



December 1, 2025

Elizabeth Workman Principal Planner
Zoning Section
Lee County Department of Community Development
1500 Monroe St
Fort Myers, FL 33901

Re: Armeda Property Insufficiency Letter #1
Record Number: DCI2025-00019

Dear Ms. Workman,

Listed below are specific responses to each comment received dated October 28, 2025, for the above referenced project. The following items are resubmitted based on Staff review.

1. Revised PD Application Form;
2. Revised Master Concept Plan;
3. Revised Traffic Impact Statement;
4. Revised Schedule of Deviations and Justification;
5. Revised Narrative of Request;
6. Indigenous Habitat Management Plan;
7. NRCS Soils Map;
8. Characterization of Ground and Surface Water Resources Report;
9. Revised Title Certification;
10. Revised Boundary Survey;
11. Revised Legal Description and Sketch;
12. Historic flow-ways Map;
13. Letters of Availability;
14. Updated Master Site File (updated per CPA2025-00008)
15. Revised Preliminary Density Calculations; and
16. Revised Stormwater Narrative/Conceptual Surface Water Management Plan.

Development Services Review – Allyson Hall

1. Please provide more information regarding the access shown in the northwest corner of the development abutting the TerraWalk subdivision. Is this proposed as an emergency access? It does not appear to line up with the existing street network for TerraWalk.

Response: Please see revised MCP with the northwest corner clarified as a dead-end with a 30-foot Type “F” Buffer separating it from the adjacent TerraWalk subdivision. The proposed project does not provide connection to the TerraWalk subdivision. The access shown in the northwest corner of the proposed development is not intended as an emergency access to TerraWalk, nor does it connect to their street network.

2. The typical roadway section provided on Page 3 of the MCP depicts a 50-foot ROW, however, Page 1 depicts a 40-foot ROW. Please clarify.

Response: The minimum right-of-way is 40 feet. The MCP has been updated to include a 40-foot ROW cross section.



3. INFORMATIONAL COMMENT: Development Order approval is required in addition to this zoning action.

Response: So Noted.

4. LDC Section [34-1748(1) - (5)] Entrance Gates & Gatehouses. The provisions of LCLDC Section 34-1748 apply to entrance gates or gatehouses that control access to three or more dwelling units or recreational vehicles, or any commercial, industrial or recreational facility. NOTE: At time of development order the applicant must demonstrate compliance with this requirement.

Response: The site will include an entrance gate and a turnaround for each development pod. It is understood that at the time of the development order, the applicant will be required to demonstrate compliance with Lee County's Land Development Code including this section.

5. LDC Section [10-256(b)(2)c.]. The developer must construct bicycle and /or pedestrian ways, where applicable, in private subdivisions internal to the development as follows:

- a. A pedestrian way is required along one side of all streets internal to a residential development and must extend from intersection to intersection;

Response: Please see revised MCP cross sections. To comply with Lee County's LDC, a pedestrian way has been included on one side of all streets internal to site.

- b. A pedestrian way is required along one side of all cul-de-sac streets that serve two dwelling units or more. The pedestrian way must extend from the intersection to the end of the cul-de-sac. Exceptions to this requirement are:

- i. Where the construction will encroach upon the required setback conservation or preservation area; or
ii. Where the proposed street forms an exterior boundary to the subdivision.

Response: Please see revised MCP cross section.

[10-329(d)(1)a.3.] Excavation Setback from Other Property. Excavations must be set back fifty (50) feet from any property line under separate ownership.

Response: All lakes are setback a minimum of 50 feet from property lines under separate ownership.

6. The [10-329(d)(1)a.1.] Excavation Setback from Local Street. Excavations must be set back twenty-five (25) feet from any existing or proposed local street right-of-way line or easement.

Response: All lakes are setback a minimum of 25 feet from local street rights-of-way or easements.

