turf reinforcement mats and enhanced herbaceous plantings are proposed to mitigate lake bank erosion in accordance with the slope protection measures set forth in LDC Section 10-329(d)(4). The MCP cross sections also demonstrate lake banks will comply with the littoral shelf code requirements in LDC section 10-418.

This design standard has been successfully implemented throughout Lee County and is accepted by the South Florida Water Management District. Therefore, the requested deviation will not negatively impact public health, safety, or welfare, and will uphold the intent of the LDC.

Deviation (4) seeks relief from Lee County Land Development Code (LDC) Section 34-2191(5), which allows encroachments into required setbacks for equipment pads of up to 3 feet into a side, rear or waterbody setback, to allow for equipment pads encroachments of up to 4.5 feet into side setbacks.

JUSTIFICATION: The Applicant is requesting approval of this deviation to allow additional design flexibility in the creation of a compact form of development throughout the community. The proposed development seeks to minimize space required for residential development and maximize preserve areas to the greatest degree possible. To advance this goal, the applicant is proposing to encroach an additional 1.5 feet into the side yard setback.

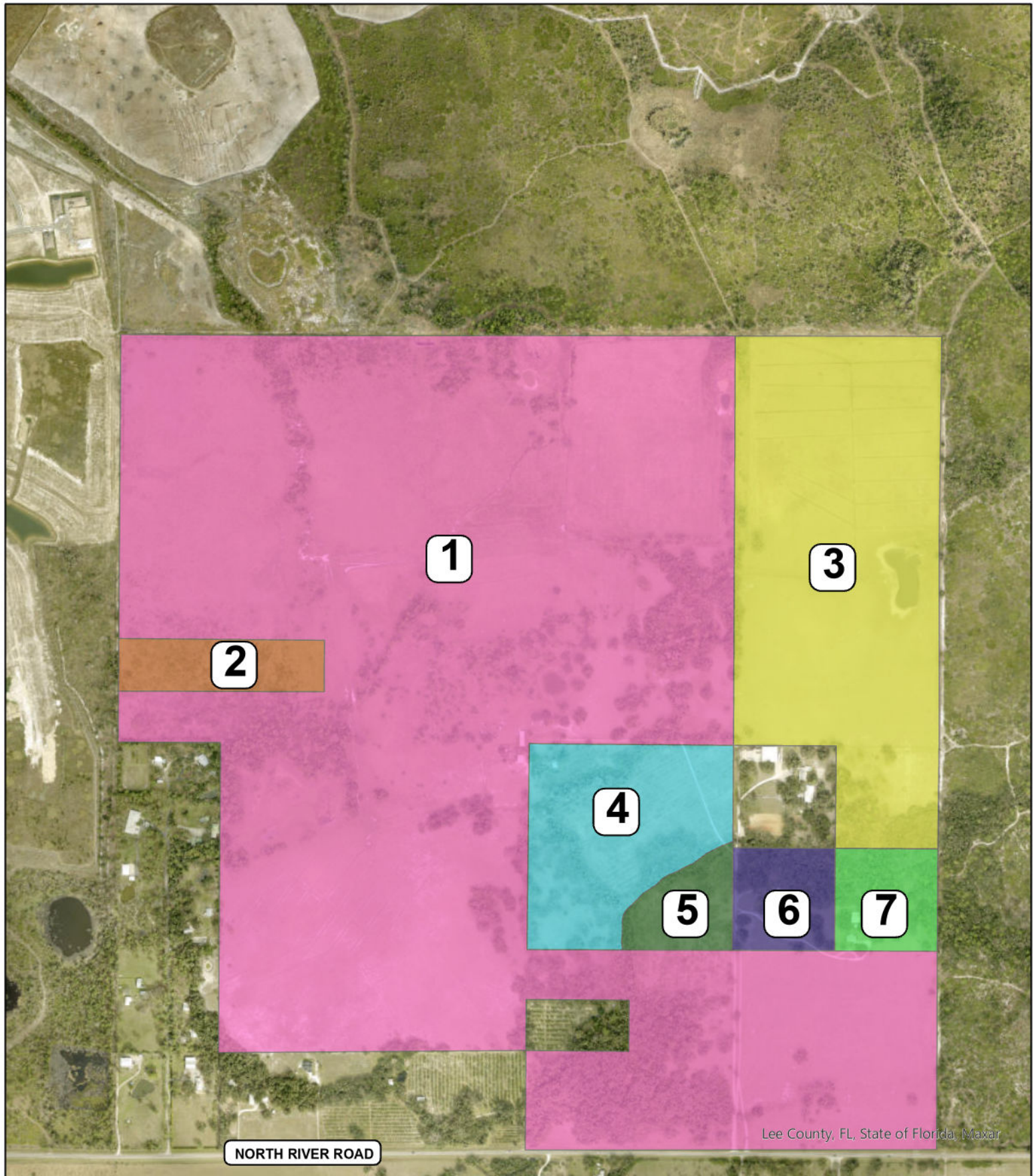
The proposed development will utilize grade level pads only and will not use raised platforms for equipment pads. This code section is intended to apply to raised platforms only. The proposed deviation ensures that setback requirements for these ground level pads is clear and implemented consistently.

These design standards have been successfully implemented in other Lee County Communities and are consistent with the current implementation of this code section. Therefore, approval of this deviation request will not negatively impact the public health, safety, or welfare as the proposed conditions will uphold the intent of the LDC.



Planned Development 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

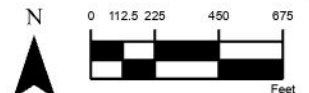


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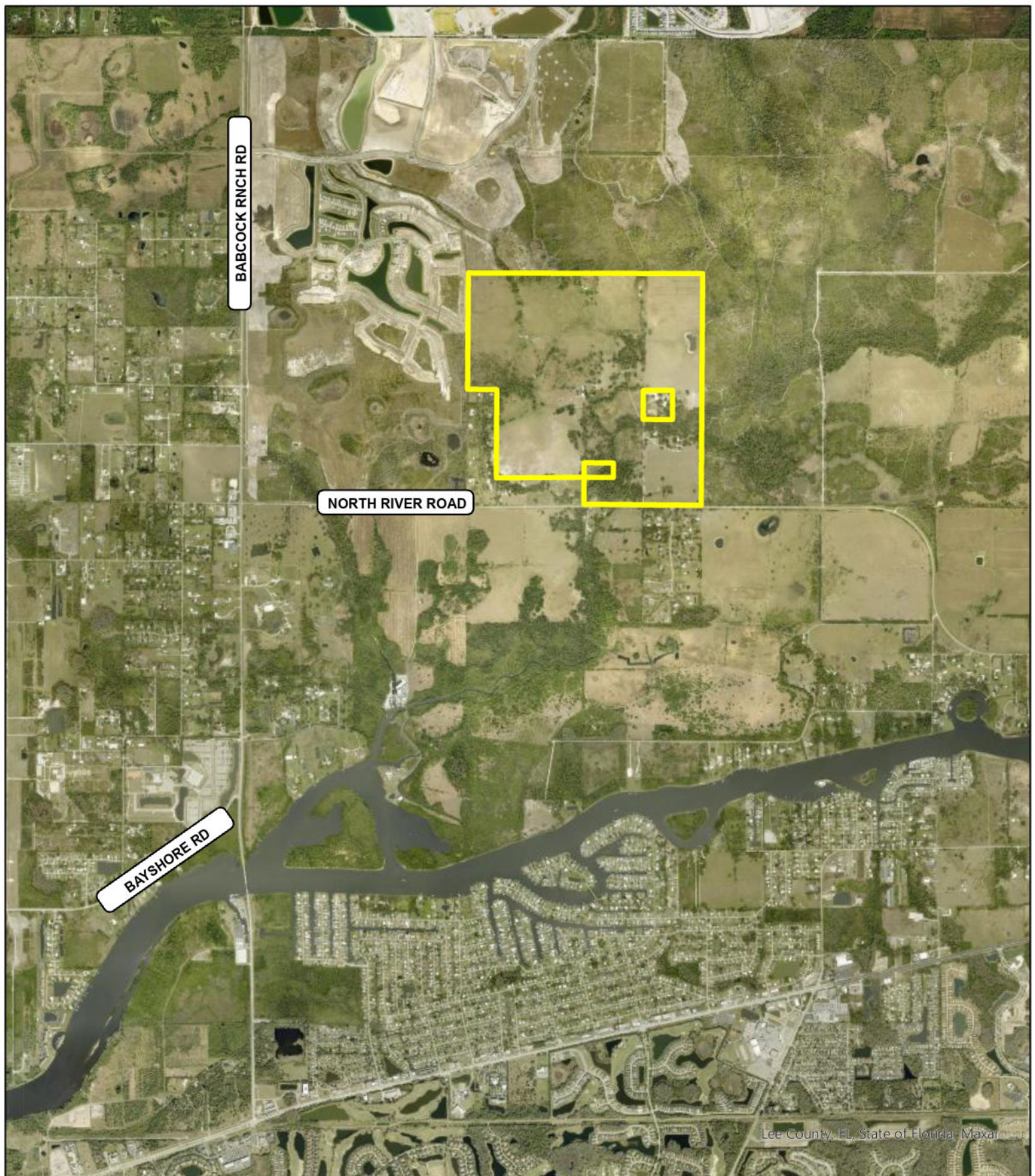
ARMEDA PROPERTY • Property Owner List

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

Page 2 of 2



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.



Lee County, FL, State of Florida, Maxar

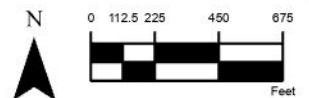


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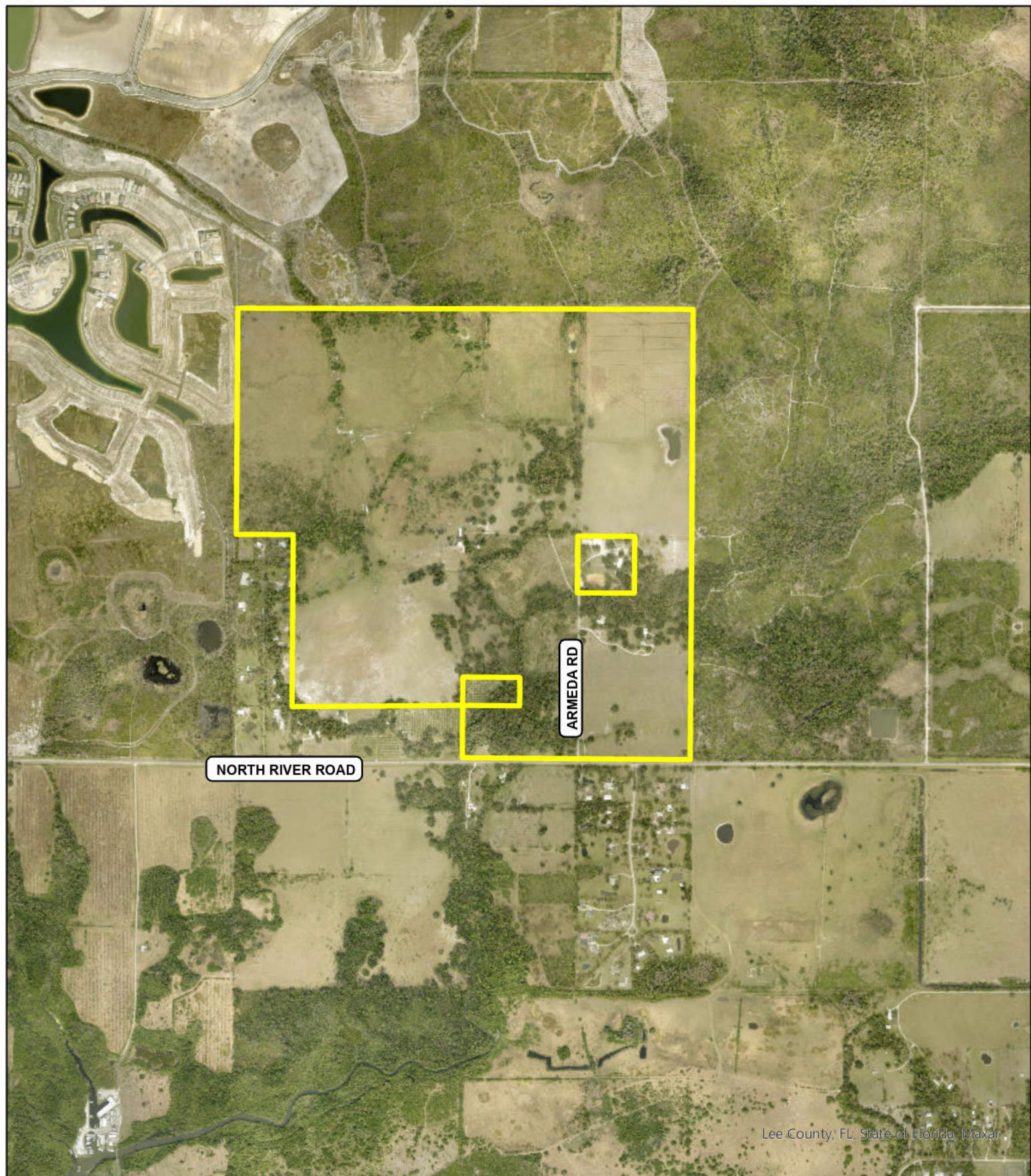
ARMEDA PROPERTY • Location

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

— Subject Boundary



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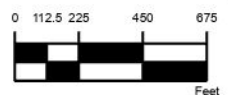


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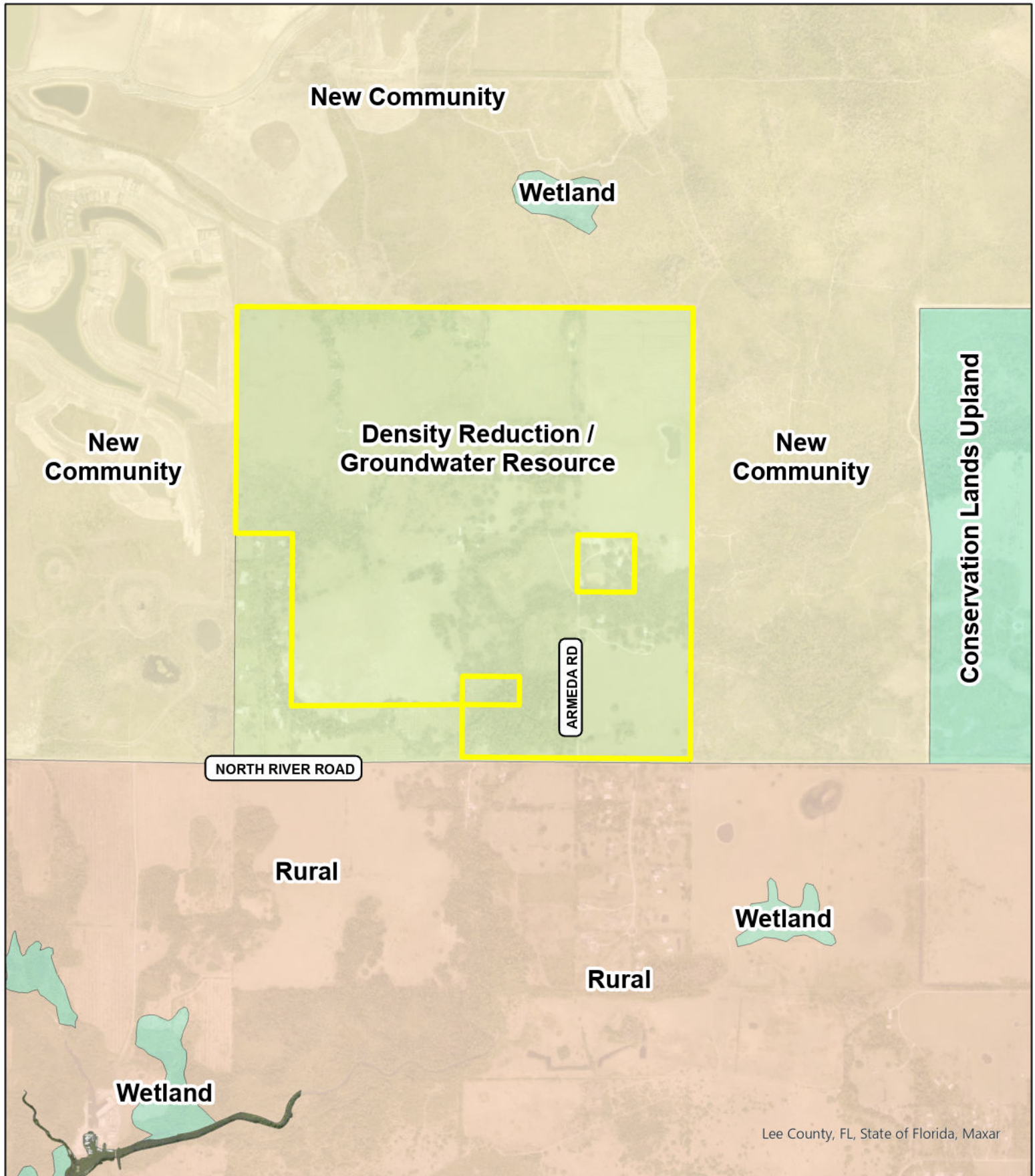
ARMEDA PROPERTY • Aerial Map

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

— Subject Boundary



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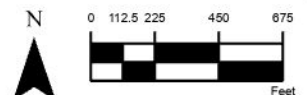


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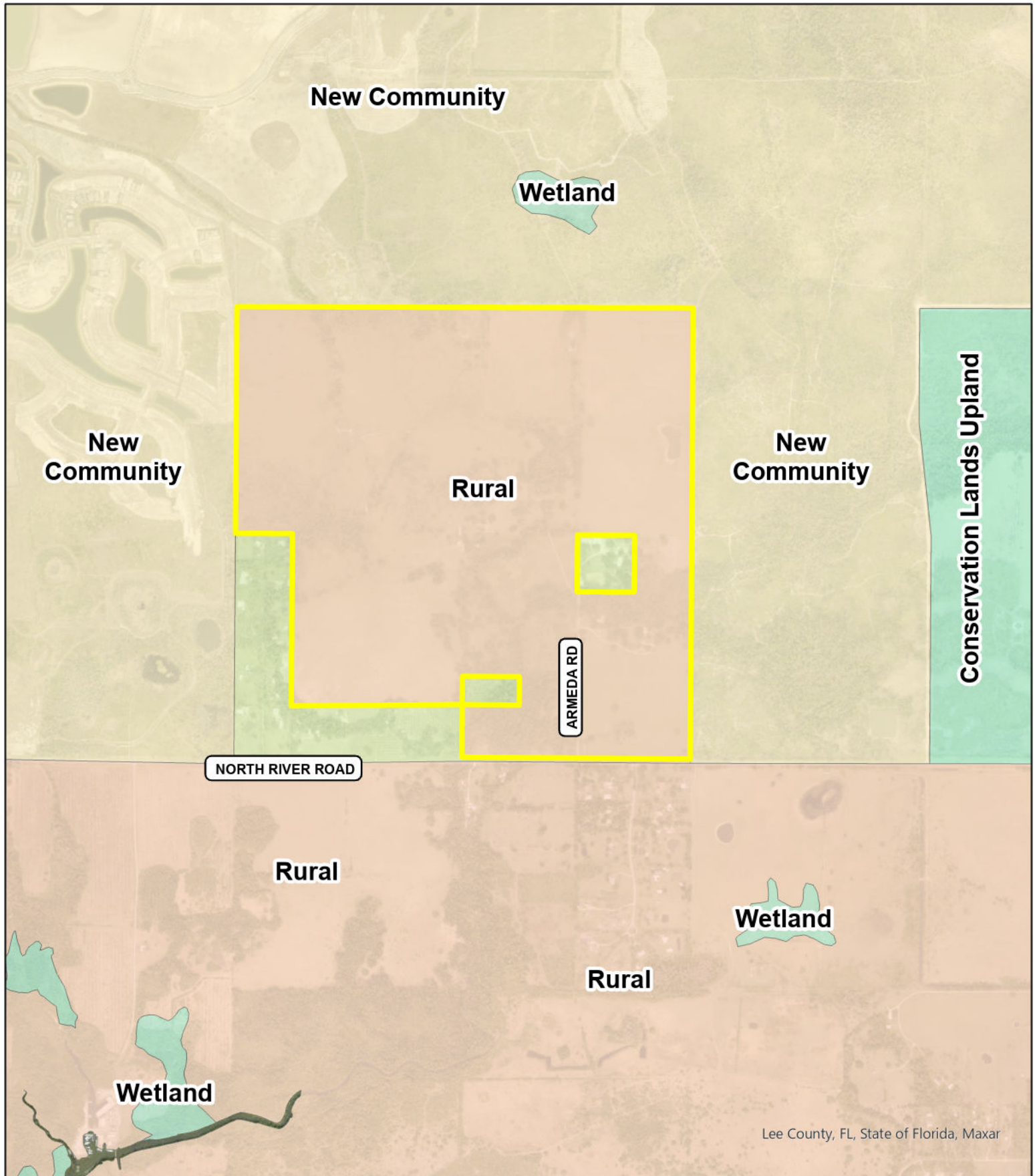
ARMEDA PROPERTY • Existing Future Land Use

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

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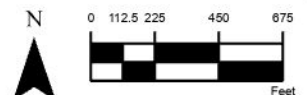


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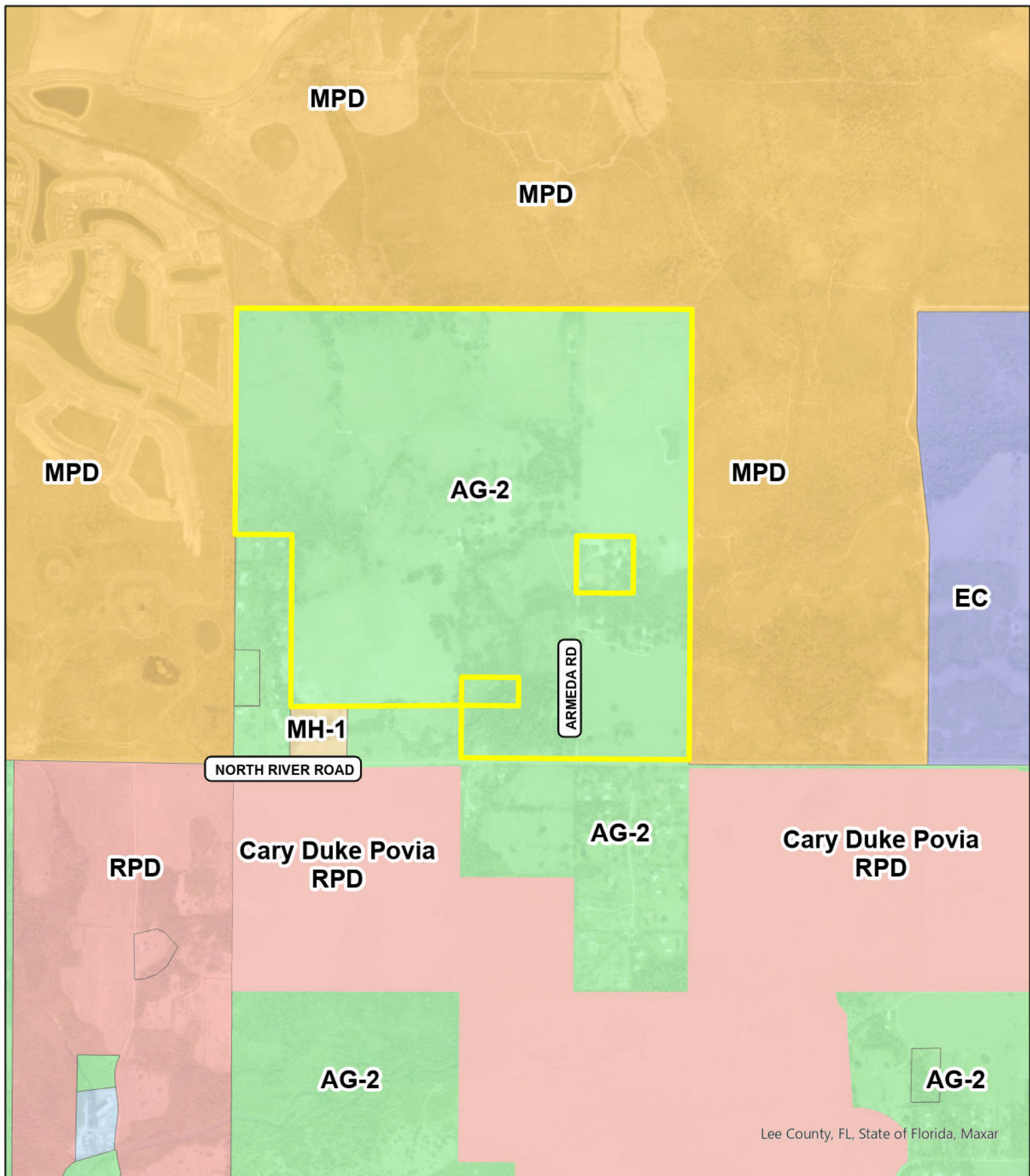
ARMEDA PROPERTY • Proposed Future Land Use

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

— Subject Boundary



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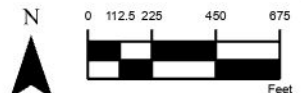