7. INFORMATION COMMENT: For all lakes deeper than 12 feet, a Deep Lake Management Plan must be submitted and approved prior to development order issuance in accordance with LDC Sec. [10-329(d)(3)]

Response: The site proposes maximum 20 feet deep lakes. Please see attached Characterization of Ground and Surface Water Resources Report which includes a Deep Lake Management Plan.

DOT Review – John Podczerwinsky



8. Part II - Existing Conditions, Paragraph 1: The description for the project location is incorrect, please update.
(**Same as CPA TIS comment**)

Response: This has been corrected in the revised TIS.

9. Page 9: The project access description ("one access connection") disagrees with the MCP, which reflects two proposed access roads and a single existing access point to remain (Armeda Road).

Response: This has been corrected in the revised TIS. There are indeed two access drives to N. River Road serving the project.

10. Page 12, Paragraph 3: Intersection analysis commentary references two site access driveway intersections. While the statement is correct that no other (major) intersections exist within ¼ mile of the subject site, it may be necessary to include the Armeda Road access if the units served by this access point are not served by one of the proposed project accesses.

Response: The intersection analysis included in the TIS are for the two site access drive intersections with N. River Road.

11. Regarding Table 5A:

- a. The calculation for LOS adjustments has been incorrectly applied. The formula should account for maximum 5% increase for exclusive Left Turn Lanes, and maximum 5% increase for exclusive Right Turn Lanes; however the formula used has compounded the adjustments. Please revise to ensure that no greater than total 10% adjustment (of the base LOS) is applied.
 - i. EXAMPLE:
 1. SR 31 (north and south of N. River Road) reflect a LOS C capacity of 1,874, which is likely formulated as $((1,850 \times 1.05) \times 1.05) = 1,874$. This incorrectly compounds the base LOS C capacity of 1,850 for C3R for both exclusive Left Turn lanes and for exclusive Right Turns. This should instead be formulated as $(1,850 \times 1.05) + (1,850 \times 1.05) = 2,035$. Please make the same correction throughout the table.
 2. SR 80 4LD LOS D Volume should be 1,810 for C3C, and apply the correct adjustments from there.

Response: These adjustments have been made in the revised TIS.

12. Regarding Table 6A:

- a. Please show K Factor and D Factor used for North River Road.

Response: The volume in Table 6A for N. River Road was taken from the 2024 Lee County Public Facilities Level of Service and Concurrency Report. There were no K and D factors utilized for the volume computation for N. River Road.

- b. Some D Factors for State Road count stations are incorrectly stated. All instances showing 0.528 should be revised to 0.55 per the current FDOT count station data.

Response: This change is reflected in the revised TIS.



13. Provide intersection LOS analysis for each intersection influenced by the project's area of significant impacts.

Response: The only intersection analysis included is the two site access drive intersections along N. River Road.

14. Access: On the master concept plan, please depict and identify the existing and approved access points on both sides of North River Rd along the project frontage and to the nearest access point beyond the project frontage in each direction. The minimum standards of connection separation on N River Rd is 660 feet.

The proposed and existing project entrances on North River Road are inconsistent with Lee County Access Management requirements (LDC 10-285), where Arterial access spacing for either "future suburban" or "future Non-urban" is 660'. The western-most access point may not meet this requirement depending on the disposition of existing Armeda Road driveway.

- a. Armeda Road (existing access) is reflected on the MCP as "Existing Single Family Driveway to remain" and serves existing residential units, which are within the MCP boundary but are not depicted on the MCP. Please clarify:

Response: The residential units on the subject property will continue to utilize Armeda Road until such time as the development commences in that area. The existing single family property not included in the request will continue to utilize Armeda Road as a single-family driveway access with no other access. Due to the distance depicted on the revised master concept plan between intersections, an additional deviation has been included. Please see revised MCP and Schedule of Deviations and Justification.

- b. Whether Armeda Road will be identified as a separate project access

Response: Please see revised Master Concept Plan. Armeda Road is to remain and will be provided as an access to the existing single family property adjacent to the site and not a separate project access.

- c. If the residential units currently served by this access will be served by other access points to North River Road.

Response: The residential units on the subject property will continue to utilize Armeda Road until such time as the development commences in that area. The existing single family property not included in the request will continue to utilize Armeda Road as a single-family driveway access with no other access.

- d. If Armeda Road access will remain unchanged, identify the final number of units within the MCP that it would provide access to.

Response: Once this portion of the site is developed, it will not provide access to any units within the MCP. Once development commences in this area, Armeda Road will only function as a single-family driveway providing access to the single-family property not included in the request.

15. Access spacing for the western-most project access to North River Road is depicted approximately 580' from existing Armeda Road, and may be deficient in meeting minimum 660' access spacing required by LDC 10-285. 3.1 If proposing less than the minimum required access spacing, a deviation from LDC 10-285 is required.

Response: Please see revised MCP and Schedule of Deviations and Justification. Due to the distance between the westernmost access and Armeda Rd, a request for a deviation has been included.



16. Note: Access spacing for the eastern-most project access is approximately 650' from existing Armada Road. (No sufficiency response required unless spacing is reduced)

Response: Please see revised Schedule of Deviations and Justification. Due to the distance between the easternmost access and Armada Rd, a request for a deviation has been included.

Environmental Review – Paige Carroll

17. Please provide an indigenous Restoration, Creation, and Preservation Management Plan to comply with Lee Plan Policy 123.2.17.

Response: To comply with Lee Plan Policy 123.2.17, please see attached Indigenous Habitat Management Plan. Additionally, the Comprehensive Plan Consistency Section within the Narrative of Request addresses the criteria in Policy 123.2.17.

18. Provide exhibits with detailed restoration plans showing grading, vegetation in each grade level, soil amendments, planting and irrigation schedules, monitoring schedule, wildlife corridor connections, and human coexistence measures. This plan must be consistent with the hydrological restoration plans to ensure survivability of existing and proposed restoration plantings.

Response: Please see attached Indigenous Habitat Management Plan.

19. Include an exhibit in the Indigenous Restoration, Creation, and Preservation Management Plan showing methods for exotic vegetation removal (mechanical, chemical, and/or hand removal).

Response: Please see attached Indigenous Habitat Management Plan that includes the methods for exotic vegetation removal.

20. The typical lot to preserve cross sections show the back slope of the berm planted with native herbaceous vegetation. Please clarify whether this area is intended to be classified as restoration and/or creation for the purpose of qualifying for the dwelling unit incentives.

Response: Please see revised cross-section found on page 3 of the revised Master Concept Plan. The berm is not included in the preservation area.

21. Please provide a consistent Indigenous Restoration, Creation, and Preservation Management Plan that clearly distinguishes between the various habitat types (e.g., wetland creation, wetland restoration, wetland preservation, upland creation, rare and unique restoration, etc.). Use distinct hatching patterns for each habitat type and include a corresponding legend within the Master Concept Plan, Protected Species Management Plan, and Indigenous Restoration, Creation, and Preservation Management Plan.

Response: The hatching patterns indicated on all plans have been updated to be consistent throughout all documents.

22. A stated benefit in the narrative is the establishment of wildlife corridors connecting to preservation lands to the north, south, east, and west. Include specific details within the Indigenous Restoration, Creation, and Preservation Management Plans describing how these connections will be achieved. Provide an exhibit illustrating the connection points and demonstrating how the onsite habitat will complement the adjacent offsite habitats.



Response: The wildlife corridors that connect to surrounding preservation lands are outlined in the Indigenous Habitat Management Plan and include exhibits of the connection points from onsite habitat to adjacent office habitats.

23. The narrative notes that compensating storage is proposed to offset impacts associated with access to Babcock Ranch. Provide additional information and supporting documentation detailing the volume, location, and potential effects of the compensating storage on the restoration, creation, and preservation of indigenous habitats. The current Master Concept Plan does not depict this compensating storage, it must be illustrated and clearly described within the plan.