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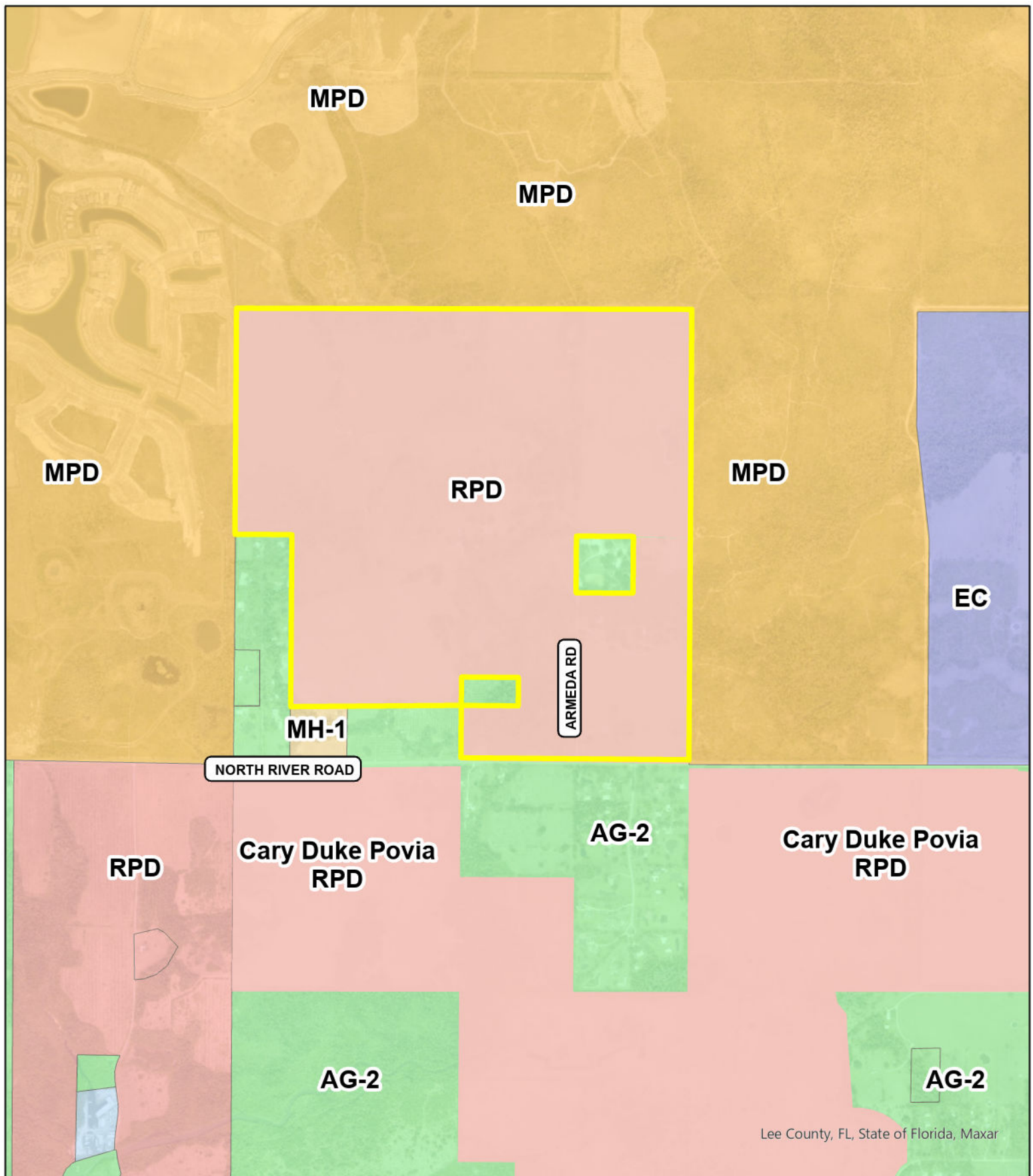
ARMEDA PROPERTY • Existing Zoning Map

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

— Subject Boundary



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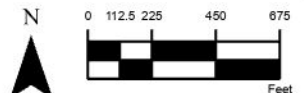


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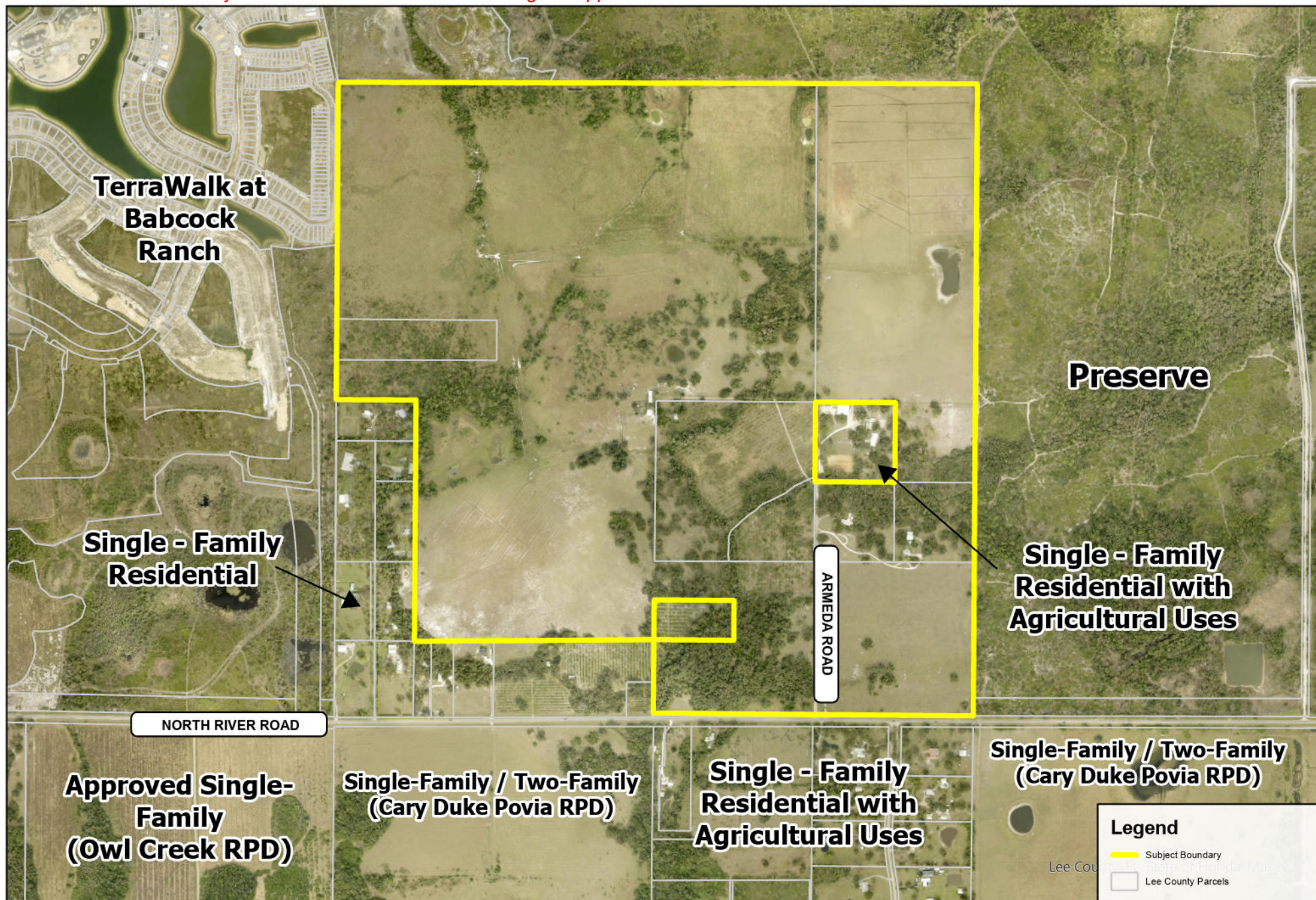
ARMEDA PROPERTY • Proposed Zoning Map

📍 Lee County, FL
📅 Date: 9/11/2025
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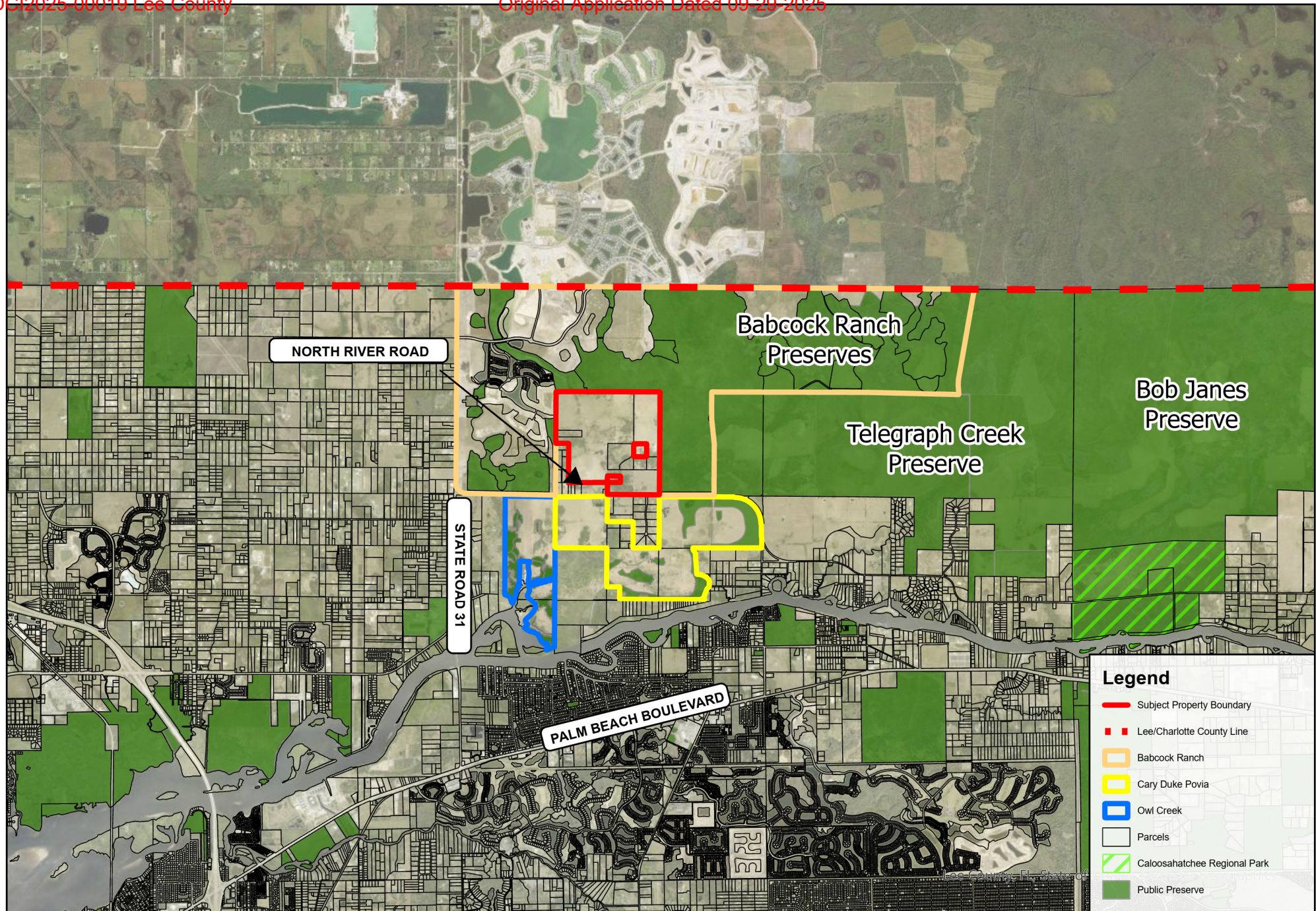
8725 Pendery Pl
Suite 101
Bradenton, FL 34201
Tel: 941.379.8400
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ARMADA FAMILY • SURROUNDING LAND USES MAP

Lee County, FL
9/11/2025
24006625
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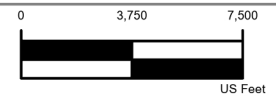
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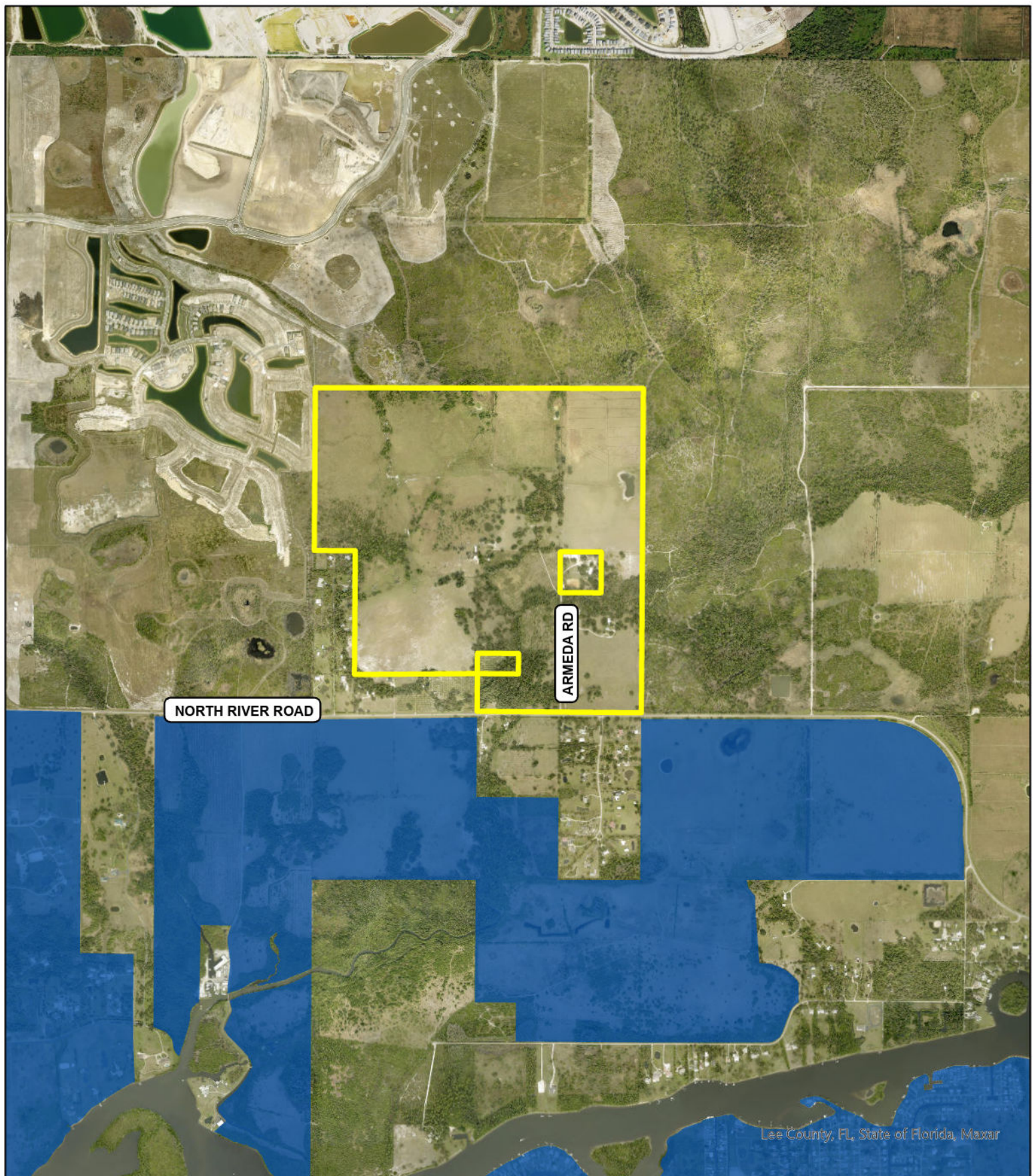
8725 Penderly Pl
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ARMEDA FAMILY TRUST • PRESERVES MAP

📍 Lee County, FL
📅 09/12/2025
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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



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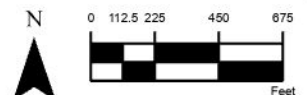


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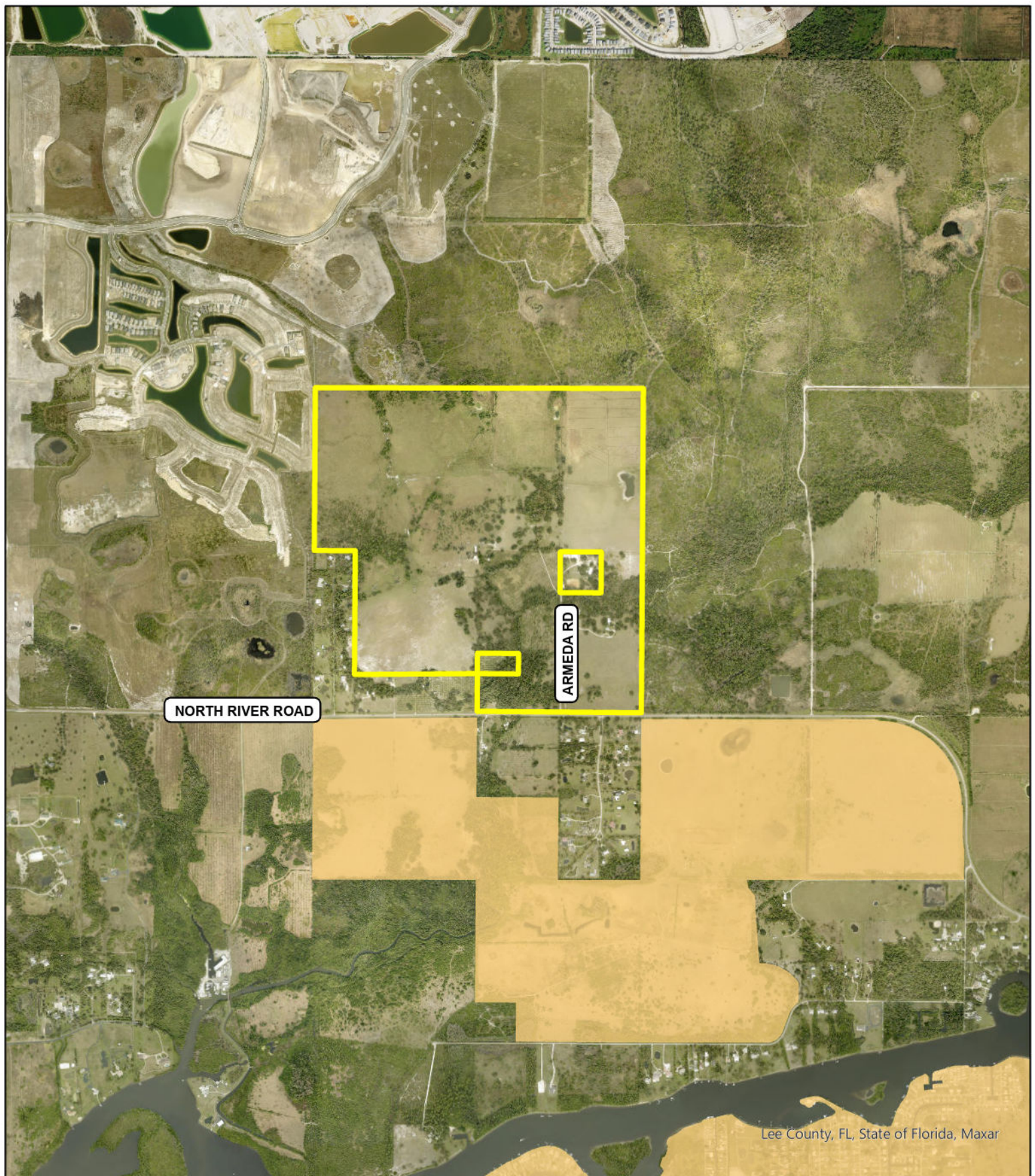
ARMEDA PROPERTY • Proposed Future Water Service Area

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

— Subject Boundary
— Future Water Service Area



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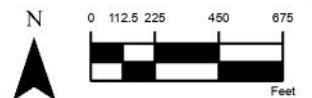


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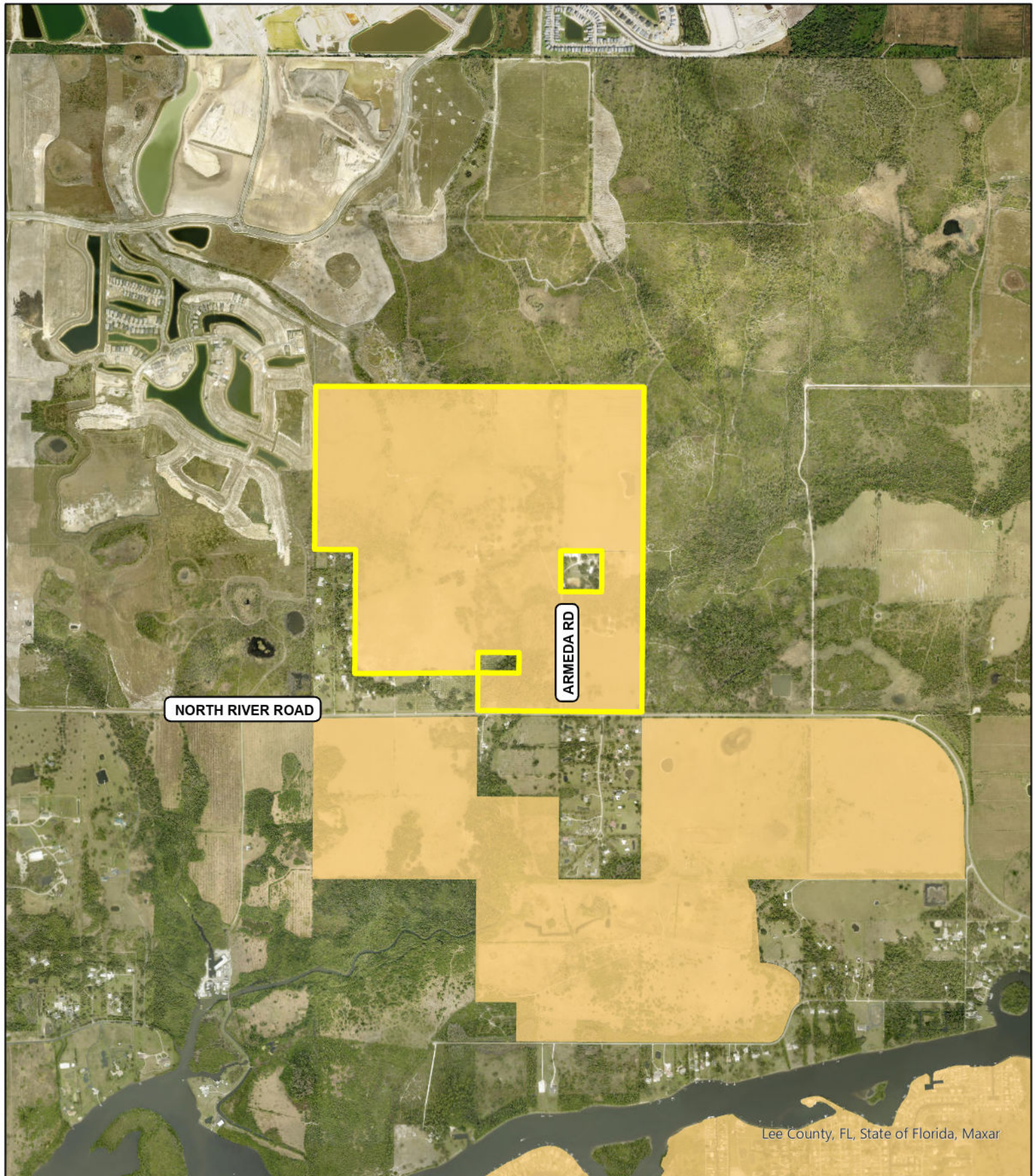
ARMEDA PROPERTY • Existing Future Sewer Service Area

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

— **Subject Boundary**
 Future Sewer 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.

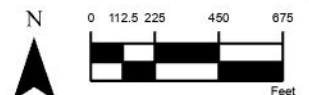


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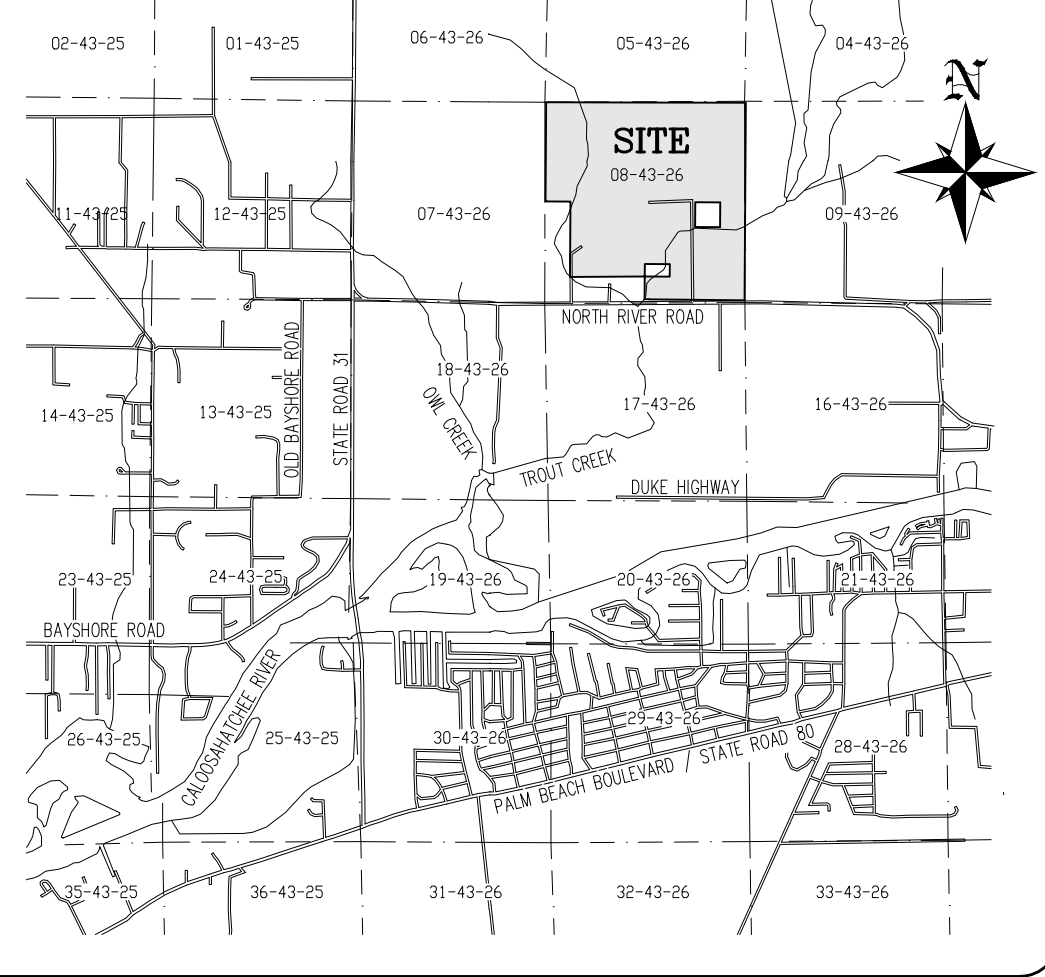
ARMEDA PROPERTY • Proposed Future Sewer Service Area

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

— Subject Boundary
— Future Sewer Service Area



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VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION: (PREPARED BY THIS FIRM)

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 02°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 0°03'45" E 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 02°25'09" E ALONG SAID WEST LINE FOR 615.68 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 667.63 FEET TO THE NORTHWEST CORNER OF SAID FRACTION; THENCE N 02°24'31" E FOR 331.85 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER OF 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 02°25'09" W ALONG THE WEST LINE OF SAID SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8; THENCE N 02°24'31" E FOR 331.85 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8; THENCE N 89°34'09" 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 BARCOCK RANCH COMMUNITY LEE COUNTY PHASE 1 SUBDIVISION, AS RECORDED IN INSTRUMENT NUMBER 2022000234859, PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE N 02°31'16" E ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 8 AND SAID SOUTH LINE FOR 2,668.45 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 NORTHWEST CORNER OF SAID FRACTION; THENCE S 89°52'00" E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8 AND SAID SOUTH LINE FOR 2,666.70 FEET TO THE NORTHWEST CORNER OF SAID FRACTION; THENCE S 02°21'56" W ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 8 AND SAID SOUTH LINE FOR 2,663.13 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION; THENCE S 02°23'31" 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 02°22'31" E ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 8 FOR 2662.02 FEET TO THE NORTHWEST 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 NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER OF SECTION 8 AND THE POINT OF BEGINNING; THENCE S 02°22'12" W ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8 FOR 664.90 FEET TO THE SOUTHWEST CORNER OF SAID FRACTION; THENCE N 89°36'48" 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 02°25'09" E ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER OF SECTION 8 FOR 664.30 FEET TO THE NORTHWEST 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.