Response: The MCP includes necessary minimal impacts to Trout Creek and its associated wetlands and flow-way limited to providing access to the northwestern internal development area will be mitigated with compensating storage in the form of created wetlands. Please see revised Master Concept Plan. The plan has been updated to identify the compensating storage areas. The applicant proposes the following condition of approval: Developer must depict the compensating storage/created wetland area on development order plans and provide calculations that quantify the flood storage volume.

24. Provide a Protected Species Management Plan. The Protected Species Management Plan must demonstrate how the restoration plan will support protected species through creating habitat for foraging, nesting, and raising offspring.

Response: Please see attached Indigenous Habitat Management Plan.

25. The Master Concept plan shows wetlands potentially being impacted to create rare and unique uplands to increase the number of dwelling units. Please provide a state verified wetland delineation to show compliance with Goal 124 in the Lee Plan.

Response: The applicant is not impacting wetlands to create rare and unique uplands. The applicant is in the process of preparing submittal documents to the state which will verify wetland delineation. The applicant proposes the following condition of approval: State Wetland Permits. Developer may not commence construction on development impacting wetlands until issuance of required state permits. Development activity must comply with state wetland permits and applicable local development permits. If the State does not approve wetland impacts or if State wetland permits are not consistent with proposed wetland impacts reflected in County development permits, then Developer must amend County development permit approvals to be consistent with state wetland permits and applicable Lee Plan and LDC regulations regarding development within wetlands. This may affect permissible density on the property.

26. Demonstrate in the Indigenous Restoration, Creation, and Preservation Management Plan that restoration and creation areas will maintain surface water flow. The environmental consultant and hydrological engineer need to ensure positive flow will occur. May affect total dwelling units and overall density calculations per Lee Plan Policy 123.2.17.

Response: Please see the Indigenous Habitat Management Plan and revised Stormwater Narrative. This document notes that positive flow is occurring and maintains surface water flow. Additionally, the Comprehensive Plan Consistency Section within the Narrative of Request addresses the criteria in Policy 123.2.17.

27. The narrative identifies stormwater enhancements and green infrastructure as project benefits. Please provide detailed descriptions and cross-sections illustrating how these elements are being incorporated into the project design. The



applicant is requesting a deviation from the standard lake bank slope requirement (from 6:1 to 4:1), demonstrate how this deviation supports and enhances the proposed stormwater management features and green infrastructure benefits described in the narrative.

Response: Please see revised Deviation and Justification Narrative and Stormwater Narrative. This document identifies and elaborates the positive benefits provided by the stormwater enhancements and green infrastructure. For example the compensating storage areas will be created wetlands, the onsite wetland preserves, preserved and restored flowway, and lakes with littoral plantings.

28. The narrative identifies improvement of existing wetland hydroperiods within onsite preserves. The applicant indicates approximately 49 acres of wetlands are proposed for preservation. Provide details comparing the existing hydroperiods with post development conditions. Describe how the preserved areas are being created, restored, or enhanced to improve hydroperiods within habitats to support protected species.

Response: Please see Characterization of Ground and Surface Water Resources Document. The document provided by Respec Engineering provides details on existing and post development conditions related to hydroperiods, specifically Section 3.0 Property Setting.

29. Provide cross sections and more details showing how internal roads will cross preserves and FEMA floodways. Please indicate if indigenous areas cannot be restored due to roadway construction. May impact total dwelling units per Lee Plan Policy 123.2.17.

Response: Please see revised MCP. The addition of cross sections has been included for internal roads that cross preserve and FEMA Floodways.

30. Revise the Master Concept Plan and restoration/creation exhibit to remove upland creation shown over driveways accessing the excluded parcels.

Response: Please see revised Master Concept Plan. The exhibit has been revised to remove uplands over driveways or easements accessing the excluded parcels.