LEGEND:

- PGS. INDICATES PAGE
PAGES INDICATES PAGES
MB. INDICATES MAIL BOX
LIP. INDICATES IRON PIPE
EL. INDICATES ELEVATION
P.B. INDICATES PLAT BOOK
CB. INDICATES CATCH BASIN
R/W. INDICATES RIGHT-OF-WAY
OH. INDICATES OVERHEAD LINES
O.R. INDICATES OFFICIAL RECORDS
LE. INDICATES LEVITY ELEVATION
CWA. INDICATES CRYSTAL WIRE ANCHOR
MPP. INDICATES MOIST POWER POLE
B. INDICATES SECTION NUMBER 8
S. INDICATES EXISTING ELEVATION
BWF. INDICATES BARBED WIRE FENCE
L.N. INDICATES INSTRUMENT NUMBER
P.C. INDICATES POINT OF CURVATURE
M.C. INDICATES CONCRETE MONUMENT
MES. INDICATES MIXED END SECTION
ID.# INDICATES IDENTIFICATION NUMBER
HOPE INDICATES PLASTIC DRAINAGE PIPE
- P.I. INDICATES POINT OF INTERSECTION
CMP. INDICATES CORRUGATED METAL PIPE
TSR. INDICATES TELEPHONE SERVICE RISER
TRANS. INDICATES ELECTRICAL TRANSFORMER
I.E.E. INDICATES INGRESS/EGRESS EASEMENT
RCP. INDICATES REINFORCED CONCRETE PIPE
L1 INDICATES LINE DATA: SEE LINE TABLE
RCP. INDICATES REINFORCED CONCRETE PIPE
FRM. INDICATES FLOOD INSURANCE RATE MAP
CI INDICATES CURVE DATA: SEE CURVE TABLE
P.S.M. INDICATES PROFESSIONAL SURVEYOR AND MAPPER
F.D.O.T. INDICATES FLORIDA DEPARTMENT OF TRANSPORTATION
NAVD 88 INDICATES NORTH AMERICAN VERTICAL DATUM OF 1988
CHRS INDICATES CONTINUOUSLY OPERATING REFERENCE STATION
I.R. INDICATES INTERSECTION
UNLESS OTHERWISE NOTED
- N 874803.57
E 743917.00
(L)
- INDICATES THE "STATE PLANE COORDINATE SYSTEM" FLORIDA
ZONE WEST NAD 83/2011 (CORS)
- INDICATES BEARING AND/OR DISTANCE PER LEGAL DESCRIPTION
IN EXHIBIT A OF TITLE CERTIFICATION

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 02°22'31" E	50.00'
L2	N 02°22'31" E	50.00'
L3	N 02°24'31" E	331.85'
L4	N 02°24'31" E	331.85'
L5 (L)	N 02°24'29" E	331.81'
L6	S 02°25'09" W	331.54'
L7 (L)	S 02°25'08" W	331.51'
L8	S 89°35'42" E	30.00'

PARCEL DETAIL
NOT TO SCALE

HATCH LEGEND:

- SUBJECT PROPERTY
- INDICATES LESS PARCELS FROM
LANDS DESCRIBED IN TITLE
CERTIFICATION
- INDICATES LANDS NOT DESCRIBED
(INCLUDED) IN TITLE CERTIFICATION

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
CT	11509.16	00°34'52"	116.75'	116.75'	N 89°46'54" W
CT (L)	11504.16	00°35'11"	117.74'	117.74'	N 89°47'02" W

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

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

SURVEYOR'S NOTES:

THIS PLAT PREPARED AS A BOUNDARY AND TOPOGRAPHIC SURVEY AND IS NOT INTENDED TO DELINEATE THE JURISDICTION OR JURISDICTIONAL AREAS OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.

BOUNDARY SURVEY BASED ON THE FOLLOWING:

- LEGAL DESCRIPTION REFERENCED IN EXHIBIT A OF THAT CERTAIN TITLE CERTIFICATION PREPARED BY GUNSTER, YOKLEY, & STEWART, EFFECTIVE DATE JULY 9, 2025.
- THE FOLLOWING SUBDIVISION PLATS RECORDED IN THE LEE COUNTY PUBLIC RECORDS:
 - HARTVILLE, RECORDED IN PLAT BOOK 1, PAGE 44.
 - BARCOCK RANCH COMMUNITY LEE COUNTY PHASE 1, RECORDED IN INSTRUMENT NUMBER 2022000234859.
- FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR STATE ROAD S-78, SECTION 12560-2604, DATED 7-6-1965.
- DEPARTMENT OF NATURAL RESOURCES CERTIFIED CORNER RECORDS (C.C.R.) FOR SECTION 8, TOWNSHIP 43 SOUTH, RANGE 26 EAST.
- EXISTING MONUMENTATION.

THE FOLLOWING SURVEY RELATED MATTERS REFERENCED IN THAT CERTAIN TITLE CERTIFICATION PREPARED BY GUNSTER, YOKLEY, & STEWART, EFFECTIVE DATE JULY 9, 2025, ARE SHOWN HEREON OR ADDRESSED AS FOLLOWS:

RESERVATIONS CONTAINED IN OIL, GAS AND MINERAL LEASE RECORDED IN BOOK 374, PAGE 332 OF OFFICIAL RECORDS.
(SUBJECT PROPERTY IS PART OF LANDS DESCRIBED IN LEASE - NOTHING SHOWN/NOT SURVEY RELATED)

EASEMENT FOR LATT ARMED AND DEANA E. ARMED, HUSBAND AND WIFE, CREATED BY WARRANTY DEED RECORDED IN BOOK 2808, PAGE 1760 OF OFFICIAL RECORDS, AS IMPROVED BY THAT SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NO. 2022000276569.

(SHOW HEREON - SEE EXCEPTION 15 BELOW)

EASEMENT, GRANTED FROM ARMEDA FAMILY, LLC TO LEE COUNTY ELECTRIC COOPERATIVE, INC., RECORDED IN INSTRUMENT NO. 2007000238104 OF OFFICIAL RECORDS.
(EASEMENT IS BLANKET IN NATURE ACROSS THE SUBJECT PROPERTY FOR THE EXISTENCE OF 16" WIDE EASEMENTS ACROSS ABOVE AND UNDERGROUND UTILITIES - SHOWN HEREON)

BEARINGS, DISTANCES, AND COORDINATES, 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. THE STATION IS THE ANTENNA REFERENCE POINT OF THE GPS ANTENNA BASED AT PLATE FIELD. THE STATION IS A GPS CONTINUOUSLY OPERATING REFERENCE STATION DESIGNATION - FORT MYERS CORPS ARMY HORIZONTAL VALUES WERE ESTABLISHED AND ADJUSTED BY THE NATIONAL GEODETIC SURVEY IN AUGUST 2011. THE HORIZONTAL VALUES WERE VERIFIED BY GPS OBSERVATIONS. THE SCALE FACTOR IS 0.999944648.

ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND WERE DERIVED FROM A NATIONAL GEODETIC SURVEY (NGS) BENCHMARK DESIGNATION J580 (PD 045240) HAVING A SHOWN ELEVATION OF 13.57 FEET (NAVD88).

THE SUBJECT PARCEL AS SHOWN HEREON IS LOCATED IN A SPECIAL FLOOD HAZARD AREA ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAPS.

PER FLOOD INSURANCE RATE MAP NUMBER 1007030301G, EFFECTIVE DATE NOVEMBER 17, 2022, AND LETTER OF MAP REVISION (LOMR) CASE NO. 24-04-6920P, EFFECTIVE DATE AUGUST 4, 2025, THE SUBJECT PARCEL LIES IN FLOODWAY ZONE AE, FLOOD ZONE AE (EL 10) HAVING A BASE FLOOD ELEVATION OF 10 FEET, AND ZONE X HAVING NO BASE FLOOD ELEVATION. FLOOD ZONE LINES DEPICTED HEREON ARE BY SCALED MAP LOCATION AND ARE FOR GRAPHICAL PURPOSES ONLY.

ABOVE AND UNDERGROUND IMPROVEMENTS WERE NOT LOCATED UNLESS OTHERWISE SHOWN.

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN UTILITIES.

LIGHT DETECTION AND RANGING (LIDAR) DATA WAS PROVIDED BY LEE COUNTY, FLORIDA, PUBLIC WORKS AND WAS FLOWN IN 2018 AS PART OF THE SOUTHWEST FL LIDAR PROJECT BY DIGITAL AERIAL SOLUTIONS, LLC FOR THE U.S. GEOLOGICAL SURVEY/NRCS.

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

GROSS LAND AREA CONTAINS: 561.63 ACRES OR 2,446,843 SQUARE FEET, MORE OR LESS.

DATE OF LAST FIELD WORK: 09-04-2025.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, THAT THIS PLAT OF THE HEREIN DESCRIBED PROPERTY IS A TRUE REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5-11 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Digitally signed by
Allen M Vose III
Date: 2025.09.11
14:04:13 -04'00'

ALLEN M. VOSE III, P.S.M.
FLORIDA CERTIFICATION NO. 7191
DATE SIGNED: 09-11-2025

- THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- REVISIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS ELECTRONIC IS ONLY FOR THE LANDS DESCRIBED HEREON.
- PARTIES PROVIDED HEREON.
- IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM OF ENCUMBRANCES.
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THAT CERTAIN TITLE CERTIFICATION PREPARED BY GUNSTER, YOKLEY, & STEWART, EFFECTIVE DATE JULY 9, 2025, AND THAT CERTAIN TITLE CERTIFICATION THAT CAN BE DELINEATED ON THE SURVEY, ARE SHOWN OR ADDRESSED HEREON.
- ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

BOUNDARY AND TOPOGRAPHIC SURVEY
ARMEDA
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
12-19-2024	24005656	BDY-TPO SR	AMV	AMV	1" = 300'	1	1	08-43-26

ATWELL
866.850.4200 www.atwell.com
10511 SIX MILE CYPRESS PARKWAY - SUITE 101
FORT MYERS, FLORIDA 33966
(239) 939-5490 - LB# 7832



Writer's Direct Dial Number: (813) 244-8373
Writer's E-Mail Address: SKussner@gunster.com

TITLE CERTIFICATION

LEGAL DESCRIPTION: See attached **Exhibit "A"**

This title certification is based solely on that certain Property Information Report attached hereto as **Exhibit "B"** and incorporated herein by reference.

I, Stephen L. Kussner, Esq., the Attorney-at-law or Abstractor of Title Insurance Company, hereby confirm that apparent record title to the land described on **Exhibit "A"** is in the name of Armeda Family, LLC, a Florida limited liability company, as to an undivided one-half (1/2) interest; and Suzanne Armeda, Trustee, U/T/D 8/26/93, f/b/o Suzanne Armeda, as to an undivided one-half (1/2) interest (Property Owner). All property taxes for year 2024 have been paid on the land described as of the date of certification. All mortgagees or liens not satisfied or released of record are as follows:

Mortgages:

N/A.

Liens:

N/A.

This Title Certification is effective as of July 9, 2025.

WITNESS my hand and official seal at Hillsborough County, Florida, this 22nd day of July, 2025.

Signature (Attorney or Abstractor)

A handwritten signature in black ink, appearing to read 'SK', written over a horizontal line.

Stephen L. Kussner, Esq., Shareholder
Gunster, Yoakley, & Stewart, P.A.
401 East Jackson Street, Suite 1500
Tampa, FL 33602

Exhibit "A"
Legal Description

The land referred to herein below is situated in the County of Lee, State of Florida, and is described as follows:

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°24'00"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°33'00"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 06; 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°22'00"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.

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Exhibit "B"
Property Information Report

See attached.

First American Title Insurance Company

PROPERTY INFORMATION REPORT

Customer:**Customer File Number:****First American File Number:** NCS-1244515P-CAST**Time Period****Searched:****From:** July 02, 1951 **Through:** July 09, 2025 at 8:00 a.m.**Last Grantee(s) of Record for Time Period Searched (Optional):**

Armeda Family, LLC, a Florida limited liability company, by virtue of that certain Warranty Deed, by and between Nick Armeda, Trustee, U/T/D 8/26/1993, f/b/o Nick Armeda, as to an undivided one-half (1/2) interest; and Suzanne Armeda, Trustee, U/T/D 8/26/93, f/b/o Suzanne Armeda, as to an undivided one-half (1/2) interest, as Grantor, and Armeda Family, LLC, a Florida limited liability company, as Grantee, filed August 23, 2006, recorded in Instrument No. 2006000331132, of Official Records, of the Public Records of Lee County, Florida.

Legal Description for Property (the "Property"):

The land referred to herein below is situated in the County of Lee, State of Florida, and is described as follows:

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°24'00"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°33'00"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 06; 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

Page 1

File No.: NCS-1244515P-CAST

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°22'00"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.

Scope: This Property Information Report (hereinafter "Report") has been prepared solely for the person named above as the "Customer." This Report is limited to disclosing documents based upon a search (without examination of title) of (1) documents and information appearing in the recording office records checked below ("Recording Office"); and (2) to the type(s) of documents checked below and indexed and of record in the Recording Office within the Time Period Searched (the "Designated Documents");

Recording Office Searched:

x The Official Records as defined in section 28.222 Fla. Stat. (2015) of Lee County(ies), Florida

x County tax records of Lee County, Florida

Other filing office pertaining to real or personal property described as

Designated Documents in Recording Office:

Deeds

Leases and Subleases

Mortgages / Deeds of Trust

Easements

Covenants, Conditions, Restrictions

All documents affecting the Property

Other documents described as:

<u>Type of Instrument</u>	<u>O.R. Book</u>	<u>Page or Instrument No.</u>
Reservations in Oil, Gas and Mineral Lease	274	332

Easement in Warranty Deed	2809	1760
Easement in Warranty Deed		2022000076569
Easement		2007000238104

County Tax Information (If checked above)

Ad Valorem Real Estate Taxes for Tax Parcel Number 08-43-26-00-00001.0000 for tax year 2024
Gross Tax: \$1,764.53 (X) Paid () Not Paid.
Unpaid Taxes for Prior Years (if none, state "none"):

Ad Valorem Real Estate Taxes for Tax Parcel Number 08-43-26-00-00002.0000 for tax year 2024
Gross Tax: \$29.35 (X) Paid () Not Paid.
Unpaid Taxes for Prior Years (if none, state "none"):

Ad Valorem Real Estate Taxes for Tax Parcel Number 08-43-26-00-00006.0000 for tax year 2024
Gross Tax: \$373.99 (X) Paid () Not Paid.
Unpaid Taxes for Prior Years (if none, state "none"):

Ad Valorem Real Estate Taxes for Tax Parcel Number 08-43- 26-01-00001.0000 for tax year 2024
Gross Tax: \$142.65 (X) Paid () Not Paid.
Unpaid Taxes for Prior Years (if none, state "none"):

Ad Valorem Real Estate Taxes for Tax Parcel Number 08-43-26-01-00006.0000 for tax year 2024
Gross Tax: \$34.29 (X) Paid () Not Paid.
Unpaid Taxes for Prior Years (if none, state "none"):

This Report does not include the following matters (the "Excluded Documents"): (i) any recorded document recorded outside the Time Period Searched, even if the document is referenced within a document recorded within the Time Period Searched; (ii) any document within the Time Period Searched that falls into any of the categories that are not checked above; (iii) documents that have expired, either by statute or their own terms, or that have been released, satisfied or terminated (hereinafter "released") of record; and any documents that were recorded in connection with said documents being released; (iv) instruments, proceedings or other matters which do not specifically describe or attach to the Property; (v) any document pertaining to an estate or interest in minerals, gas, oil, or other subsurface substances; (vi) any document pertaining to water rights, claims, or title to water; (vii) any document recorded or indexed outside of the chain of title, whether or not the documents impart constructive notice to purchasers of the Property for value and without knowledge.

Liability Exclusions and Limitations

This Property Information Report ("Report") is a property information report as defined in Section 627.7843, Florida Statutes, and is a search limited to the Official Records Books as defined in Sections 28.001(1) and 28.222, Florida Statutes.

This Report is not title insurance. Pursuant to S. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

***First American***

First American Title Insurance Company

Ashleigh Price

as Authorized Signatory

Dated 7/18/25

THIS REPORT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS REPORT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.



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

S:\Atwell\Jobs\24xx\24006566 - Armeda Family Trust\Surveying\Descriptions\24006566 ARMEDA BNDY LGL.doc
S:\Atwell\Jobs\24xx\24006566 - Armeda Family Trust\Surveying\Descriptions\24006566 ARMEDA BNDY SKT.dwg



ATWELL

866.850.4200 www.atwell.com
10511 SIX MILE CYPRESS PARKWAY - SUITE 101
FORT MYERS, FLORIDA 33966
(239) 939-5490 - LB# 7832



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

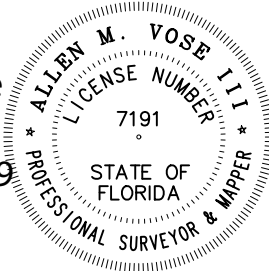
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	11509.16'	00°34'52"	116.75'	116.75'	N 89°46'54" W

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: 2025.09.09
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.

NOTES:

- 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.
- 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 DATE: SEE CURVE TABLE
P.S.M. INDICATES PROFESSIONAL SURVEYORS AND MAPPER
CORS INDICATES CONTINUOUSLY OPERATING REFERENCE STATION

S:\ATWELL\JOBS\24XX\24006566 - ARMEDA FAMILY TRUST\SURVEYING\DESCRIPTIONS\24006566 ARMEDA BNDY LGL.DOC
S:\ATWELL\JOBS\24XX\24006566 - ARMEDA FAMILY TRUST\SURVEYING\DESCRIPTIONS\24006566 ARMEDA BNDY SKT.DWG

PREPARED 09-08-2025
SHEET 3 OF 3



**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

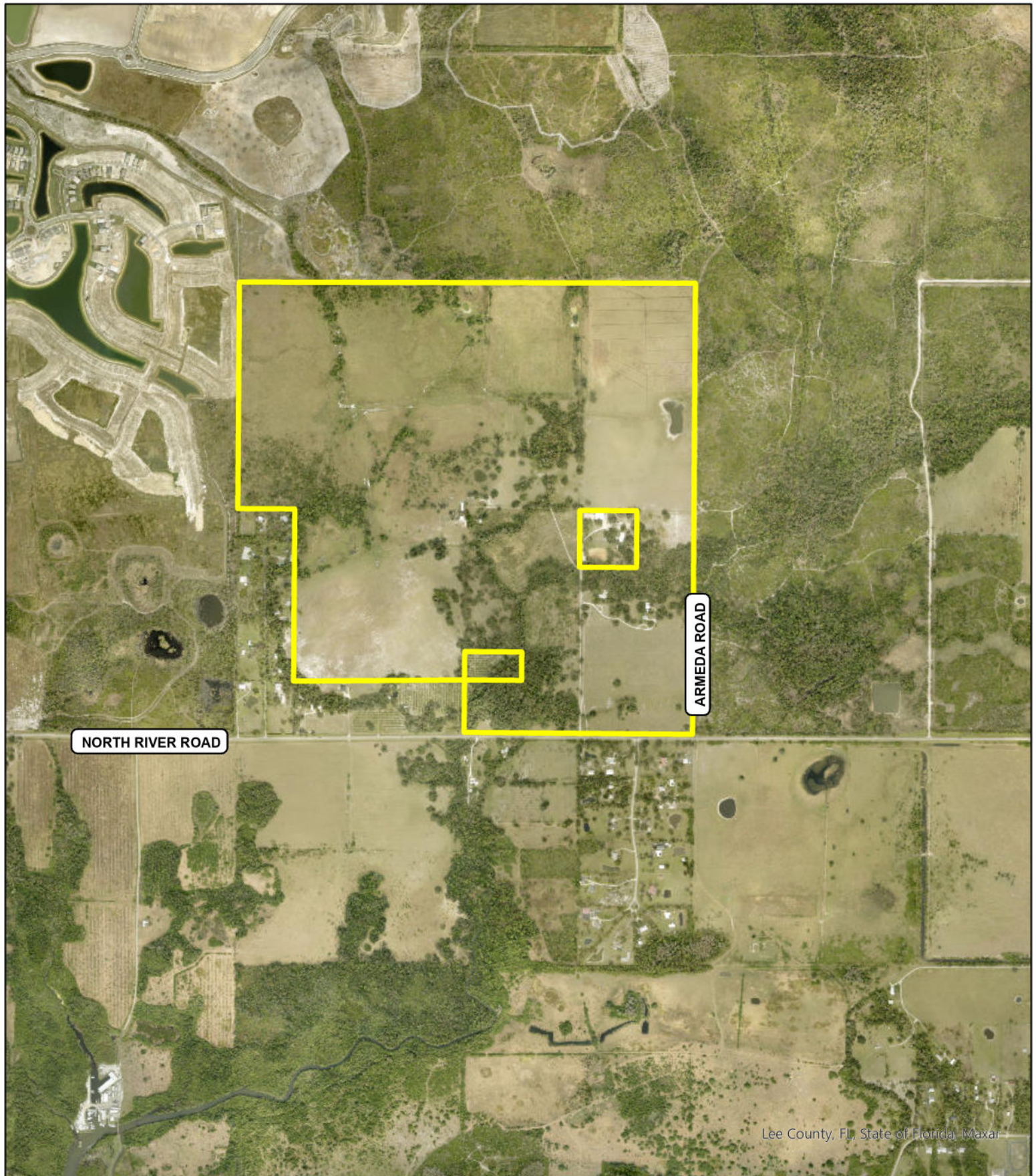
PLEASE SHOW CALCULATION USED TO DETERMINE AVERAGE ESTIMATED DAILY FLOW (GPD) PER CRITERIA SET FORTH IN LEE COUNTY UTILITIES DESIGN MANUAL: 737 SF RESIDENCE X 250 GPD = 184,250 GPD

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.





Lee County, FL, State of Florida, Maxar

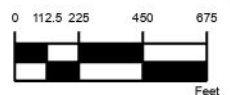


111 N. Magnolia Avenue
Suite 1350
Orlando, FL 32801
Tel: 407.680.0650
www.rviplanning.com

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.

Page 1 of 4

Issue Date: March 21, 2025

Effective Date: August 4, 2025

Case No.: 24-04-6920P

LOMR-APP



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT

COMMUNITY AND REVISION INFORMATION			PROJECT DESCRIPTION	BASIS OF REQUEST
COMMUNITY	Lee County Florida (Unincorporated Areas)		NO PROJECT	1D HYDRAULIC ANALYSIS COASTAL ANALYSIS FLOODWAY UPDATED TOPOGRAPHIC DATA
	COMMUNITY NO.: 125124			
IDENTIFIER	OWL CREEK LOMR		APPROXIMATE LATITUDE AND LONGITUDE: 26.718, -81.754 SOURCE: Other DATUM: NAD 83	
ANNOTATED MAPPING ENCLOSURES			ANNOTATED STUDY ENCLOSURES	
TYPE: FIRM*	NO.: 12071C0282G	DATE: November 17, 2022	DATE OF EFFECTIVE FLOOD INSURANCE STUDY: November 17, 2022 FLOODWAY DATA TABLE: 23	
TYPE: FIRM*	NO.: 12071C0303G	DATE: November 17, 2022		
TYPE: FIRM*	NO.: 12071C0301G	DATE: November 17, 2022		

Enclosures reflect changes to flooding sources affected by this revision.

* FIRM - Flood Insurance Rate Map

FLOODING SOURCES AND REVISED REACHES

Gulf of America to Caloosahatchee River - an area centered at approximately 3,530 feet southeast of the intersection of River Road and Owl Creek Drive
 Trout Creek/Curry Lake Canal - from approximately 520 feet downstream of Owl Creek Drive to approximately 1.170 feet upstream
 Owl Creek - from just upstream of the confluence with Trout Creek/ Curry Lake Canal to approximately 1,280 feet upstream

SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
Gulf of America to Caloosahatchee River	BFEs*	BFEs	YES	YES
Trout Creek/Curry Lake Canal	Floodway	Floodway	YES	NONE
Owl Creek	Floodway	Floodway	YES	NONE

* BFEs - Base Flood Elevations

DETERMINATION

This document provides the determination from the Department of Homeland Security's Federal Emergency Management Agency (FEMA) regarding a request for a Letter of Map Revision (LOMR) for the area described above. Using the information submitted, we have determined that a revision to the flood hazards depicted in the Flood Insurance Study (FIS) report and/or National Flood Insurance Program (NFIP) map is warranted. This document revises the effective NFIP map, as indicated in the attached documentation. Please use the enclosed annotated map panels revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals in your community.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

Patrick "Rick" F. Sacbibit, P.E.
 Chief, Engineering Services Branch
 Risk Analysis, Planning, and Information Directorate | Resilience

24-04-6920P

102-I-A-C



Federal Emergency Management Agency
Washington, D.C. 20472

**LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)**

COMMUNITY INFORMATION

APPLICABLE NFIP REGULATIONS/COMMUNITY OBLIGATION

We have made this determination pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed NFIP criteria. These criteria, including adoption of the FIS report and FIRM, and the modifications made by this LOMR, are the minimum requirements for continued NFIP participation and do not supersede more stringent State/Commonwealth or local requirements to which the regulations apply.

We provide the floodway designation to your community as a tool to regulate floodplain development. Therefore, the floodway revision we have described in this letter, while acceptable to us, must also be acceptable to your community and adopted by appropriate community action, as specified in Paragraph 60.3(d) of the NFIP regulations.

COMMUNITY REMINDERS

We based this determination on the 1-percent-annual-chance (base) stillwater elevations computed in the FIS for your community. A comprehensive restudy of your community's flood hazards could establish greater flood hazards in this area.

Your community must regulate all proposed floodplain development and ensure that permits required by Federal and/or State/Commonwealth law have been obtained. State/Commonwealth or community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction or may limit development in floodplain areas. If your State/Commonwealth or community has adopted more restrictive or comprehensive floodplain management criteria, those criteria take precedence over the minimum NFIP requirements.

We will not print and distribute this LOMR to primary users, such as local insurance agents or mortgage lenders; instead, the community will serve as a repository for the new data. We encourage you to disseminate the information in this LOMR by preparing a news release for publication in your community's newspaper that describes the revision and explains how your community will provide the data and help interpret the NFIP maps. In that way, interested persons, such as property owners, insurance agents, and mortgage lenders, can benefit from the information.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

Patrick "Rick" F. Sacbibit, P.E.
Chief, Engineering Services Branch
Risk Analysis, Planning, and Information Directorate | Resilience



Federal Emergency Management Agency
Washington, D.C. 20472

**LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)**

We have designated a Consultation Coordination Officer (CCO) to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Jacky Bell
Director, Mitigation Division
Federal Emergency Management Agency, Region IV
Rhodes Building, 3005 Chamblee Tucker Road
Atlanta, GA 30341
(770) 220-5406

STATUS OF THE COMMUNITY NFIP MAPS

We will not physically revise and republish the FIRM and FIS report for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panels and FIS report warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

A handwritten signature in black ink, appearing to read "Rick F. Sacbibit".