31. Please label white blocks on the Master Concept Plan. Are these areas part of the Restoration, Creation, and Preservation Management Plan?

Response: Please see revised Master Concept Plan. The white blocks have been labeled and are noted as compensating storage in the form of created wetlands

32. Provide an open space exhibit showing restoration, preservation, and creation areas with distinct hatching for wetland and upland types. Include acreage for each area in the legend and on the plan. Provide a breakdown demonstrating that 50% of the required 60% open space is indigenous, per Lee Plan Policy 123.2.17.

Response: Please see revised Master Concept Plan. Page two of this document has been updated to show the breakdown of the required open space and indigenous space per Lee Plan Policy 123.2.17.

33. Please depict where the 10 percent general open space will be provided within the open space exhibit.



Response: Please see revised Master Concept Plan / Open Space exhibit. There is no 10 percent general open space requirement. Open Space requirements are consistent with Lee Plan Policy 123.2.17

34. Revise the open space calculations to meet LDC Section 10-415(d)(2)c, which allows existing or proposed water bodies, including the Trout Creek flow way within the 229-acre conservation easement to count for no more than 25% of required open space.

Response: Policy 123.2.17.4 provides in part that, *“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.”* The Policy specifically provides that creeks may be counted toward the 50% indigenous preserve portion of the 60% open space requirement. Pursuant to LDC Sec. 1-11, where there is a conflict, the Lee Plan will prevail.

35. Please ensure the indigenous open space areas meet the minimum dimensions per LDC Section 10-415 (c)(3)(4)(5).

Response: The indigenous open space areas comply with LDC Section 10-415 (c)(3)(4)(5). Please see page 2 of the Master Concept Plan for area breakdown.

36. Demonstrate compliance with the required 25ft wide Type D buffer and plantings along North River Road.

Response: LDC Section 33-1673 provides that new developments with frontage on North River Road must provide a 25-foot-wide right-of-way buffer, planted with native canopy trees, such as Live Oaks and Laurel Oaks. The required planting height of the native canopy tree shall be a minimum of 14 feet, spaced approximately 25 feet on center. Shrubs and/or hedgerows are not required. The Indigenous Habitat Management Plan will include existing or proposed plantings which meet this requirement.

37. Demonstrate compliance with the required Type F buffer around two parcels not included on the Master Concept Plan.

Response: The Type F buffer is intended to provide compatibility with surrounding residential properties. The Type F buffer is the most extensive buffer provided and includes 10 trees per 100 liner feet and a double-staggered hedgerow. These buffers will be provided by the onsite preservation, restoration or creation of uplands or wetlands with a minimum 30-foot width and will contain the minimum required plantings meeting LDC Sec. 10-420 within the area between the onsite residential or amenity tracts and the adjacent property being buffered except where abutting Trout Creek or the natural waterway buffer. See Note 4 on the revised MCP.

38. Please revise Master Concept Plan to show the 20ft wide natural waterway maintenance easement on both sides of Trout Creek and any other tributaries from Trout Creek to comply with LDC Section 10-328.

Response: Please see revised Master Concept Plan and Schedule of Deviations and Justifications. The MCP has been updated and labeled to identify the natural waterway maintenance easements. A deviation has been added to allow the maintenance easements to be a minimum of 10-feet in width and along one side.



39. A 50-foot-wide natural waterway buffer is required along all natural waterways per LDC Section 10-416(d)(9), including Trout Creek and its tributaries. Revise all relevant exhibits, including the Master Concept Plan, to clearly depict the required natural waterway buffer. Note the 20ft wide natural waterway maintenance easement and the 50ft waterway buffer can overlap.

Response: Please see revised Master Concept Plan. The plan has been updated and labeled to identify the natural waterway buffer according to LDC Section 10-416(d)(9).