Patrick "Rick" F. Sacbibit, P.E.
Chief, Engineering Services Branch
Risk Analysis, Planning, and Information Directorate | Resilience



Federal Emergency Management Agency
Washington, D.C. 20472

**LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)**

PUBLIC NOTIFICATION OF REVISION

A notice of changes will be published in the *Federal Register*. This information also will be published in your local newspaper on or about the dates listed below, and through FEMA's Flood Hazard Mapping website at https://www.floodmaps.fema.gov/fhm/bfe_status/bfe_main.asp

LOCAL NEWSPAPER

Name: *The News-Press*

Dates: March 28, 2025 and April 4, 2025

Within 90 days of the second publication in the local newspaper, any interested party may request that we reconsider this determination. Any request for reconsideration must be based on scientific or technical data. Therefore, this letter will be effective only after the 90-day appeal period has elapsed and we have resolved any appeals that we receive during this appeal period. Until this LOMR is effective, the revised flood hazard determination presented in this LOMR may be changed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

A handwritten signature in black ink, appearing to read "Rick F. Sacbibit".

Patrick "Rick" F. Sacbibit, P.E.
Chief, Engineering Services Branch
Risk Analysis, Planning, and Information Directorate | Resilience

LOCATION		FLOODWAY			1% ANNUAL CHANCE FLOOD WATER SURFACE ELEVATION (FEET NAVD88)			
CROSS SECTION	DISTANCE ²	WIDTH (FEET)	SECTION AREA (SQ. FEET)	MEAN VELOCITY (FEET/SEC)	REGULATORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE
A	0	165	825	1.5	*	-0.1 ⁴	0.9	1.0
B	1,003	740	2,972	0.4	*	4.4 ⁴	5.4	1.0
C	4,818	120	454	2.2	*	6.4 ⁴	7.4	1.0
D	6,641	125	689	1.0	10.8 ³	10.4 ⁴	10.9	0.5
E	7,451	120	388	1.8	11.3 ³	11.1 ⁴	11.4	0.3
F	9,077	148	811	1.2	18.0	18.0	19.0	1.0
G	9,582	177	887	0.3	18.0	18.0	19.0	1.0
H	10,717	169	557	0.5	18.2	18.2	19.2	1.0
I	12,282	135	251	0.2	19.8	19.8	20.7	0.9
J	12,392	115	248	0.2	20.0	20.0	21.0	1.0
K	12,632	115	225	0.2	20.0	20.0	21.0	1.0

¹Floodway not computed/shown for this cross section ←

²Feet above mouth

³Combined coastal and riverine effects from Caloosahatchee River and Owl Creek

⁴Elevation computed without consideration of backwater effects from Caloosahatchee River

*Controlled by coastal flooding – see Flood Insurance Rate Map for regulatory base flood elevation

REVISED DATA

REVISED TO
REFLECT LOMR
EFFECTIVE: August 4, 2025

TABLE 23

FEDERAL EMERGENCY MANAGEMENT AGENCY

LEE COUNTY, FLORIDA

AND INCORPORATED AREAS

FLOODWAY DATA

FLOODING SOURCE: OWL CREEK

LOCATION		FLOODWAY			1% ANNUAL CHANCE FLOOD WATER SURFACE ELEVATION (FEET NAVD88)			
CROSS SECTION	DISTANCE ²	WIDTH (FEET)	SECTION AREA (SQ. FEET)	MEAN VELOCITY (FEET/SEC)	REGULATORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE
A ¹	2,944	N/A	N/A	N/A	*	5.0 ⁴	N/A	N/A
B	5,344	3,372	10,347	0.6	*	5.6 ⁴	6.3	0.7
C	6,709	3,326	10,585	0.6	*	5.8 ⁴	6.6	0.8
D	9,347	3,338	8,622	0.7	*	6.6 ⁴	7.4	0.8
E	10,800	860	2,623	2.3	*	9.2 ⁴	9.3	0.1
F	15,216	1,191	4,019	1.1	11.8 ³	11.7 ⁴	12.7	1.0
G	16,366	654	2,445	1.8	12.9	12.9	13.8	0.9
H	18,151	1,053	2,817	0.6	14.4	14.4	14.9	0.5
I	19,839	1,090	1,276	1.2	16.3	16.3	17.0	0.7
J	20,799	2,580	1,558	0.7	17.9	17.9	18.3	0.4
K	21,708	2,575	2,449	0.4	19.0	19.0	19.3	0.3
L	23,137	1,703	1,528	0.7	20.3	20.3	21.0	0.7

¹Floodway not computed/shown for this cross section²Feet above mouth³Combined coastal and riverine effects from Caloosahatchee River and Trout Creek/Curry Lake Canal⁴Elevation computed without consideration of backwater effects from Caloosahatchee River

*Controlled by coastal flooding – see Flood Insurance Rate Map for regulatory base flood elevation

REVISED DATA

REVISED TO
REFLECT LOMR
EFFECTIVE: August 4, 2025

TABLE 23

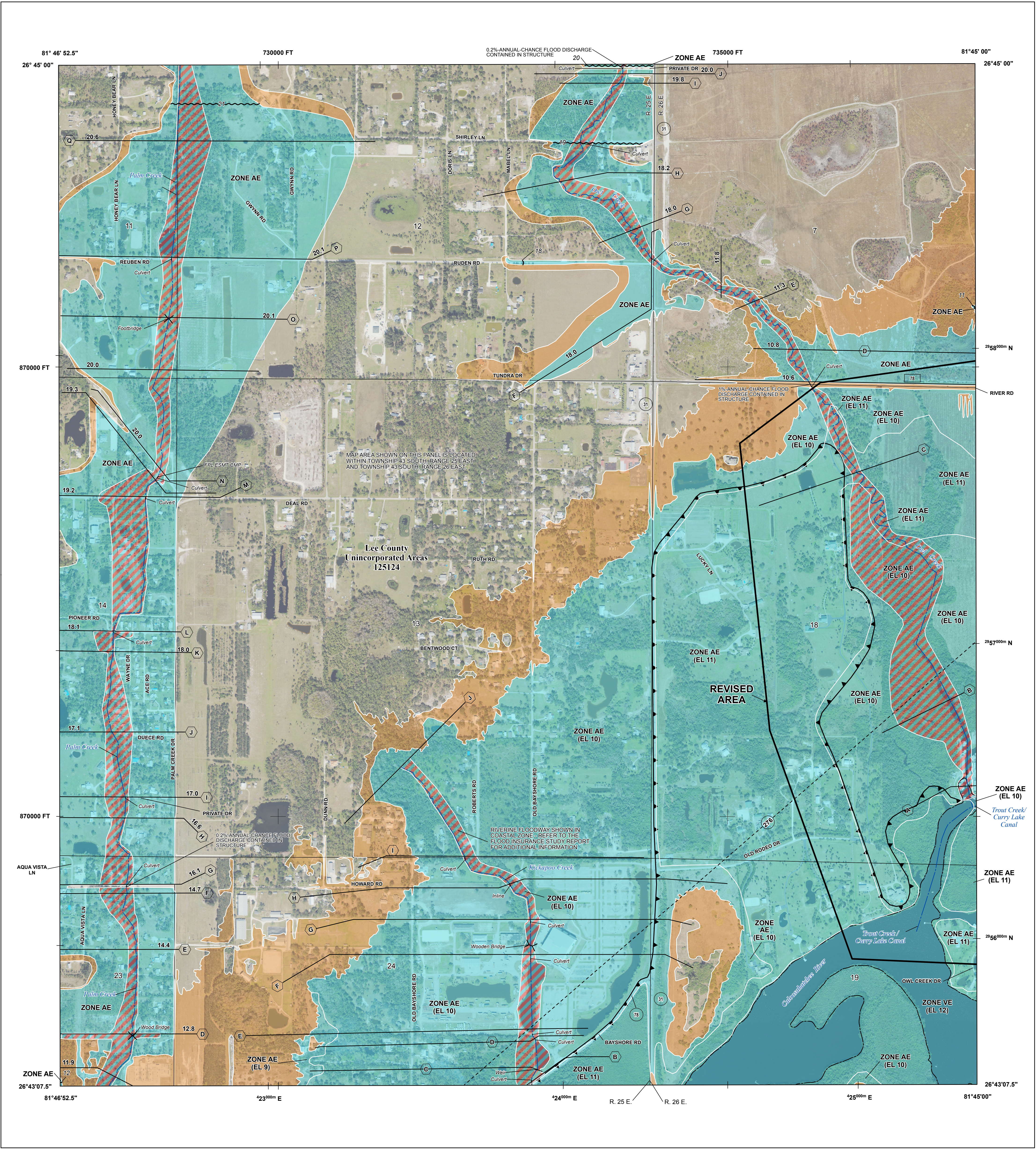
FEDERAL EMERGENCY MANAGEMENT AGENCY

LEE COUNTY, FLORIDA

AND INCORPORATED AREAS

FLOODWAY DATA

FLOODING SOURCE: TROUT CREEK / CURRY LAKE CANAL



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT [HTTPS://MSC.FEMA.GOV](https://MSC.FEMA.GOV)

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A.V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
OTHER AREAS OF FLOOD HAZARD		Regulatory Floodway
		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee See Notes. Zone X
OTHER AREAS		Area with Flood Risk due to Levee Zone D
		NO SCREEN Area of Minimal Flood Hazard Zone X
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
OTHER FEATURES		Coastal Transect
		Profile Baseline
OTHER FEATURES		Hydrographic Feature
		Base Flood Elevation Line (BFE)
OTHER FEATURES		Limit of Study
		Jurisdiction Boundary

NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Mapping Insurance eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Flood Map Service Center website at msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates refer to the Flood Insurance Study Report for this jurisdiction.

To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Base map information shown on this FIRM was provided in digital format by Palm Beach County. The original orthophotographic base imagery was provided in color with a one-foot pixel resolution at a scale of 1" = 200' from photography flown November 2010 - January 2011.

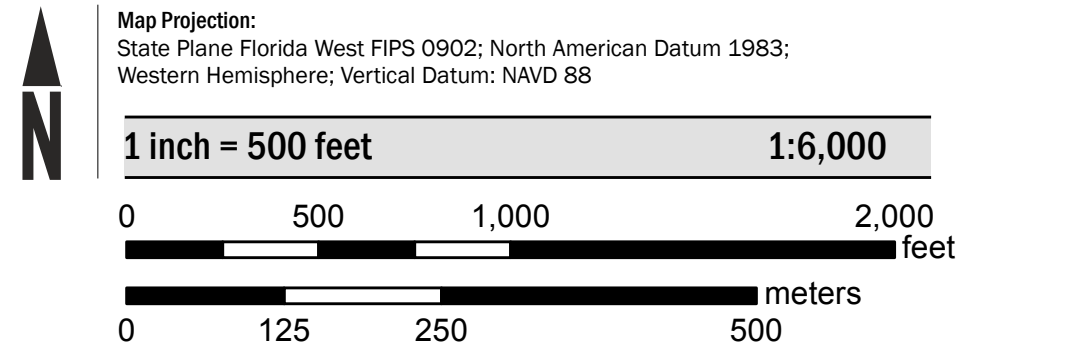
NOTE: BASEMAP IMAGERY DATED 2023 WAS OBTAINED FROM NAIP.

Local vertical monuments were used to create this map. To obtain current monument information, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242 or visit the website at <http://www.ngs.noaa.gov/>.

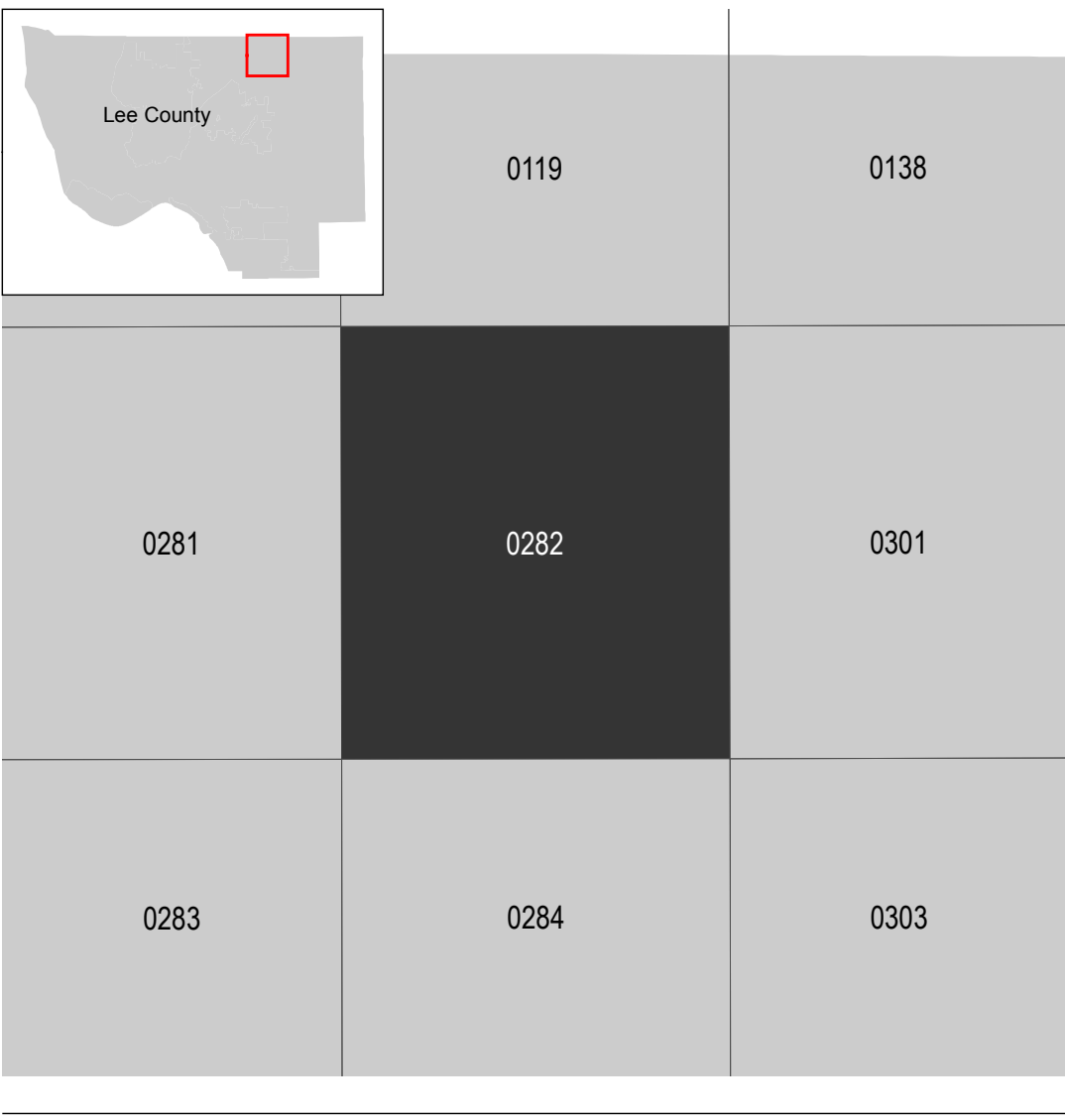
LIMIT OF MODERATE WAVE ACTION: Zone AE has been divided by a Limit of Moderate Wave Action (LIMWA). The LIMWA represents the approximate landward limit of the 1.5-foot breaking wave. The effects of wave hazards between the Zone VE and the LIMWA (or between the shoreline and the LIMWA for areas where Zone VE is not identified) will be similar to, but less severe than, those in the Zone VE.

▲ Limit of Moderate Wave Action (LIMWA)

SCALE



PANEL LOCATOR



National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

LEE COUNTY, FLORIDA
and Incorporated Areas

PANEL 282 of 685

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
LEE COUNTY	125124	0282	G

REVISED TO REFLECT LOMR EFFECTIVE: August 4, 2025

VERSION NUMBER 2.4.3.5
MAP NUMBER 12071C0282G
MAP REVISED NOVEMBER 17, 2022

OTHER FEATURES
Limit of Moderate Wave Action

SPECIAL FLOOD HAZARD AREAS
Without Base Flood Elevation (BFE)
Zone A, V, A99
With BFE or Depth Zone AE, AO, AH, VE, AR
Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
Future Conditions 1% Annual Chance Flood Hazard Zone X
Area with Reduced Flood Risk due to Levee See Notes. Zone X

SCALE

NOTE: BASEMAP IMAGERY WAS OBTAINED FROM NAIP IN 2023.



Map Projection:
NAD 1983 StatePlane Florida West FIPS 0902 Feet;
Western Hemisphere; Vertical Datum: NAVD 88

1 inch = 500 feet 1:6,000
0 250 500 1,000 Feet
0 75 150 300 Meters

FEMA
National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP

LEE COUNTY, FLORIDA
and Incorporated Areas
PANEL 303 OF 685



FEMA

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
LEE COUNTY	125124	0303	G

REVISED TO
REFLECT LOMR
EFFECTIVE: August 4, 2025

VERSION NUMBER
2.4.3.5

MAP NUMBER
12071C0303G

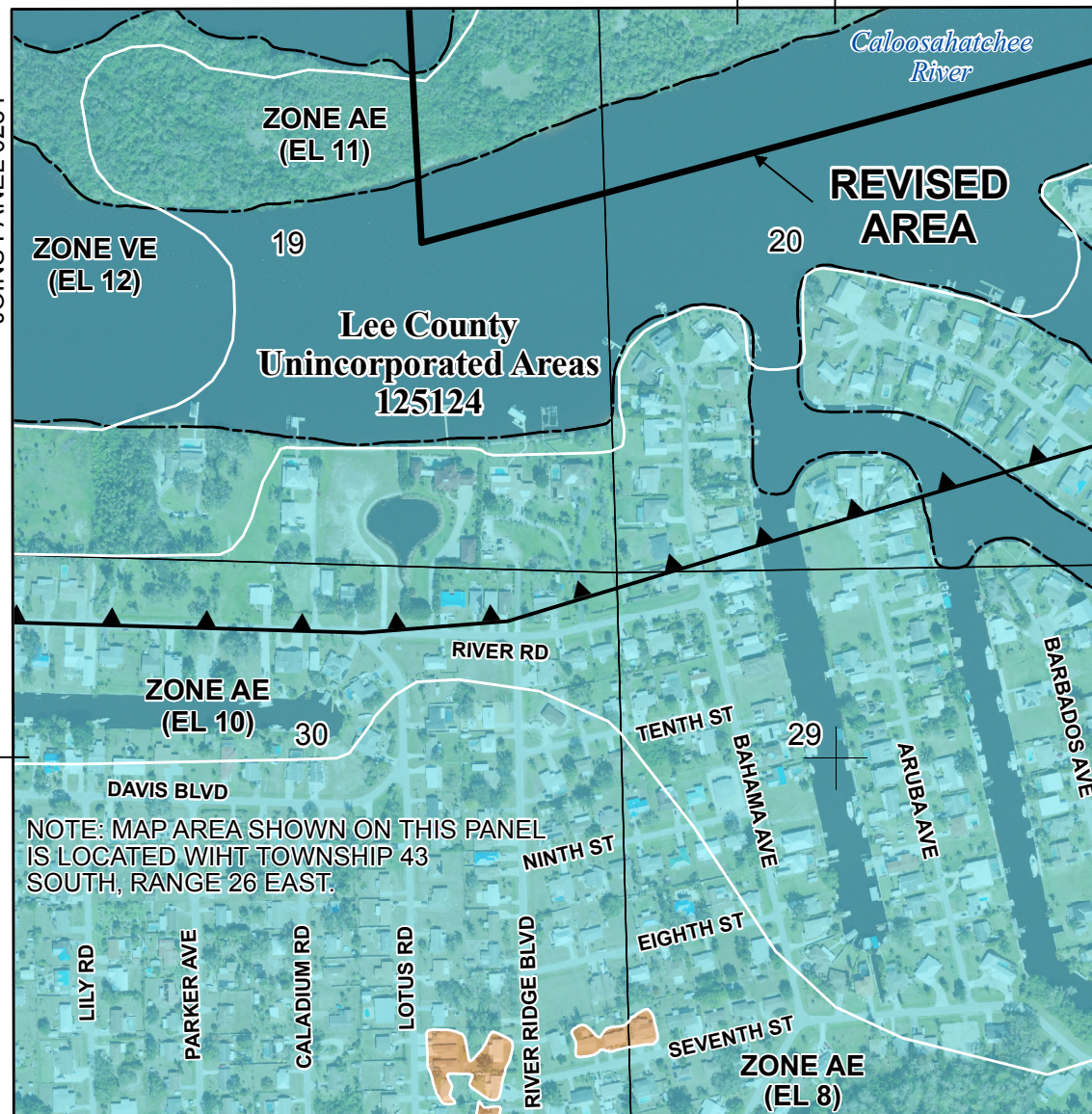
MAP REVISED
NOVEMBER 17, 2022

81°45'00"
26°43'07.5"

JOINS PANEL 0284

JOINS PANEL 0301 740000 FT

865000 FT



Armeda

Conceptual Surface Water Management Plan

September 2025

Prepared By:



Prepared For:



9001 Daniels Parkway, Suite 101
Fort Myers, FL 33912

General Project Information & Permitting

The Armada project is located at 19551 Armada Road, situated in Alva, Lee County, Florida. The Property lies north of N River Road, generally between Turkey Run Lane and Armada Road, approximately 1.55 miles east of SR 31. The property is comprised of several parcels totaling approximately 561.6± acres.

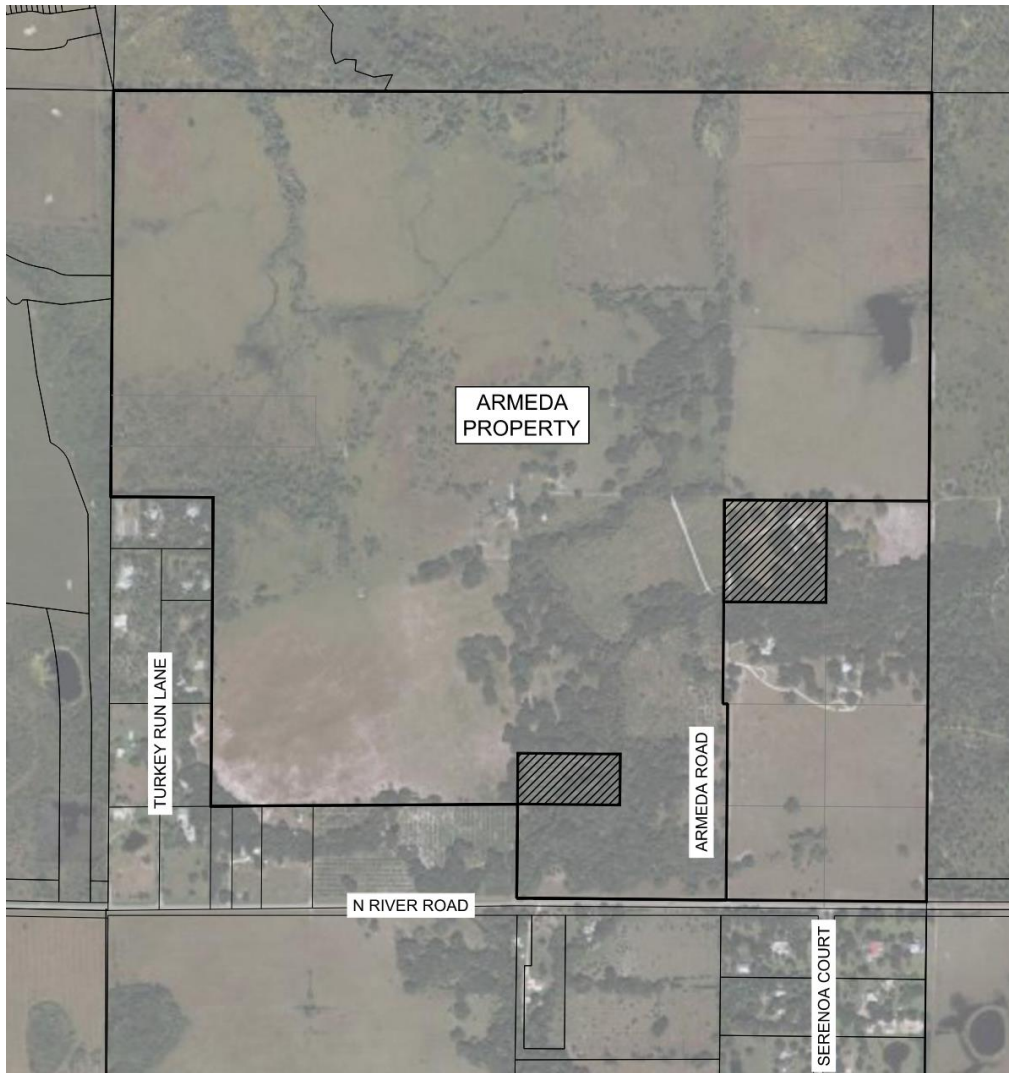


Figure 1 - Vicinity Map

Forestar Group intends to develop the Property into a residential community consisting of approximately 737 single-family lots, complemented by private amenities and associated site infrastructure.

The project is not currently permitted with the South Florida Water Management District (SFWMD), but an Environmental Resource Permit (ERP) will be obtained prior to construction.

Existing Conditions

The Armedia property is currently undeveloped and, 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.

The surrounding area is largely undeveloped but the land to the North, East, and West are primarily preserved lands associated with the Babcock Ranch Development project, with scattered single-family homes also present.

Existing Topography

A topographic survey was performed by Atwell for the project, which found that the Armedia property generally slopes gently from northwest to southeast – from the high point in the northwestern corner of the site to the low point located in the FEMA regulatory floodway containing Trout Creek.

Existing ground cover is primarily native grasses with scattered bunches of trees and vegetation present on site. Also present are several isolated other surface waters.

Existing Drainage

The Armedia property is located within the Trout Creek watersheds.

Trout Creek traverses the property, flowing south across North River Road through box culverts and continuing downstream to the Caloosahatchee River system. Surface water generally follows the natural slope of the land, draining towards Trout Creek and adjacent low-lying areas.

Existing offsite flows from the north of North River Road enter through these culverts and pass through the creeks on-site before continuing south. These offsite flows will remain unimpeded through their established conveyance pathways.

Proposed Surface Water Management System

The proposed Surface Water Management (SWM) system will be designed in accordance with the SFWMD Applicant's Handbook (AH) and will obtain an Environmental Resource Permit (ERP) prior to construction.

The on-site stormwater system will consist of pipes and swales that collect runoff and direct flows into interconnected on-site lakes. These lakes will provide the required storage, water quality treatment, and attenuation prior to discharge. Stormwater will be released at a controlled rate into the adjacent floodway (Trout Creek), which serves as the ultimate receiving water.

The SWM system will be operated and maintained by a Community Development District (CDD) or Homeowners' Association (HOA), to be determined prior to permit approval.

Site Layout and Hydrology

The site plan layout is based on the site's topography and hydrology, with Trout Creek serving as significant natural conveyance features. The proposed development is designed to minimize encroachment into these creek corridors and adjacent wetlands, while maintaining historic flow patterns and avoiding adverse impacts to upstream and downstream properties.

Water Quality and Nutrient Loading

In accordance with the SFWMD's new Water Quality Rules, the SWM system will be designed to provide the required level of pollutant load reduction. In addition, a nutrient loading analysis will be conducted to demonstrate compliance with water quality treatment requirements. As Trout Creek is an impaired water body, the system will be designed to ensure that post-development effluent nutrient levels do not exceed those in the pre-development condition.

Floodplain and FEMA Designations

Floodplain

The Armeda site is located within multiple FEMA-designated flood zones, including Zone X, Zone AE, and mapped regulatory floodway areas (per FEMA FIRM panels 12071C0318G and 12071C0301G).

Due to the project's proximity to Trout Creek and its associated floodplain, a floodplain compensating storage analysis will be conducted to ensure that the proposed improvements do not adversely impact the existing floodplain or adjacent properties. The analysis will utilize the effective FEMA data and elevations applicable to the site.

Regulatory Floodway

A FEMA-designated floodway containing Trout Creek runs through the southeastern corner of the Project. In addition to the floodplain compensating storage analysis, hydraulic and hydrologic studies will be necessary to assess potential impacts to Trout Creek and determine feasible mitigation strategies.

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.

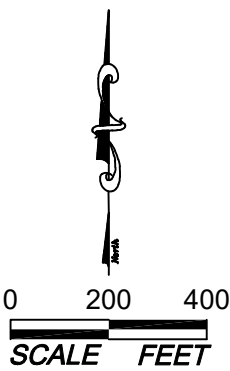
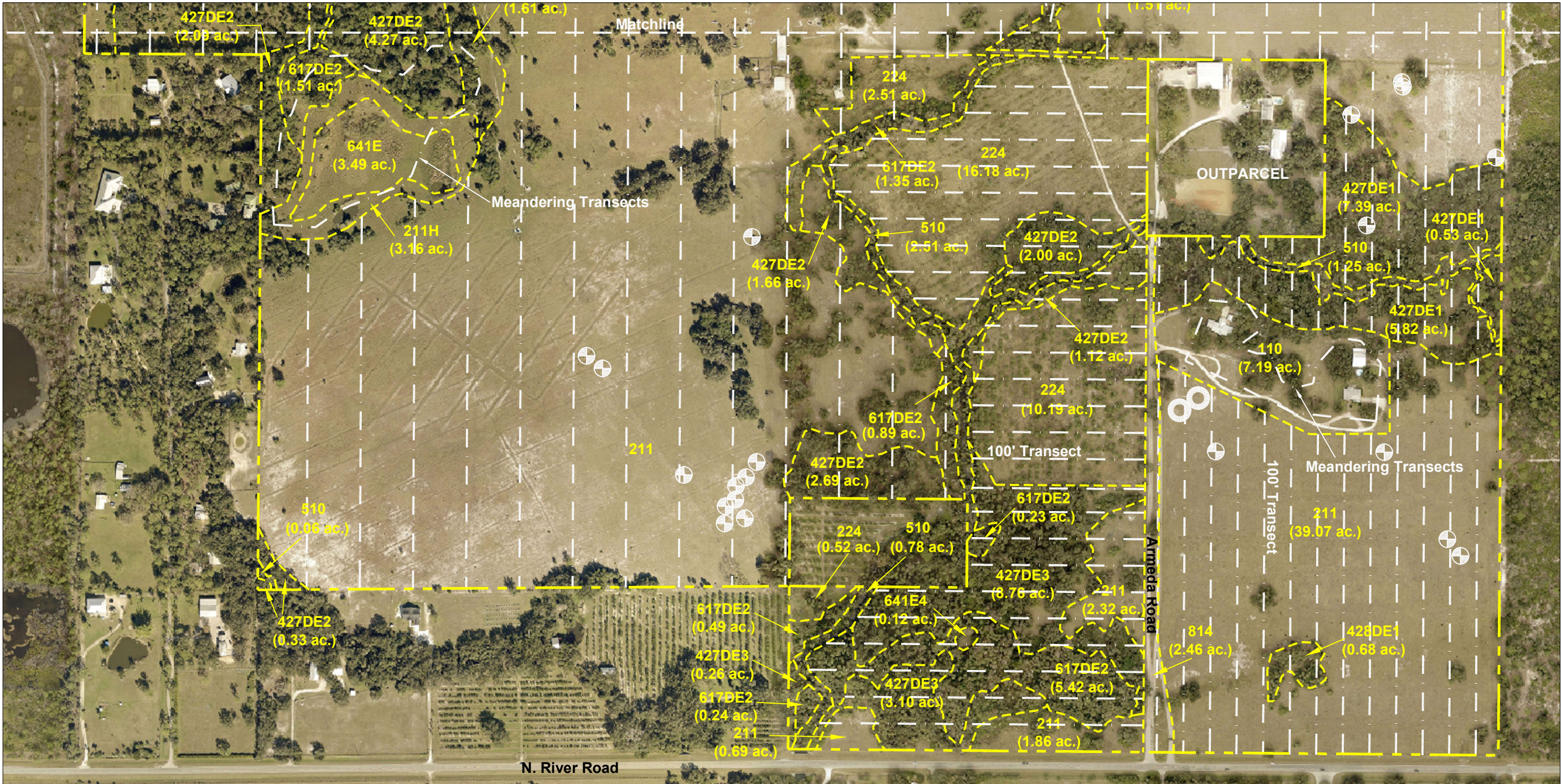
VEGETATIVE CLASSIFICATIONS

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





SECTION: 8
TOWNSHIP: 43 S
RANGE: 26 E

- Potentially Occupied Gopher Tortoise Burrow (20)
- Little Blue Heron (2)
- American Alligator (1)
- Tricolored Heron (1)
- Florida Sandhill Crane (4)

Notes:
1. Property boundary provided by Forestar Group, Inc.
2. Mapping based on photointerpretation of 2024 aerial photography, LIDAR, and ground truthing in December 2024. Map includes 2025 aerial photography.
3. Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.

FLUCCS	Description	Acreage	FLUCCS	Description	Acreage
110	Residential	7.19	510	Streams and Waterways	4.60
211	Improved Pastures	392.54	510D	Ditches	3.13
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427DE3	Disturbed Live Oak Invaded by Exotics (51 – 75%)	12.12	814	Roads and Highways	2.46
428DE1	Disturbed Cabbage Palm Invaded by Exotics (10 – 25%)	0.68			
			Total		561.63

PERMIT USE ONLY, NOT FOR CONSTRUCTION

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

Figure 1. Protected Species Assessment Map - Sheet 2

Armeda Property



ATWELL
866.850.4200 www.atwell-group.com
4470 CAMINO REAL WAY, SUITE 101
FORT MYERS, FL 33908
239.334.3680

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.

FLUCCS 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.



ARMEDA PROPERTY RPD

Site Development Regulations

Development of the zoning district will comply with the following Property Development Regulations:

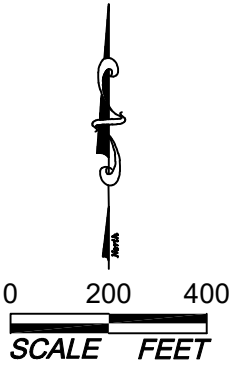
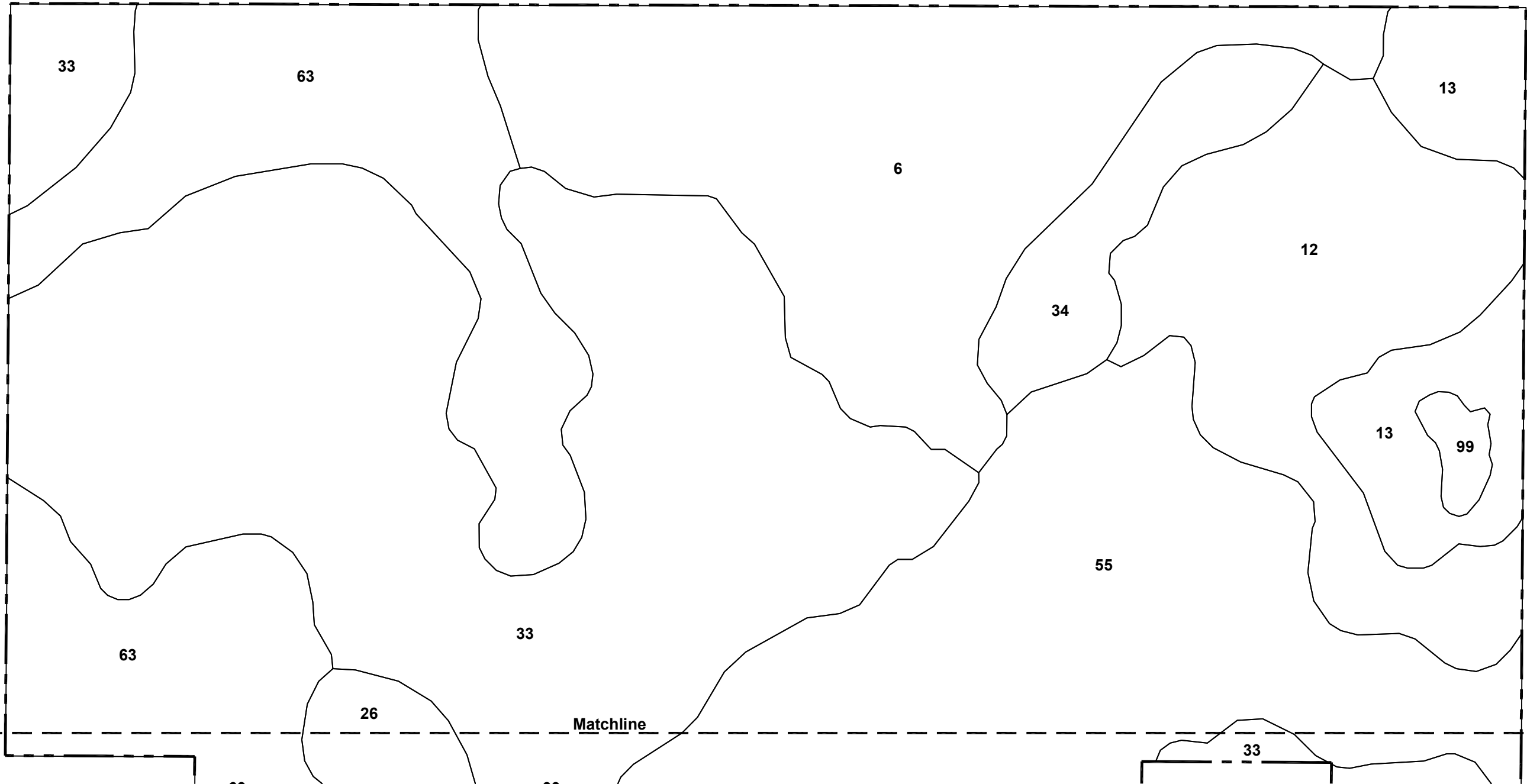
	Single-Family Detached	Amenity
Minimum Lot Size	5,625 sq ft	N/A
Minimum Lot Width	45 feet	N/A
Minimum Lot Depth	125 feet	N/A
Maximum Lot Coverage	60 percent	50 percent
Maximum Building Height	35 feet	35 feet
Minimum Building Separation	10 feet	10 feet
Setbacks		
Street (Interior Private Roads)	20 feet / 10 feet ¹	20 feet
Street (North River Road)	50 feet	N/A
Side Yard	5 feet ⁴	10 feet
Rear Yard (Principal)	10 feet	10 feet
Rear Yard (Accessory)	5 feet ²	5 feet ²
PD Perimeter (Abutting large lot residential or agricultural)	50 feet	50 feet
PD Perimeter (all other areas)	30 feet tract/40 feet principal	
Waterbody	20 feet	20 feet
Preserve³	20 feet	20 feet

Notes:

- 1) 20 feet for front loaded garages, 10 feet for side loaded garages and secondary street setbacks on corner lots.
- 2) 5 feet (0 feet where lot abuts lake maintenance easement or landscape buffer easement).
- 3) 30 feet for indigenous plant communities subject to fire.
- 4) Equipment pads may encroach up to 4.5 feet into a side setback subject to Deviation #4.

Original Application Dated 09-29-2025

DC12025-00019 Lee County



SECTION: 8
TOWNSHIP: 43 S
RANGE: 26 E

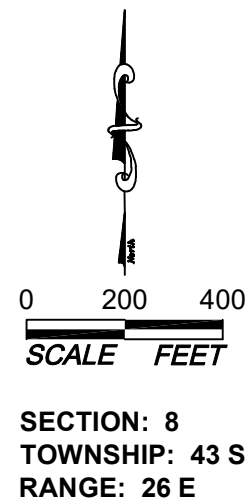
Map Unit	Soil Name
6	Brynwood fine sand, wet
12	Felda fine sand
13	Cypress Lake fine sand
26	Pineda-Pineda, wet, fine sand
33	Oldsmar sand
34	Malabar fine sand
45	Copeland fine sandy loam, frequently ponded
55	Cocoa fine sand
63	Malabar fine sand, high
99	Water

- Notes:
- 1. Property boundary provided by Forestar Group, Inc.
 - 2. Soils mapping obtained from the NRCS Web Soil Survey.

PERMIT USE ONLY, NOT FOR CONSTRUCTION

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

DCI2025-00019 Lee County



<u>Map Unit</u>	<u>Soil Name</u>
6	Brynwood fine sand, wet
12	Felda fine sand
13	Cypress Lake fine sand
26	Pineda-Pineda, wet, fine sand
33	Oldsmar sand
34	Malabar fine sand
45	Copeland fine sandy loam, frequently ponded
55	Cocoa fine sand
63	Malabar fine sand, high
99	Water

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

Armeda Property





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

TRAFFIC ENGINEERING
TRANSPORTATION PLANNING
SIGNAL SYSTEMS/DESIGN

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



CONTENTS

- I. INTRODUCTION
- II. EXISTING CONDITIONS
- III. COMPREHENSIVE PLAN AMENDMNET
- 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.

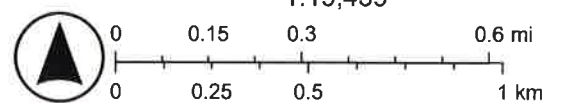
The analysis in this report will determine the impacts of change in land use designation on approximately 561-acres from DRGR/Wetlands to Rural land use category to permit the development of the subject site with a residential community on the overall 561-acre site. Approximately 497-acres is currently 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



9/9/2025, 4:20:08 PM



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

ROADWAY	ROADWAY SEGMENT	2045	COUNTY PCS /	AADT	K-100	100TH HIGHEST	D	PM PK HR	2045		PROJECT	PK DIR	2045 BACKGROUND PLUS PROJ	
		FSUTMS		BACKGROUND		HOUR PK DIR		PEAK	PEAK DIRECTION			PM PROJ	PEAK DIRECTION	
		AADT		FDOT SITE #		TRAFFIC		FACTOR	2-WAY VOLUME	FACTOR		DIRECTION	VOLUME	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)

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

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

<u>ROADWAY</u>	<u>ROADWAY SEGMENT</u>	<u># LANES</u>	<u>ROADWAY DESIGNATION</u>	PERCENT							<u>PROJECT TRAFFIC</u>	<u>PROJECT TRAFFIC</u>	<u>PROJ/LOS C</u>
				<u>LOS A</u> <u>VOLUME</u>	<u>LOS B</u> <u>VOLUME</u>	<u>LOS C</u> <u>VOLUME</u>	<u>LOS D</u> <u>VOLUME</u>	<u>LOS E</u> <u>VOLUME</u>					
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

												FDOT Sta. #	K	D						
TOTAL PROJECT TRAFFIC AM =		499	VPH	IN =	135	OUT=	364													
TOTAL PROJECT TRAFFIC PM =		604	VPH	IN=	596	OUT=	350													
								120273	0.095	0.523										
								121001	0.095	0.528										
								120030	0.090	0.528										
								121002	0.090	0.528										
				2021			2030						2030				2030			
				PK HR			PK HR	PK SEASON			PERCENT				BCKGRND				BCKGRND	
ROADWAY	ROADWAY SEGMENT	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	VOLUME	LOS	Ratio	
		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 Site	348	2,693	3,400	8	2.96%	145	188	B	0.11	10%	36	60	225	B	0.14	248	B	0.15	
	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	0.44	
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	0.54	
	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	0.76	
	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	0.40	
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	0.71	

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 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

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: 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

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

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*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

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: 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

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: 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

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

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

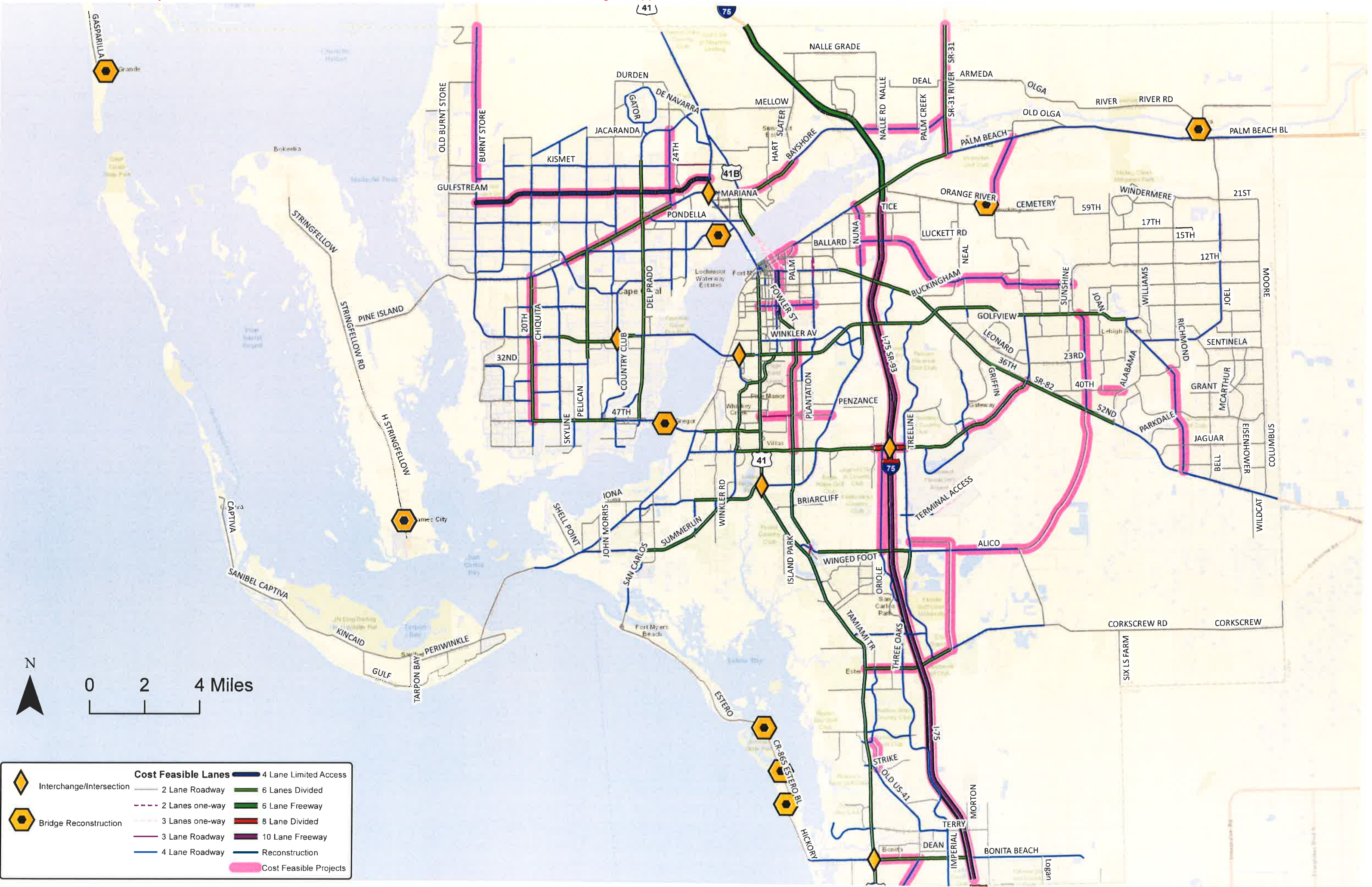
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

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

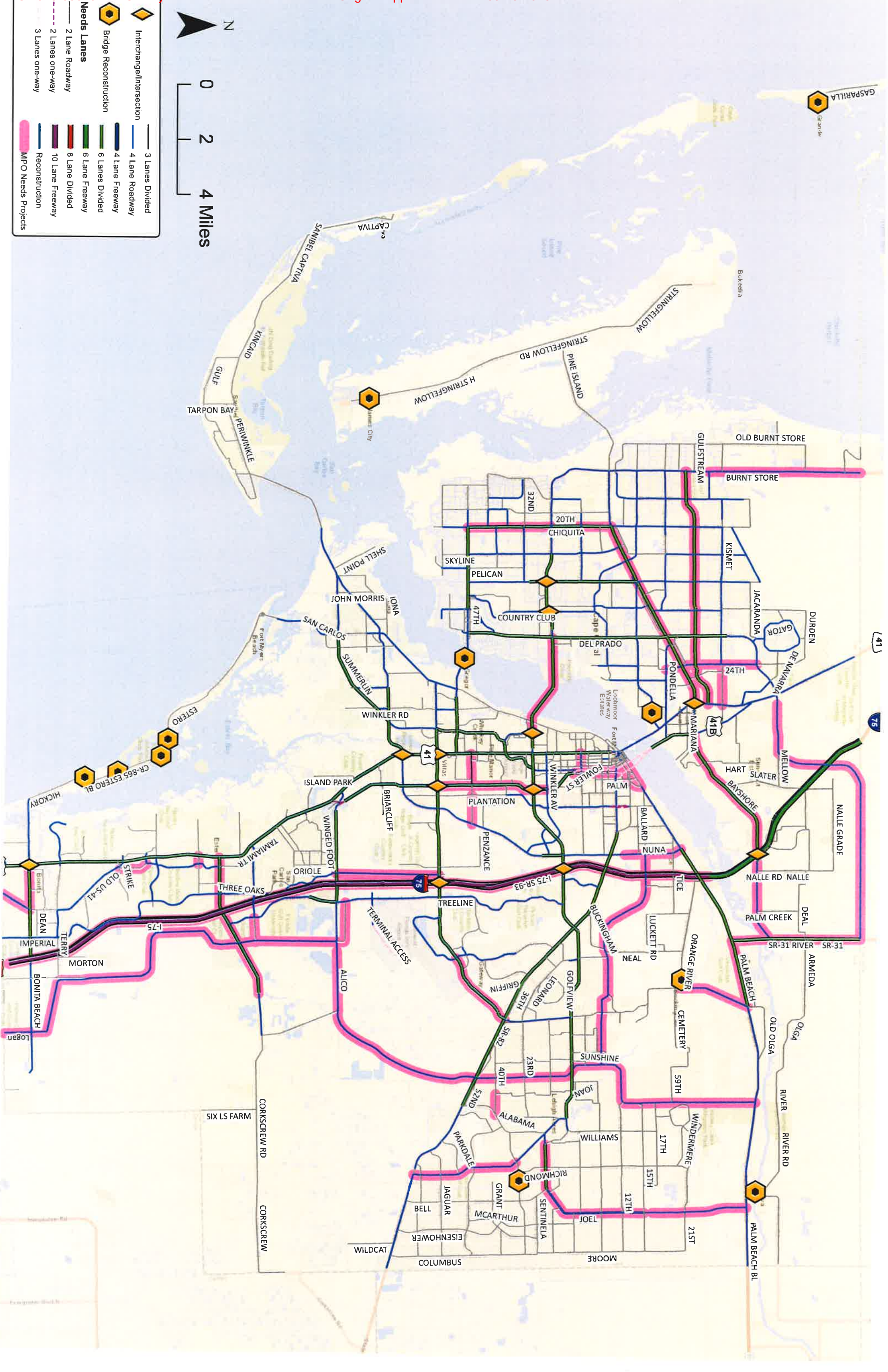
LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)

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 ⁽³⁾	V/C ⁽³⁾	LOS ⁽¹⁾	VOLUME ⁽³⁾	V/C ⁽³⁾	
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	LEELAND 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	LEELAND 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	F	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	F	1,961	1.03	
16500	McGREGOR BLVD (SR 867)	CYPRESS LAKE DR	COLLEGE PKWY	4LD	D	1,900	D	1,810	0.95	F	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	2,868	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	F	2,118	1.11	
17200	METRO PKWY (SR 739)	DANLEY DR	COLONIAL BLVD	4LD	D	1,900	D	1,786	0.94	F	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



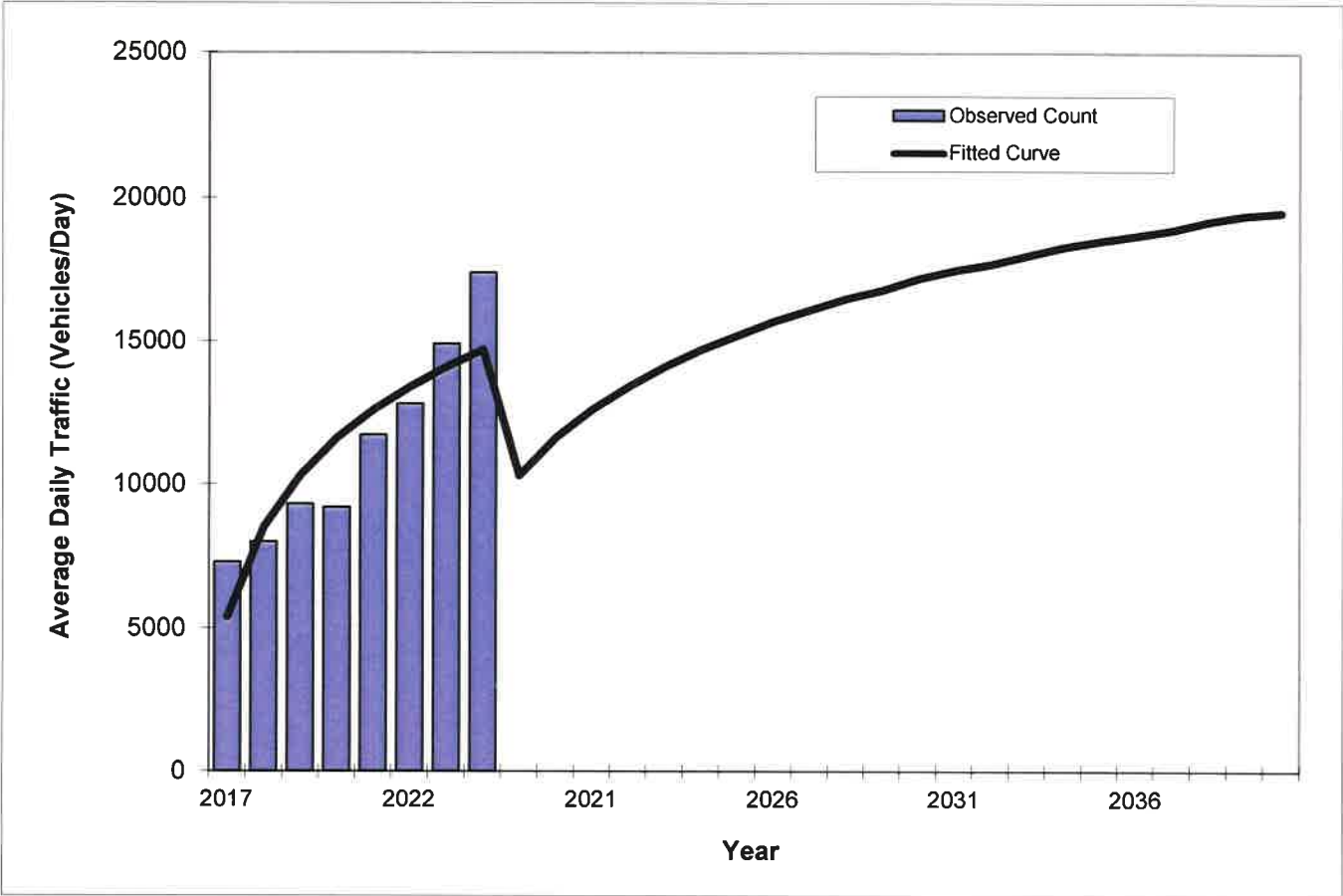
FDOT TRAFFIC TRENDS ANALYSIS

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	

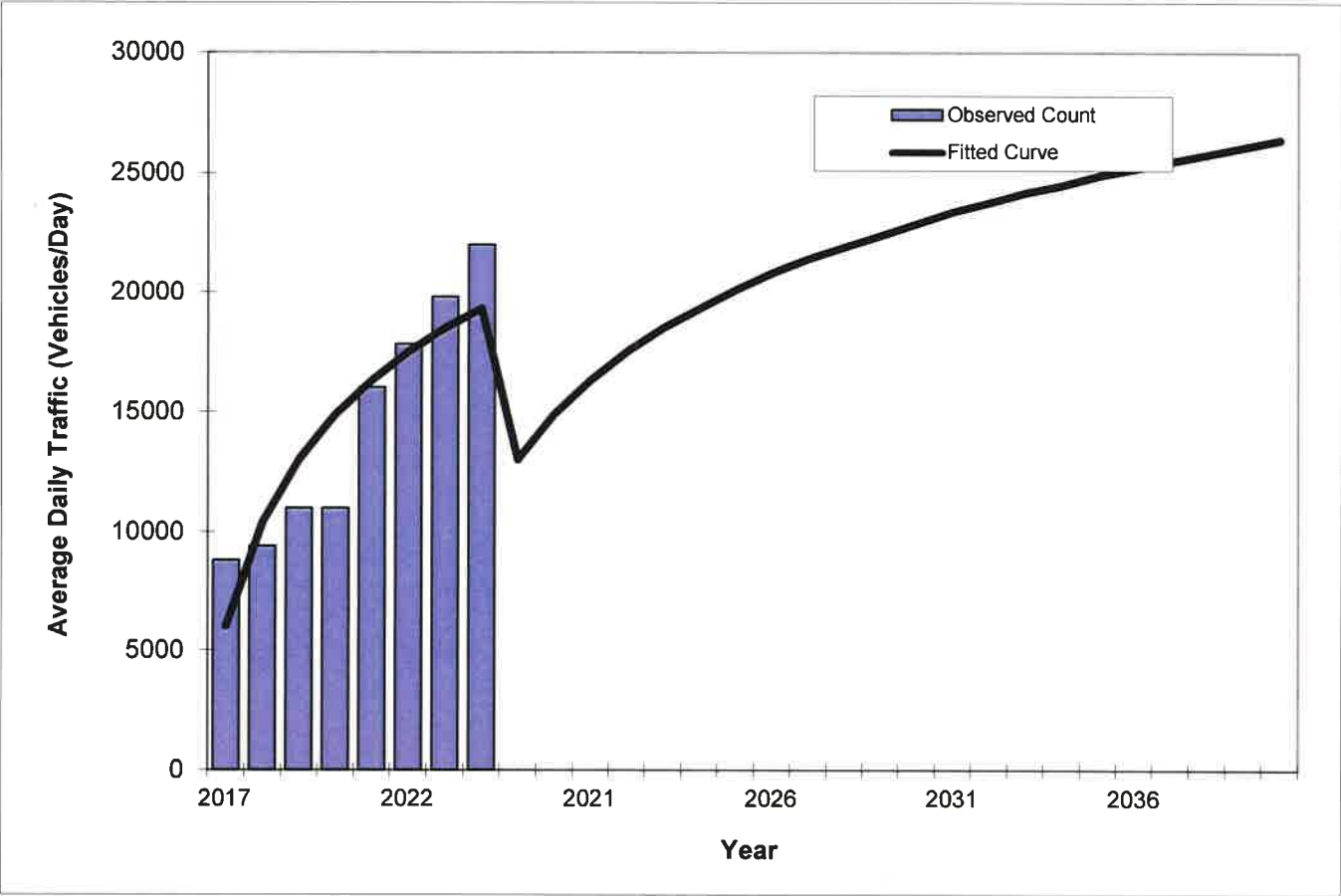
*Axle-Adjusted

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	

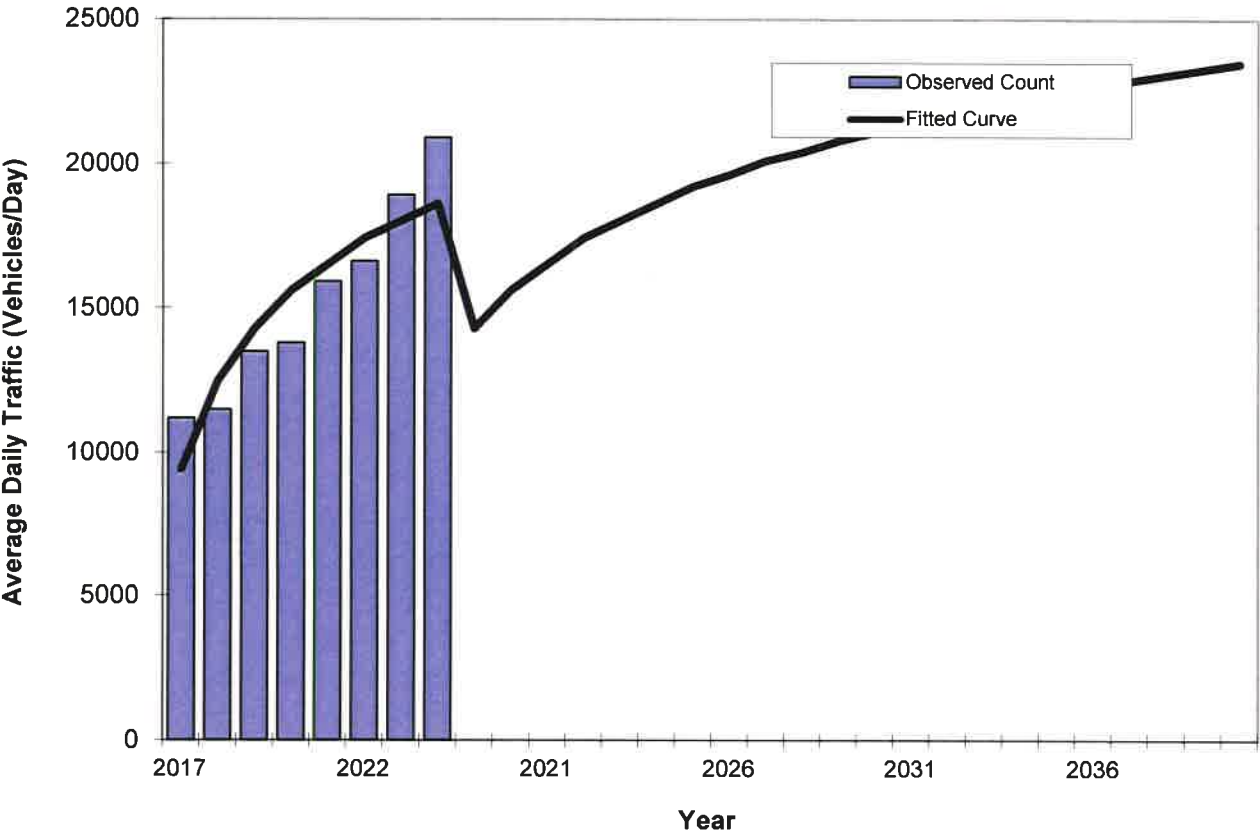
*Axle-Adjusted

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

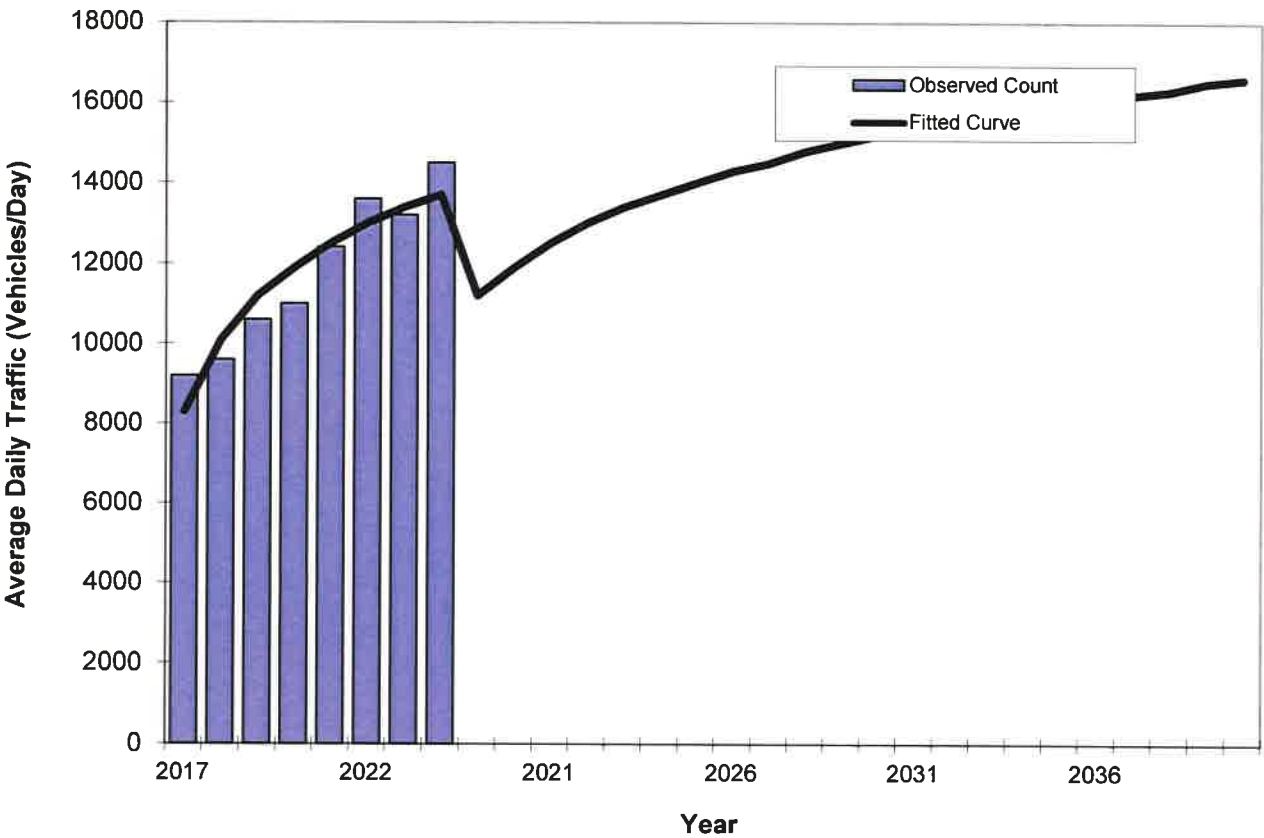
*Axle-Adjusted

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

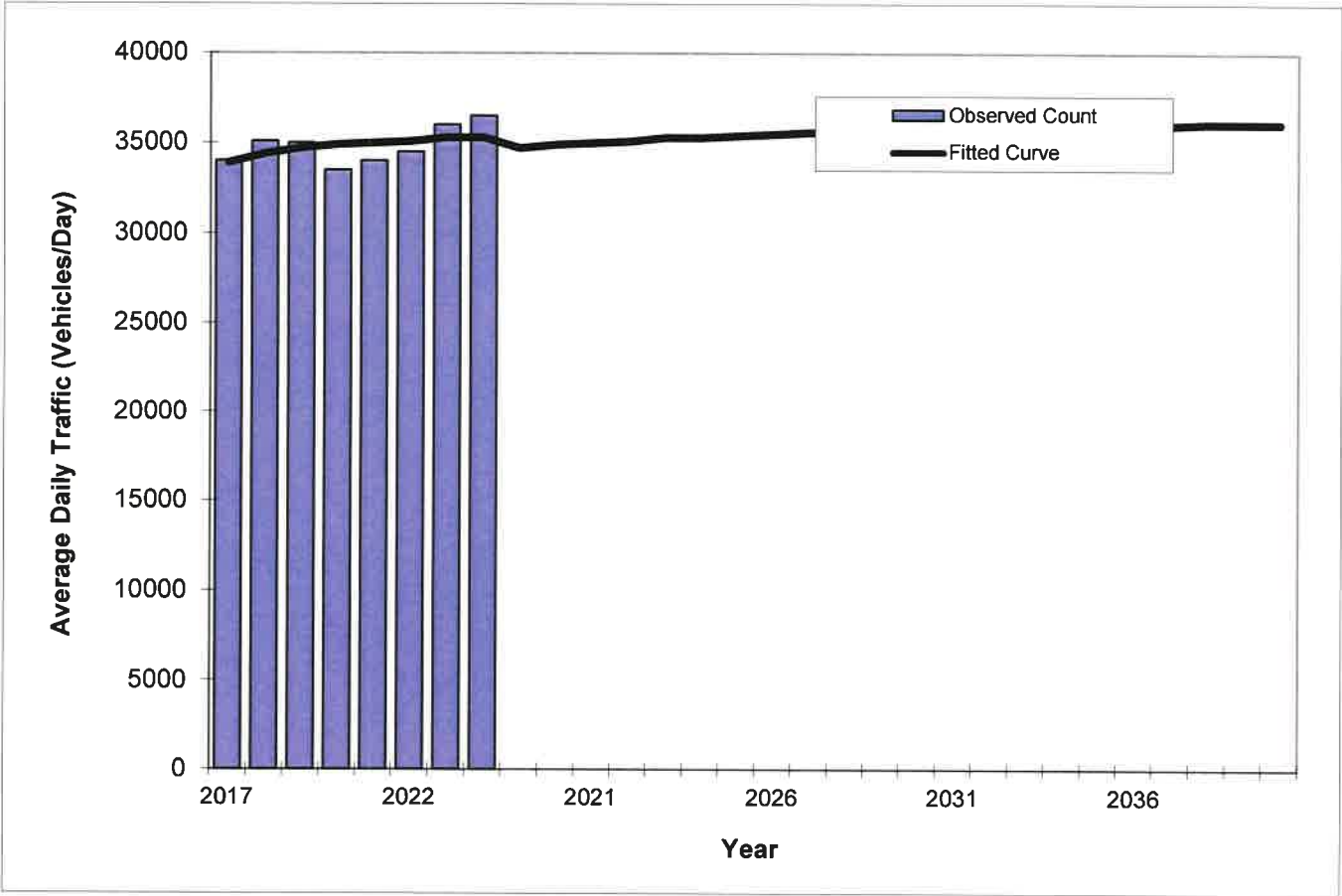
*Axle-Adjusted

Traffic Trends - V03.a

SR 80 --

FIN#	SR 80
Location	W. of SR 31

County:	Lee
Station #:	126005
Highway:	SR 80

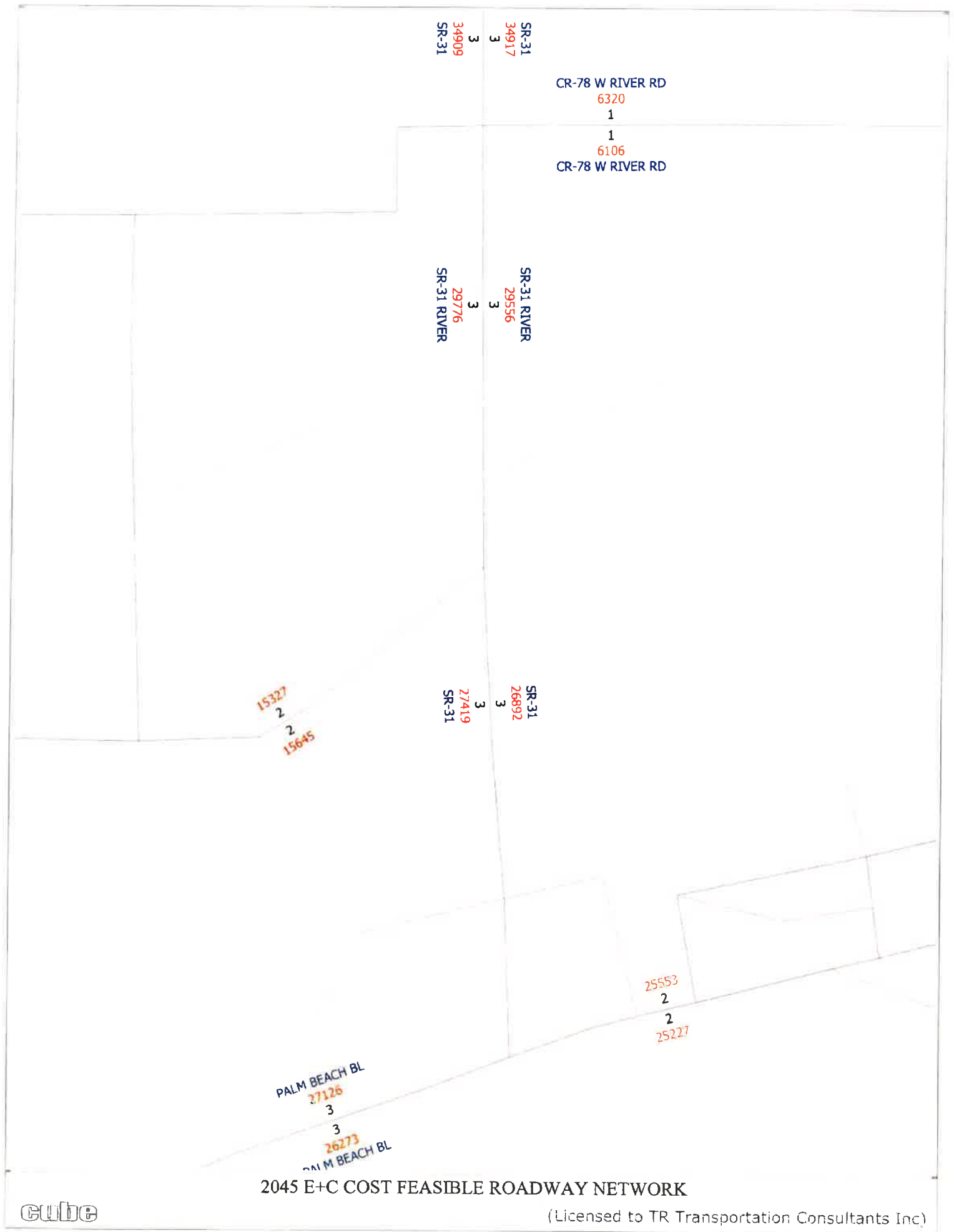


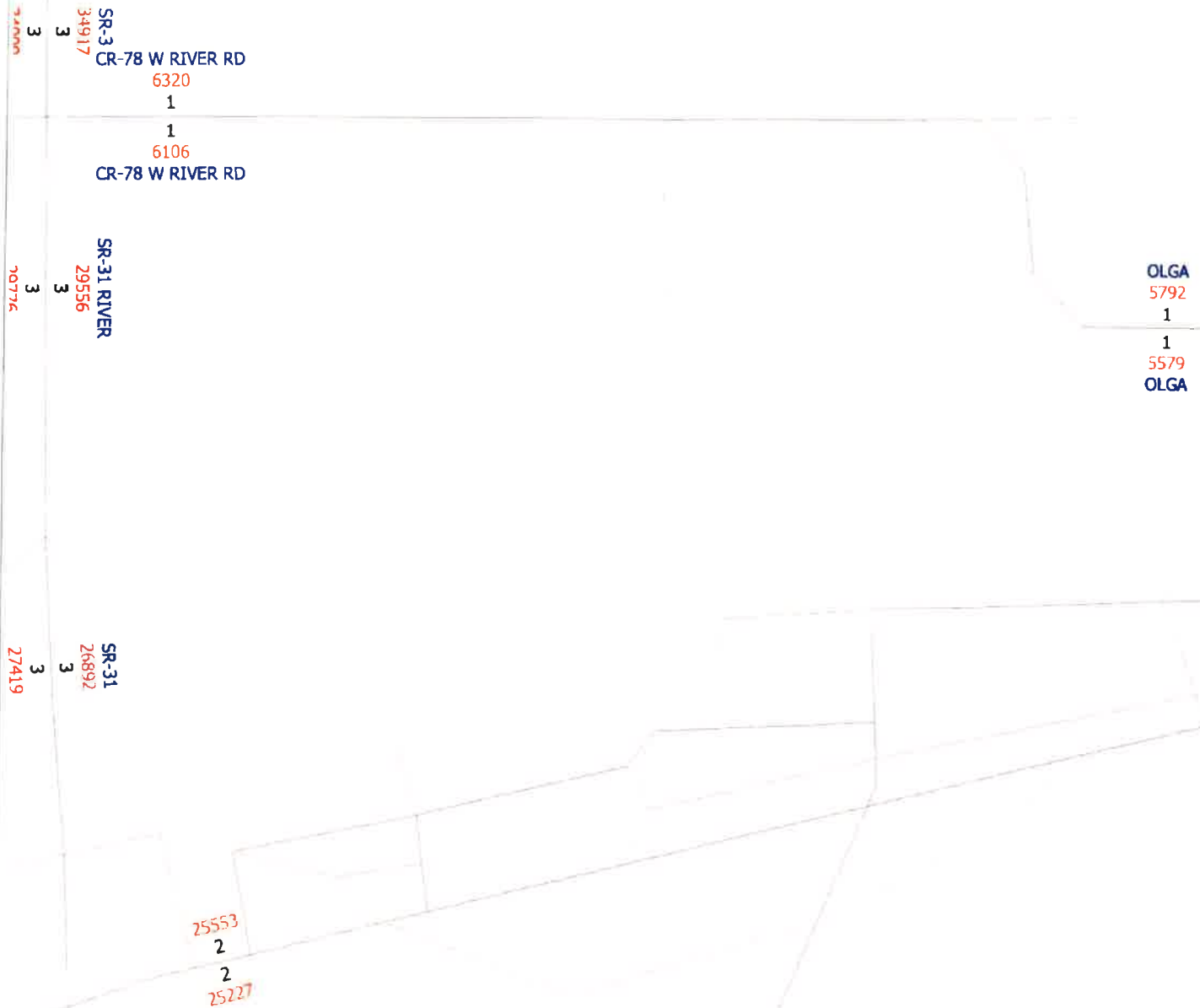
Year	Traffic (ADT/AADT)	
	Count*	Trend**
2017	34000	33900
2018	35100	34400
2019	35000	34700
2020	33500	34900
2021	34000	35000
2022	34500	35100
2023	36000	35300
2024	36500	35300
2025 Opening Year Trend		
2025	N/A	35400
2026 Mid-Year Trend		
2026	N/A	35500
2026 Design Year Trend		
2026	N/A	35500
TRANPLAN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





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

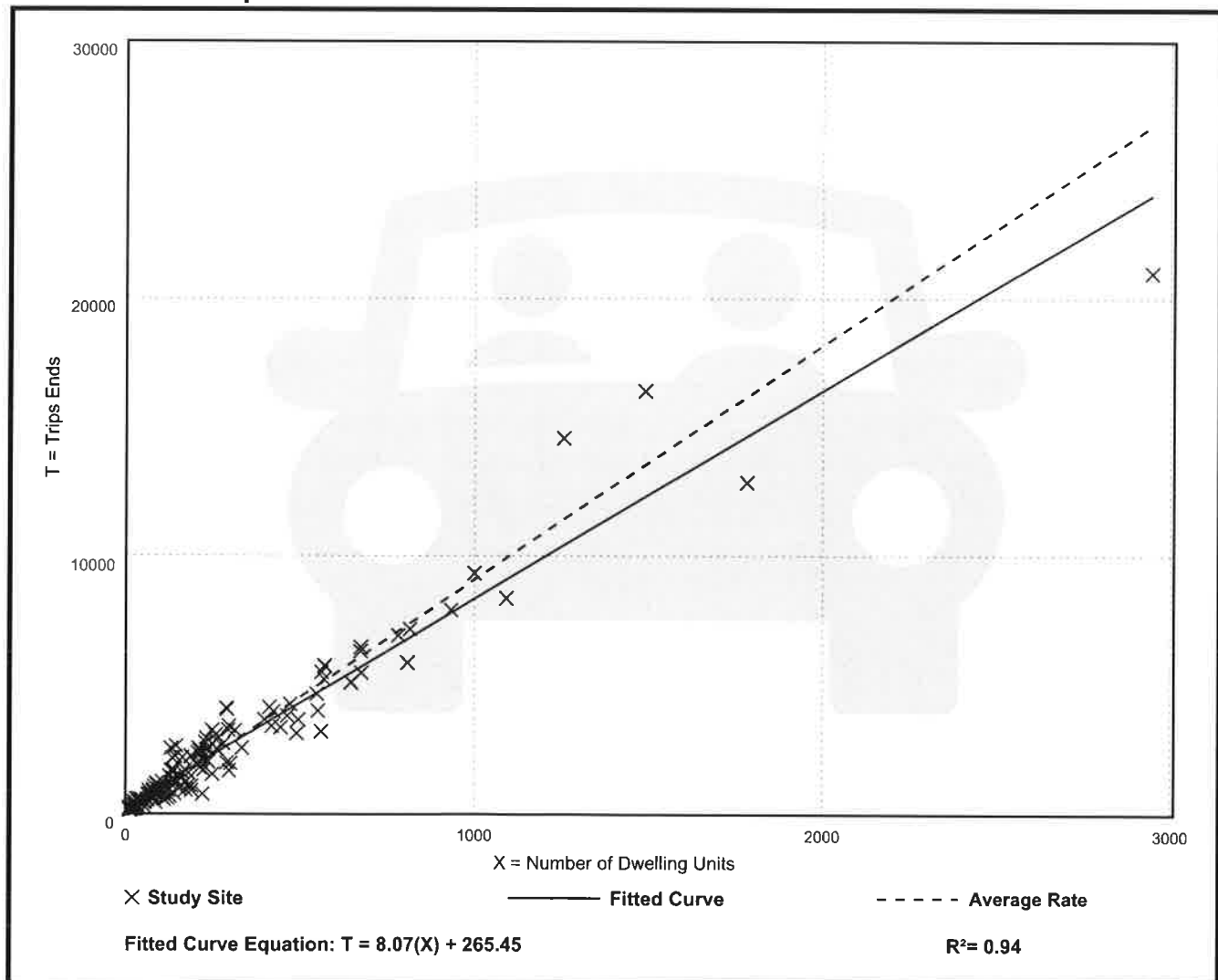
Avg. Num. of Dwelling Units: 261

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

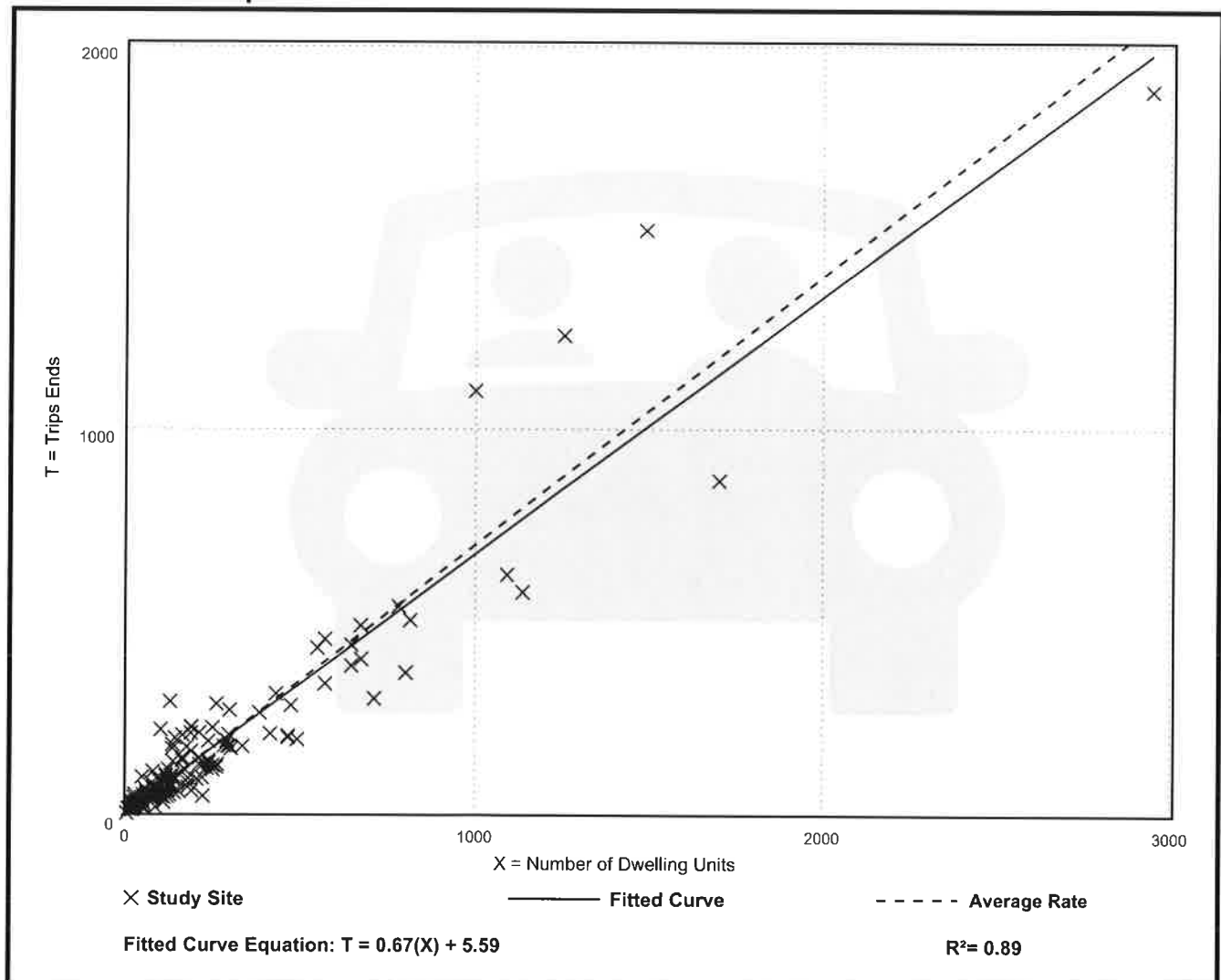
Avg. Num. of Dwelling Units: 239

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

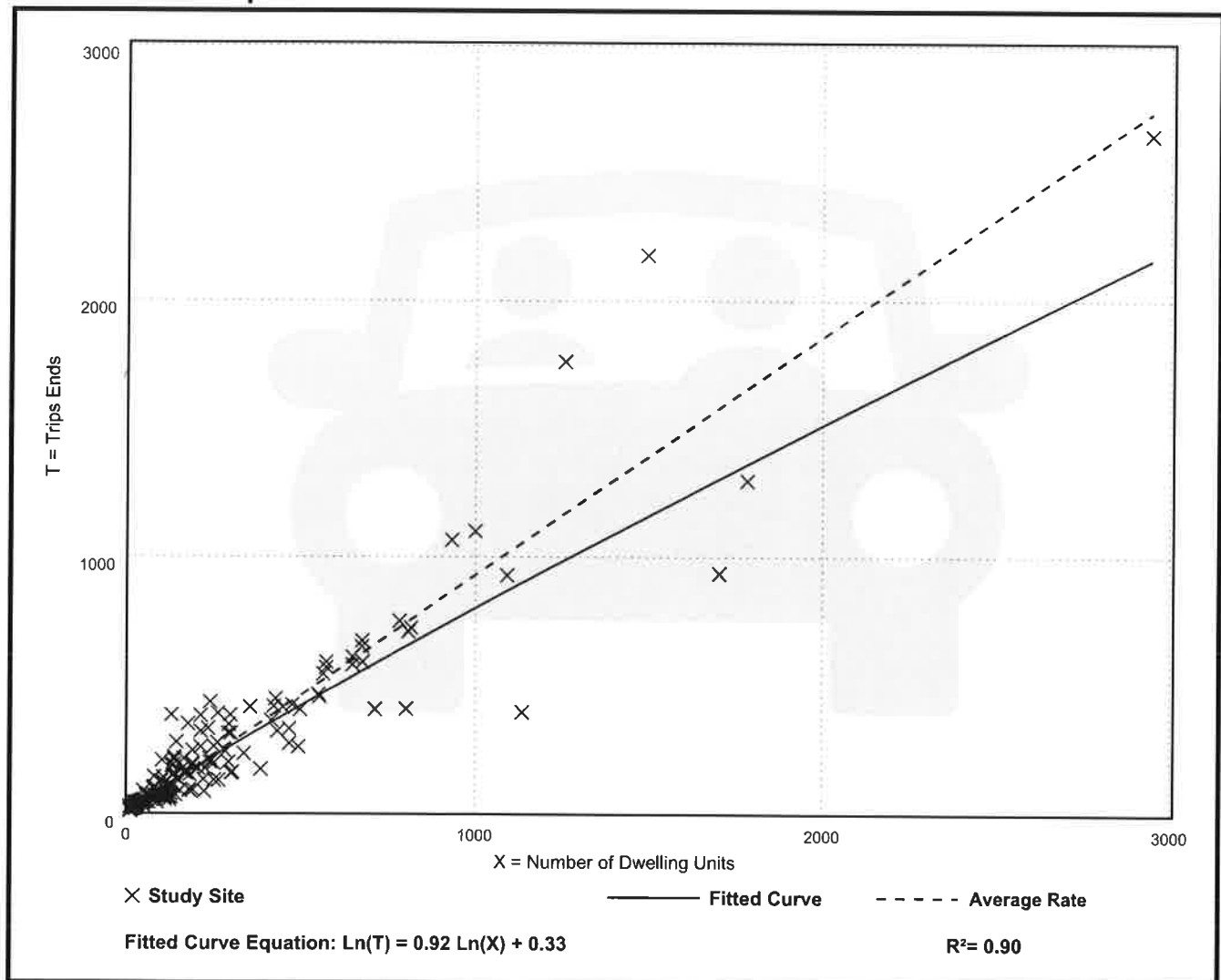
Avg. Num. of Dwelling Units: 266

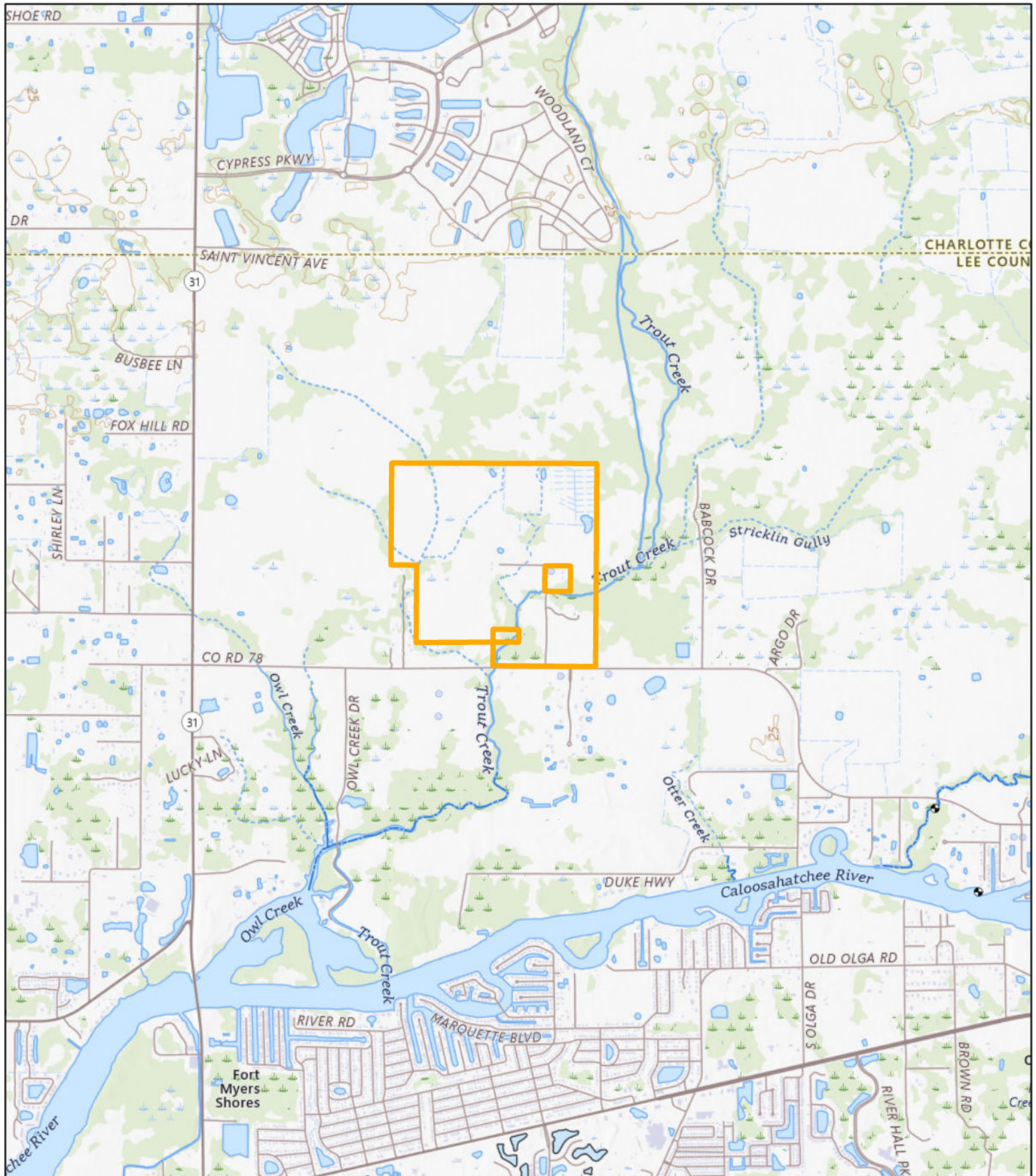
Directional Distribution: 62% entering, 38% exiting

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





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

ARMEDA PROPERTY • Topographical / USGS Map

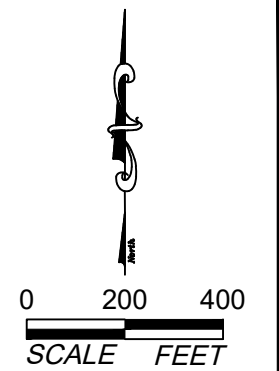
- 📍 Lee County, FL
- 📅 Date: 9/12/2025
- 🔢 # 24006625
- 👤 Forestar

USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road data; Natural Earth Data; U.S. Department of State HIU; NOAA National Centers for Environmental Information. Data refreshed July 22, 2025.

— 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.



SECTION: 8
TOWNSHIP: 43 S
RANGE: 26 E

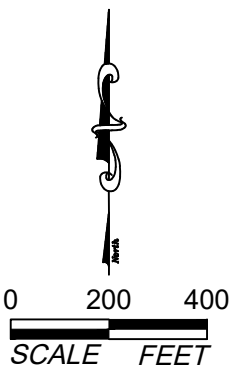
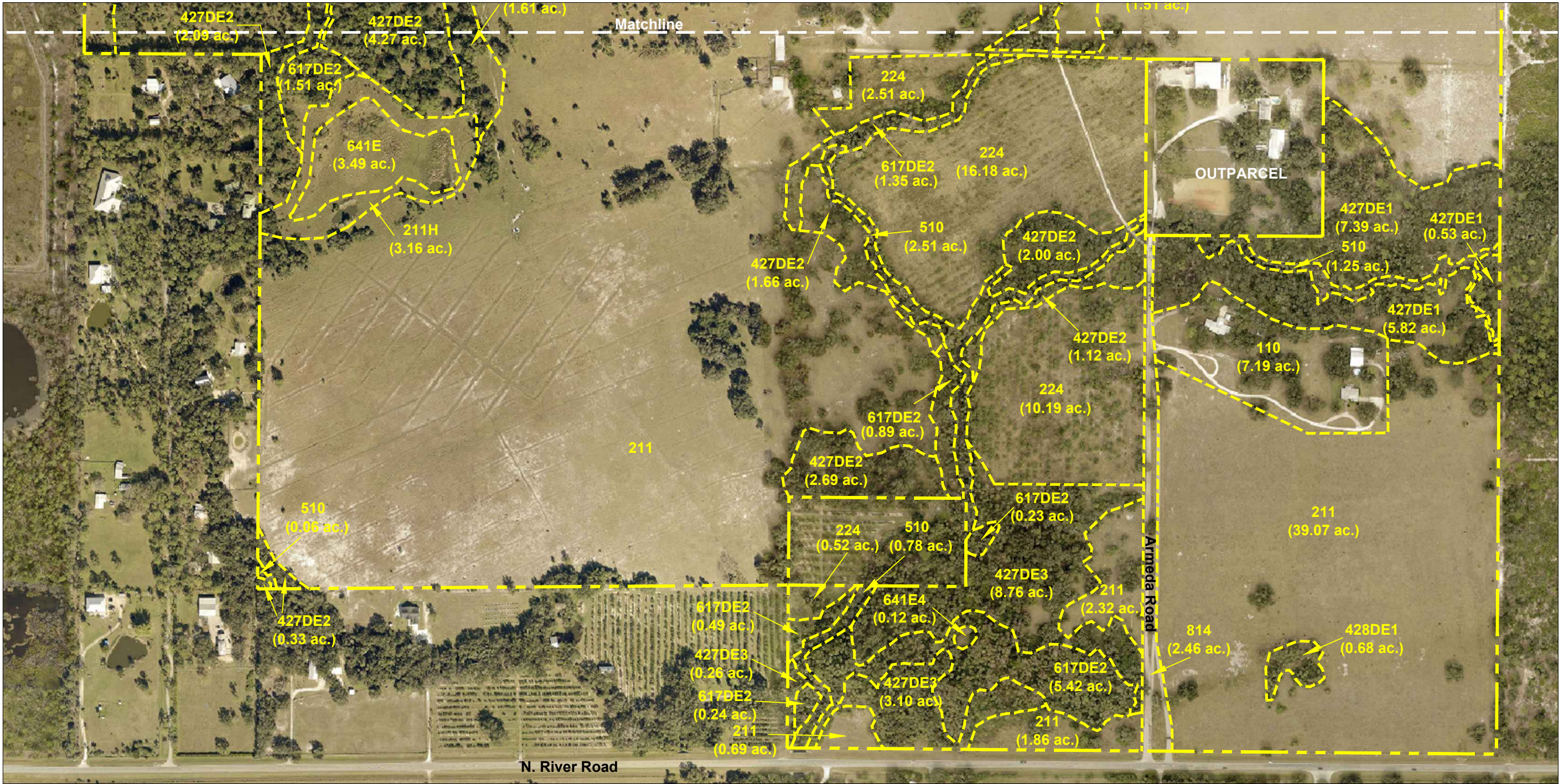
FLUCCS	Description	Acreage	FLUCCS	Description	Acreage
110	Residential	7.19	510	Streams and Waterways	4.60
211	Improved Pastures	392.54	510D	Ditches	3.13
211H	Hydric Improved Pastures	26.73	520	Lakes	2.62
213	Woodland Pasture	17.05	617DE2	Disturbed Mixed Wetland Hardwoods Invaded by Exotics (26 – 50%)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

Notes:

1. Property boundary provided by Forestar Group, Inc.
2. Mapping based on photointerpretation of 2024 aerial photography, LIDAR, and ground truthing in December 2024. Map includes 2025 aerial photography.
3. Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.

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

PERMIT USE ONLY, NOT FOR CONSTRUCTION



SECTION: 8
TOWNSHIP: 43 S
RANGE: 26 E

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			Total		561.63

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



This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at CompliancePermits@dos.myFlorida.com for project review information.

September 11, 2025



Patrick Murray, AICP

Project Manager

RVi Planning + Landscape Architecture

111 N. Magnolia Avenue, Suite 1350 • Orlando, FL 32801

In response to your inquiry of September 10, 2025, the Florida Master Site File inventory shows one standing structure recorded for the 562+/- acre site located North of N River Road and east of State Road 31 (South of Babcock Ranch), Lee County, Fla.

STRAPs:

08-43-26-00-00006.0030

08-43-26-00-00006.0020

08-43-26-01-00006.0000

08-43-26-01-00001.0000

08-43-26-00-00006.0000

08-43-26-00-00002.0000

08-43-26-00-00001.0000

When interpreting the results of this search, please consider the following information:

- This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.
- Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at CompliancePermits@dos.myFlorida.com

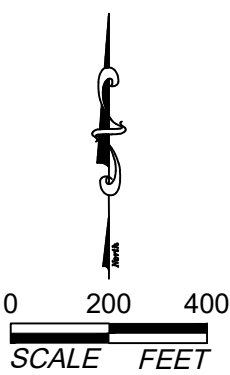
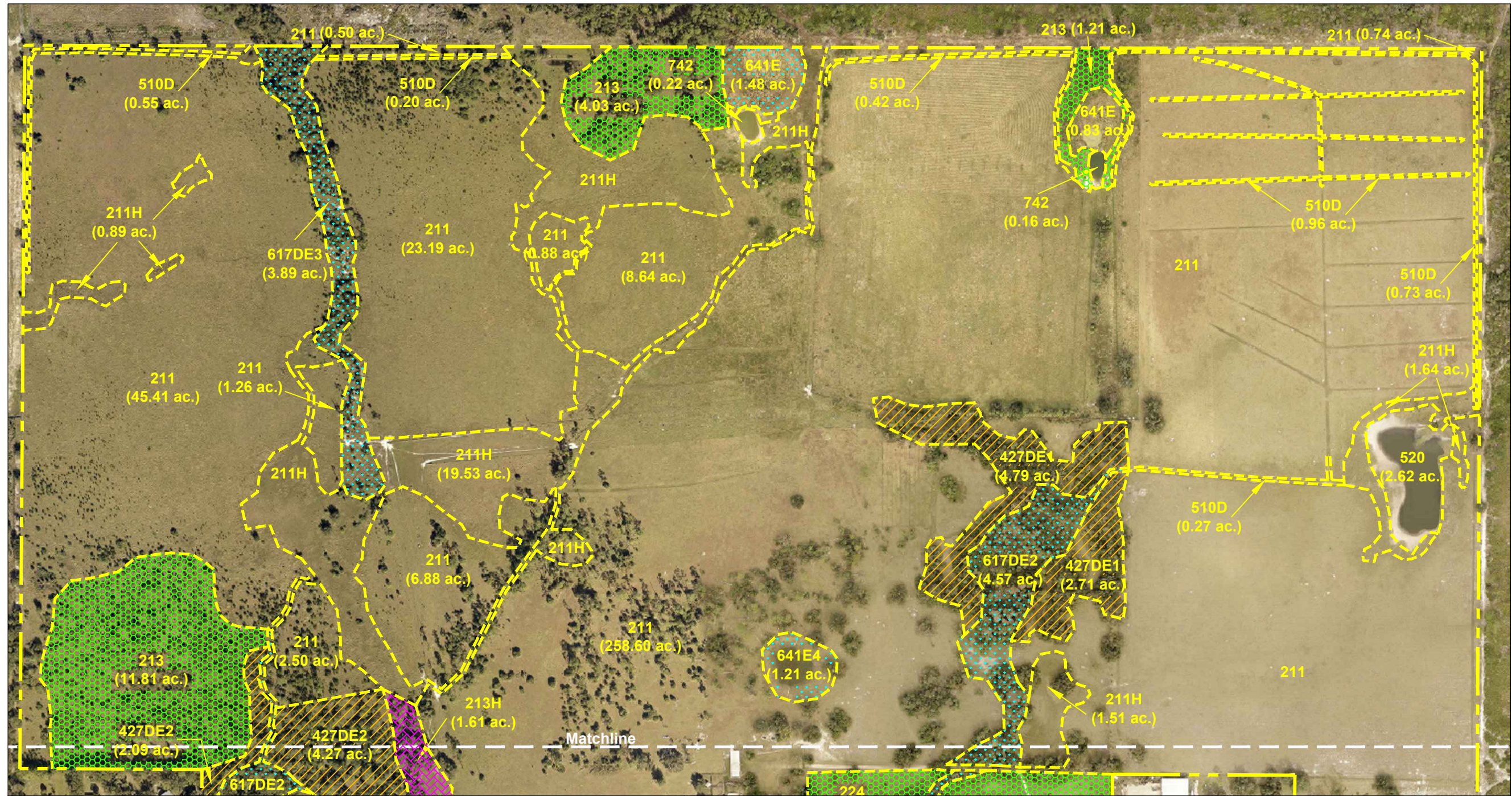
Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

A handwritten signature in black ink, reading "Eman M. Vovsi". The signature is fluid and cursive, with a large, stylized initial "E" and a long, sweeping underline.

Eman M. Vovsi, PhD.
Data Base Analyst/Records Specialist
Florida Master Site File
Eman.Vovsi@DOS.MyFlorida.com





SECTION: 8
TOWNSHIP: 43 S
RANGE: 26 E

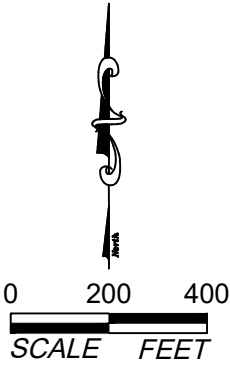
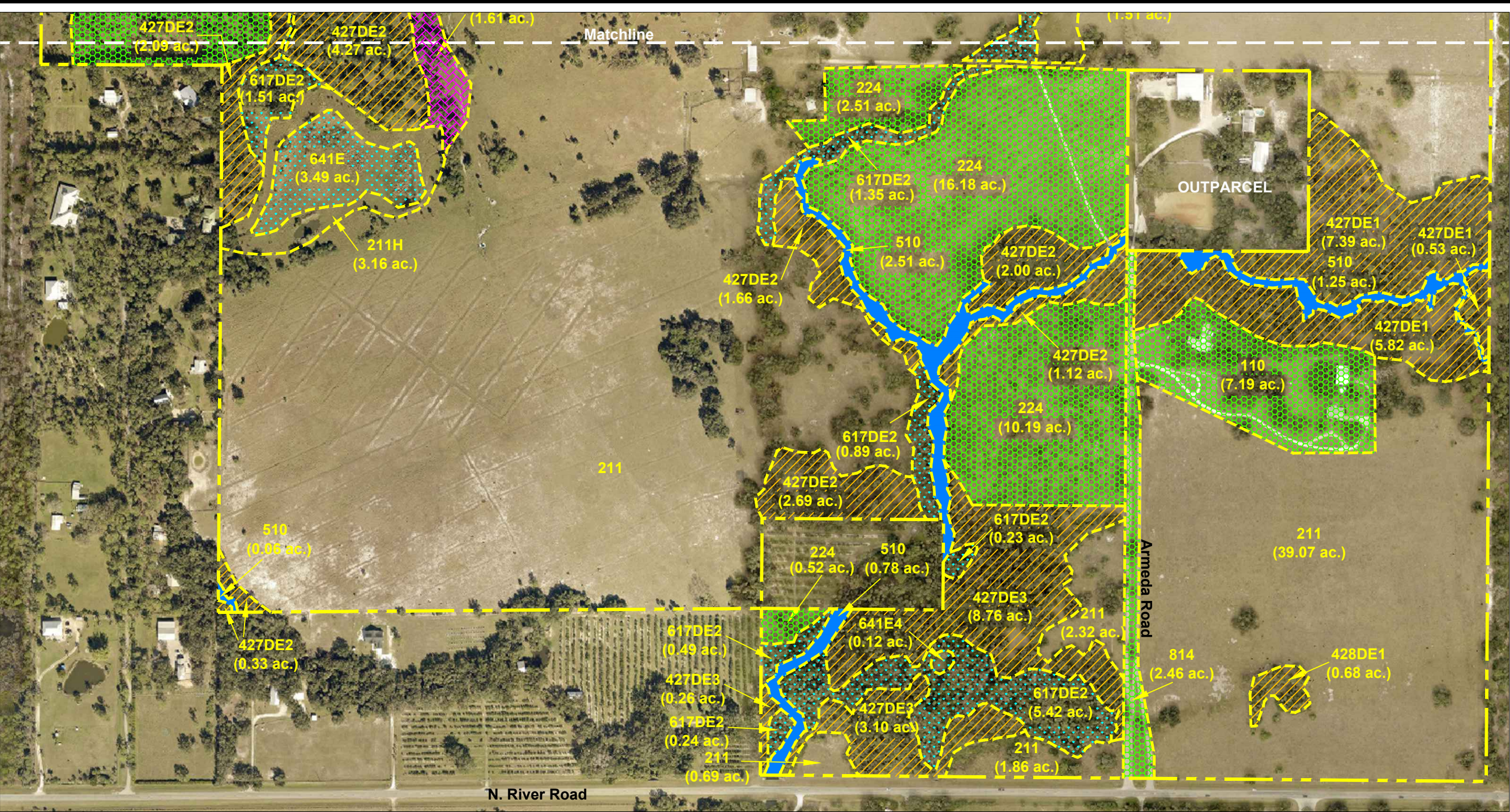
- Rare and Unique Upland Preservation (48.20 ac.)
- Rare and Unique Upland Restoration (56.10 ac.)*
- *All improved pasture (211 & 211H) and excavated features (510D, 520, & 742) would be considered upland or wetland creation (425.40 ac.)
- Wetland Preservation (25.72 ac.)
- Wetland Restoration (1.61 ac.)
- Trout Creek (apprx.)(4.60 ac.)

Notes:
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3. Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.

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

PERMIT USE ONLY, NOT FOR CONSTRUCTION

August 26, 2025 8:58:15 a.m.
Drawing: UPDATED VEG MAP-0825.DWG



SECTION: 8
TOWNSHIP: 43 S
RANGE: 26 E

- Rare and Unique Upland Preservation (48.20 ac.)
- Rare and Unique Upland Restoration (56.10 ac.)*
- Wetland Preservation (25.72 ac.)
- Wetland Restoration (1.61 ac.)
- Trout Creek (apprx.)(4.60 ac.)

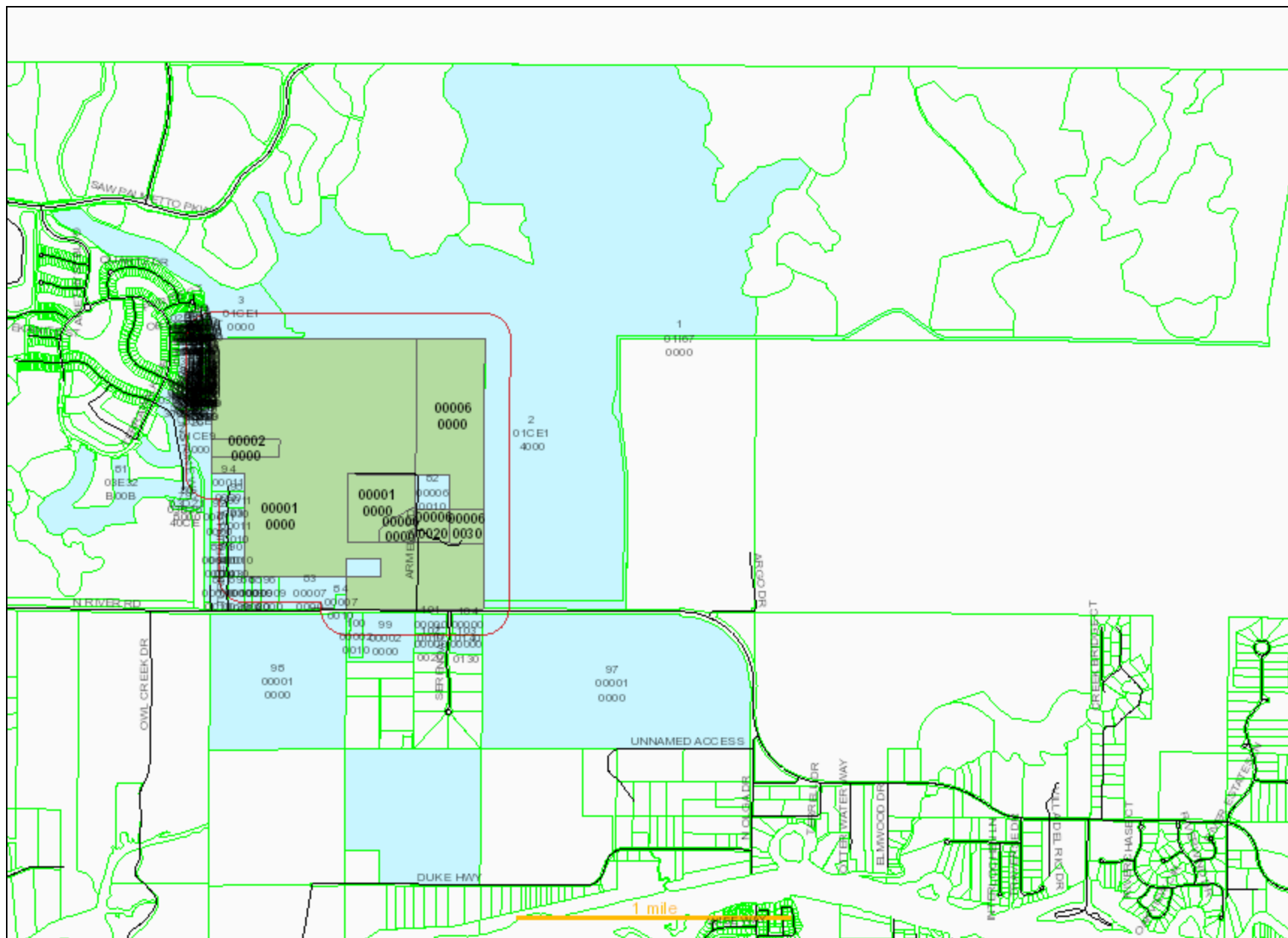
*All improved pasture (211 & 211H) and excavated features (510D, 520, & 742) would be considered upland or wetland creation (425.40 ac.)

Notes:
1. Property boundary provided by Forestar Group, Inc.
2. Mapping based on photointerpretation of 2024 aerial photography, LIDAR, and ground truthing in December 2024. Map includes 2025 aerial photography.
3. Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.

PERMIT USE ONLY, NOT FOR CONSTRUCTION

FLUCCS	Description	Acreage	FLUCCS	Description	Acreage
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427DE1	Disturbed Live Oak Invaded by Exotics (10 – 25%)	21.24	641E4	Freshwater Marshes Invaded by Exotics (76 – 90%)	1.33
427DE2	Disturbed Live Oak Invaded by Exotics (26 – 50%)	14.16	742	Borrow Areas	0.38
427DE3	Disturbed Live Oak Invaded by Exotics (51 – 75%)	12.12	814	Roads and Highways	2.46
428DE1	Disturbed Cabbage Palm Invaded by Exotics (10 – 25%)	0.68			
			Total		561.63

August 26, 2025 8:58:15 a.m.
Drawing: UPDATED VEG MAP-0825.DWG



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

BABCOCK RANCH COMMUNITY INDEPE
2300 GLADES RD #410W
BOCA RATON FL 33431

BABCOCK PROPERTY HOLDINGS LLC
4500 PGA BLVD #400
PALM BEACH GARDENS FL 33418

BABCOCK PROPERTY HOLDINGS LLC
4500 PGA BLVD #400
PALM BEACH GARDENS FL 33418

PULTE HOME COMPANY LLC
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PALM BEACH GARDENS FL 33418

MARTELL MATTHEW PAUL &
19500 ARMEDA RD
ALVA FL 33920

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

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

SUMMERALL AMANDA LYNN L/E +
13161 N RIVER RD
ALVA FL 33920

SUMMERALL RANDALL C
13131 N RIVER RD
ALVA FL 33920

KALOURIS IOANNIS
19171 TURKEY RUN LN
ALVA FL 33920

ONEILL SANDRA
13033 N RIVER RD
ALVA FL 33920

PIPKINS DAVID S &
19100 TURKEY RUN LN
ALVA FL 33920

SANDS JEFFREY A &
19170 TURKEY RUN LN
ALVA FL 33920

KALOURIS IOANNIS +
19171 TURKEY RUN LN
ALVA FL 33920

FURY BONNIE K TR
19321 TURKEY RUN LN
ALVA FL 33920

FRANCIS RICHARD LOWELL JR &
19300 TURKEY RUN LN
ALVA FL 33920

HETHERINGTON MICHAEL J &
19420 TURKEY RUN LN
ALVA FL 33920

SCHREYER JASON TOD
19360 TURKEY RUN LN
ALVA FL 33920

SUMMERALL CAROLYN +
13201 N RIVER RD
ALVA FL 33920

POVIA FAMILY LLC
5991 BUCKINGHAM RD
FORT MYERS FL 33905

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

VAN HORNE SUZANNE L +
13630 N RIVER RD
ALVA FL 33920

EDWARDS DAVE & ANNA M +
13620 N RIVER RD
ALVA FL 33920

GRANGER GEORGE L JR &
18991 SERENOA CT
ALVA FL 33920

BROWN ASHLEY OAKES TR
PO BOX 100
FORT MYERS FL 33902

SOUKUP CHARLES ROBERT &
18960 SERENOA CT
ALVA FL 33920

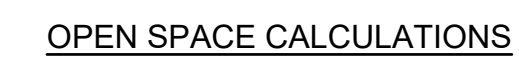
CHANCE CHARLES E
4897 W STATE RD 80
LABELLE FL 33935



1. THIS PLAN IS CONCEPTUAL AND IS POTENTIALLY SUBJECT TO MODIFICATIONS DUE TO AGENCY PERMITTING REQUIREMENTS.
2. ALL ACREAGE AREA IS APPROXIMATE AT THIS TIME AND HAS POTENTIAL TO BE MODIFIED AT THE TIME OF ORDER.
3. THE LOCATION OF ONSITE LAKES AND RESIDENTIAL TRACTS ARE PRELIMINARY AND MAY BE ADJUSTED PRIOR TO SITE PLAN APPROVAL.
4. 3' BUFFER, 3' BUFFERS, PRIOR TO ORDER, SHALL BE PROVIDED AS BUFFERS AND SUPPLEMENTED (IF NECESSARY) TO ENSURE THE PROTECTION OF MINIMUM 30-FOOT TYPE "B" BUFFERS CONTAINING 10 TREES PER 100 LINEAR FEET AND A 10' BUFFER STAGGERED.
5. ALL PROPOSED INTERNAL RIGHTS-OF-WAY SHALL BE A MINIMUM OF 40 FEET IN WIDTH AND SHALL BE PRIVATELY OWNED AND MAINTAINED.
6. CONCURRENT WITH THE ORDER, THE COUNTY WILL CHANGE FUTURE LAND USE DESIGNATION FROM DRGR TO RURAL AND WETLANDS.

MASTER CONCEPT PLAN

SHEET :



Open Space	Parcel A	Parcel B	Total	Units	Notes
Total Site Area	492.70	68.90	561.60	AC	
Required Min. Open Space	295.62	41.34	336.96	AC	60% of Total Site Area
Required Min. Total Indigenous Preserve Area	147.81	20.67	168.48	AC	50% of Required Min. Open Space

Provided Indigenous Open Space	Parcel A	Parcel B	Total	Units	Notes
Preserved Wetlands	48.65	0.00	48.65	AC	
Rare & Unique Upland Creation	108.57	0.00	108.57	AC	
Rare & Unique Upland Preservation	26.42	13.74	40.16	AC	
Rare & Unique Upland Restoration	23.05	8.73	31.78	AC	
Indigenous Open Space Area Provided	206.69	22.47	229.16	AC	

Provided Open Space (Minimum 60%)	Parcel A	Parcel B	Total	Units	Notes
Indigenous Open Space Area Provided	206.69	22.47	229.16	AC	
Lake Area Provided*	33.80	2.90	36.70	AC	
Compensating Storage Areas	22.70	0.00	22.70	AC	
Other Open Space Areas	32.44	15.98	48.42	AC	
Open Space Area Provided	295.63	41.35	336.98	AC	

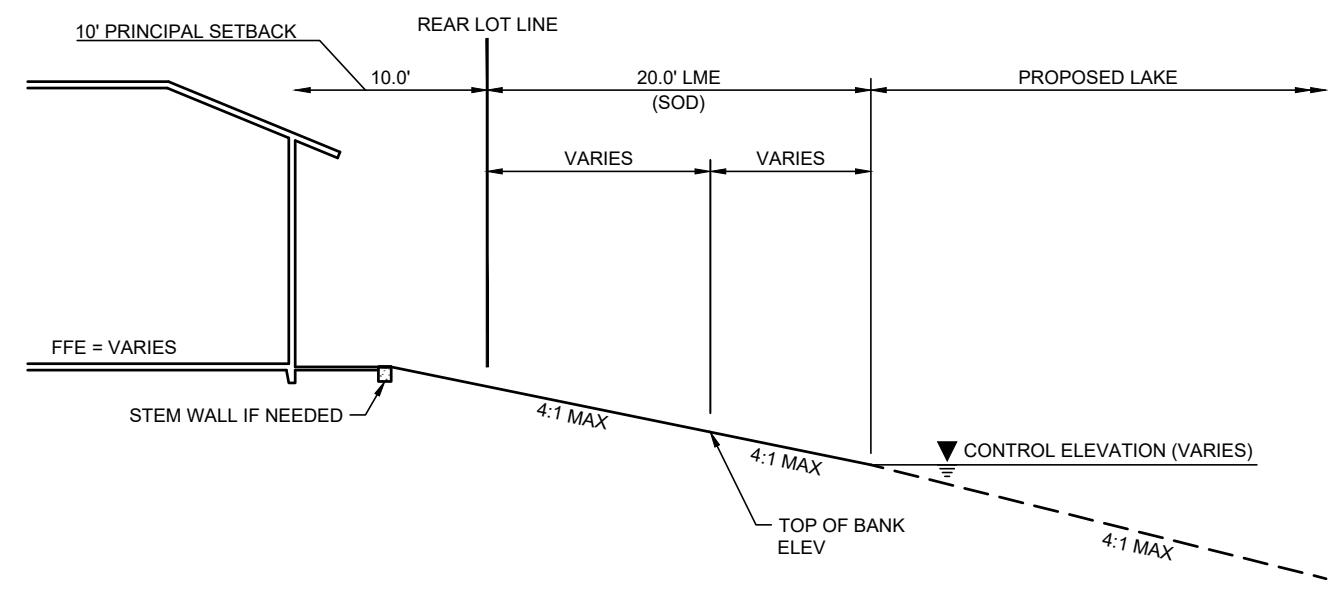
*Maximum of 25% of open space may consist of lakes.

Parcel A: 73.91 AC (maximum)

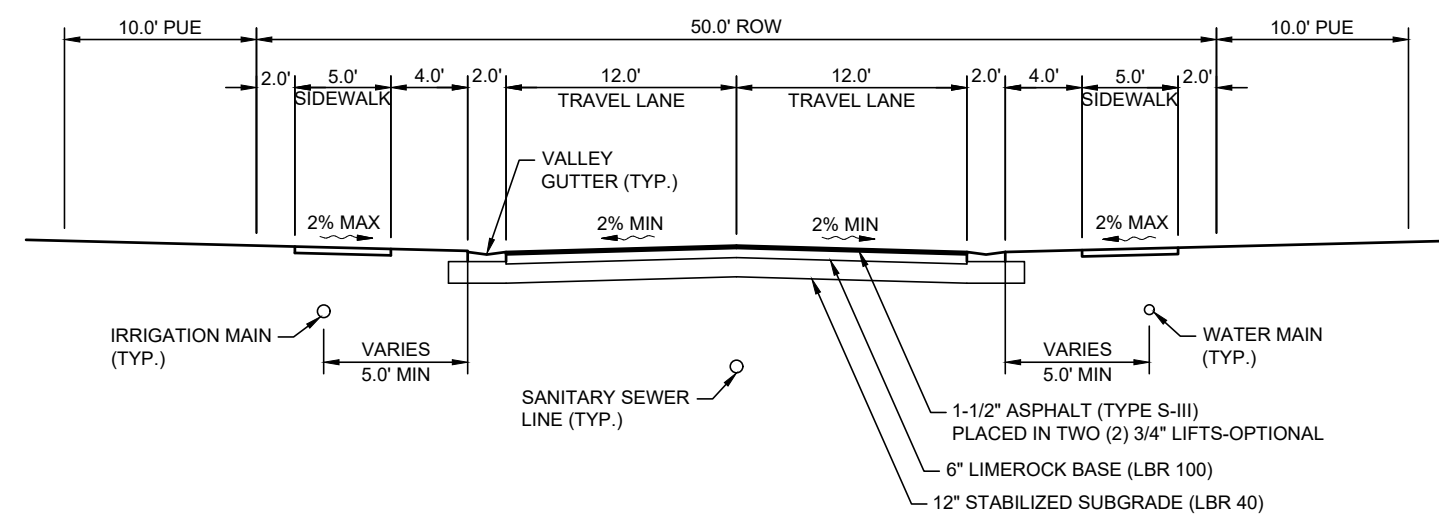
Parcel B: 10.34 AC (maximum)

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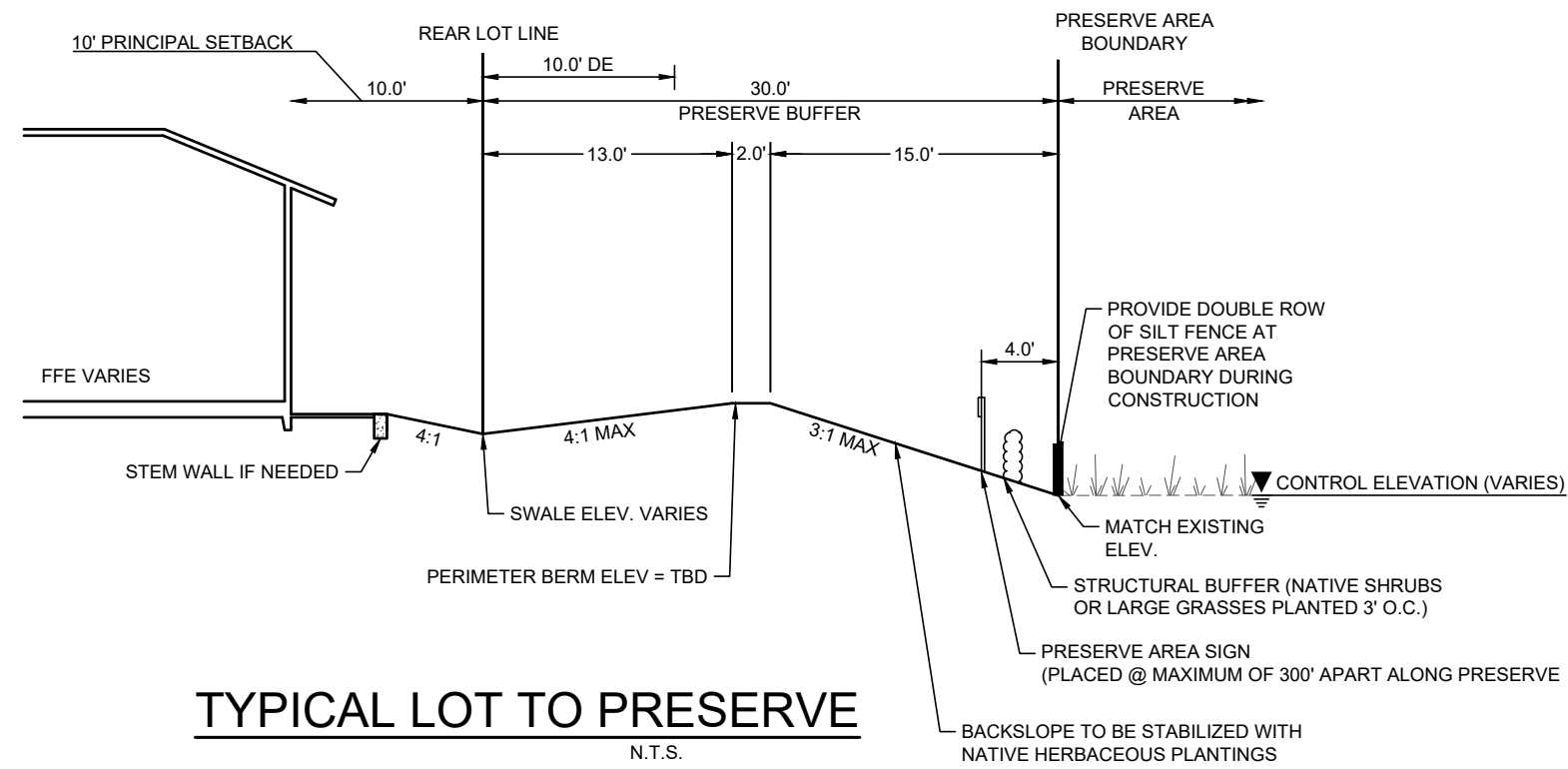
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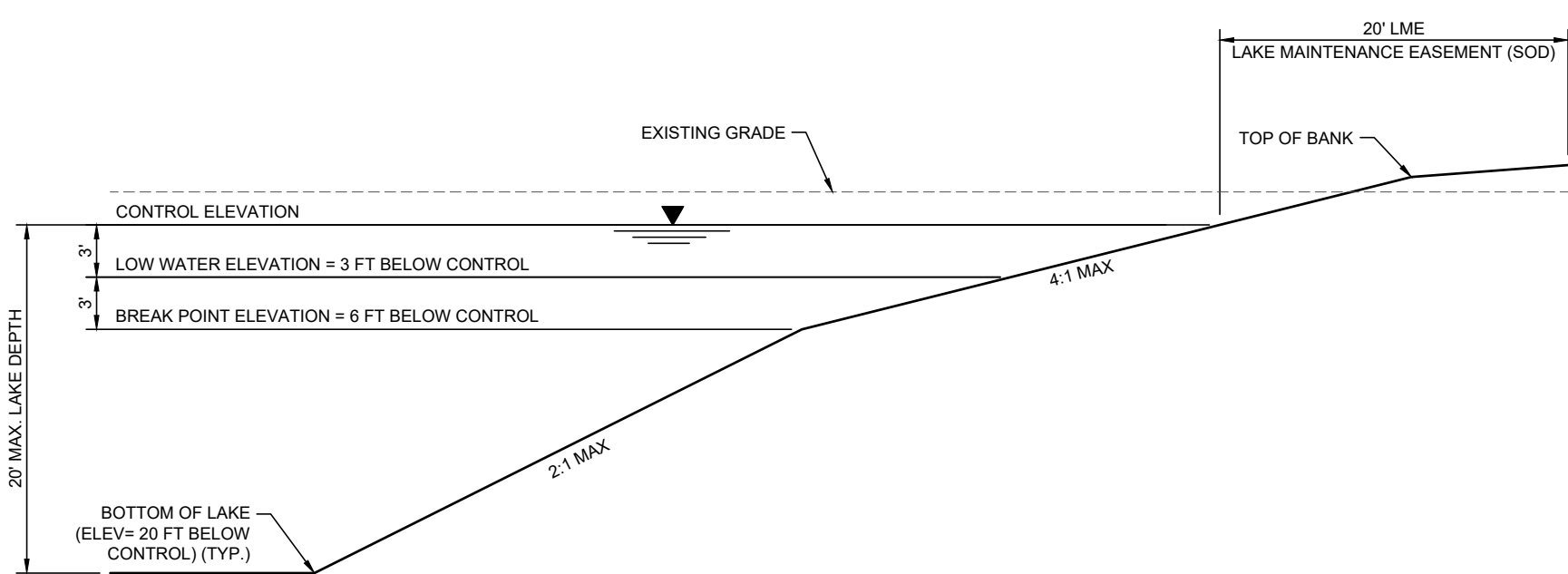
TYPICAL LOT TO LAKE
NTS



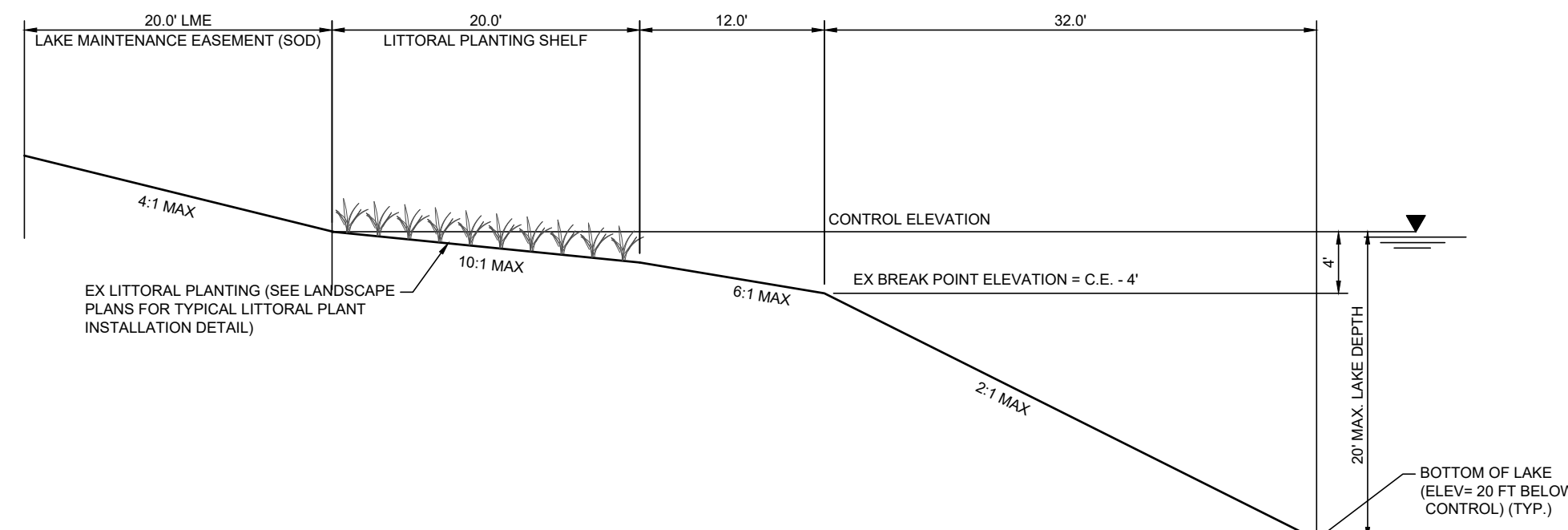
TYPICAL ROADWAY SECTION
NTS



TYPICAL LOT TO PRESERVE
NTS



TYPICAL LAKE SECTION
NTS



TYPICAL LAKE SECTION WITH LITTORAL SHELF PLANTING AREA
NTS

MASTER CONCEPT PLAN

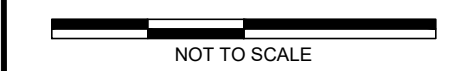
ARMEDA PROPERTY RPD

CLIENT: FORESTAR (USA) REAL ESTATE GROUP INC.

TYPICAL SECTIONS



PLAN REVISIONS



FLORIDA CERTIFICATE OF AUTHORIZATION #8836

JEREMY H. ARNOLD, P.E.
FL LICENSE NO. 66421

SET NUMBER: 2400625.100-01

SHEET: 3