40. Please revise Deviation 2, the conservation easement in replacement of the buffer along North River Road. Does the current vegetation meet the requirements per LDC Section 33-1673? The provided Species Assessment Map shows no vegetation along the frontage of Parcel B and the depicts improved pasture on Parcel A along North River Road. Please revise request.

Response: Please see revised Deviation Request. LDC Section 33-1673 provides that new developments with frontage on North River Road must provide a 25-foot-wide right-of-way buffer, planted with native canopy trees, such as Live Oaks and Laurel Oaks. The required planting height of the native canopy tree shall be a minimum of 14 feet, spaced approximately 25 feet on center. Shrubs and/or hedgerows are not required. The Indigenous Habitat Management Plan will include existing or proposed plantings which meet this requirement.

LeeTran Review – Jose Perez

41. LeeTran has reviewed the proposed development and determined that it is over a quarter-mile from the nearest bus stop or fix-route corridor; as per Transit LDC section 10-441, no developer improvements are required.

Response: So noted.

Legal Review – Larissa Narkiewicz

42. The property description included in the document submitted for LDC §34-202(a)(7)(b)(iv) is inconsistent with the legal descriptions included in documents addressing LDC §34-202(a)(5) and LDC §34-202(a)(6).

Response: Please see attached revised Title Certification. This document has been updated to match the property description included in the Legal Description and Boundary Survey. The attached Legal Description has been revised to include the sketch. The attached Boundary Survey has been revised to reflect the revised Title Certification.

43. The document addressing LDC §34-202(a)(7)(b)(iv) does not include the south half of the northeast quarter of the southeast quarter of section 8.

Response: The Title Certification legal description has been revised to match the Legal Description & Sketch and Boundary Survey legal description.

Natural Resources Review – Nicolas DeFilippo

44. Please provide an analysis of Lee Plan policies 60.4.2, 61.3.3, 123.2.10, 124.1.2, 126.1.1, 126.1.4, 125.1.8.



Response: The above noted Lee Plan Policies have been addressed in the revised Narrative of Request document in the Comprehensive Plan Consistency Analysis section.

45. Please identify what the unlabeled white polygons represent on the MCP?

Response: Please see revised Master Concept Plan. The white blocks have been labeled and are noted as compensating storage/wetland creation areas.

46. Please provide a map depicting existing and historic flow-ways per LDC 34-373(a)(4)(b)(v).

Response: Per LDC 34-373(a)(4)(b)(v) a Historic Flow-Ways map has been provided.

47. There are two historic flowways through the property. Please provide analysis of Lee Plan policy 60.4.3 expanding on how the proposed project will preserve/restoring these flowways. Babcock Ranch received a Development Order (DOS2023-00031) to restore a historic flowway that the Armeda Project appears to accommodate through the project. Will the project be designed to accept these offsite flows? Please detail what CFS the design will be able to accommodate?

Response: It is noted that historic flow-ways are located on the site. Lee Plan Policy 60.4.3 has been included with the Comprehensive Plan Consistency Analysis section of the revised Narrative of Request document. The proposed project intends to accept the offsite flows from the northwest corner of the site through the onsite wetlands. Additional flow-way designs are to be addressed at the Environmental Resource Permit and Development Order phase. Please also see attached revised Written Description of Surface Water Management Plan.

48. Please provide additional information detailing how the proposed design will maintain or improve offsite flow capacity in accordance with Lee Plan policy 126.1.4. What size culverts are necessary at the Trout Creek crossing? What size culverts are necessary to convey offsite flows under the internal roadways crossing the preserved flowway which originates in Babcock Ranch?

Response: Please see attached revised Stormwater Narrative. It is anticipated that on-site culverts will match upstream culvert sizes to maintain offsite flow capacity. Additional flow-way designs are to be addressed at the Environmental Resource Permit and Development Order phase.

49. Please identify the anticipated irrigation source in accordance with Lee Plan policy 61.1.6. What is the anticipated irrigation demand?

Response: Please see attached Characterization of Ground and Surface Water Resources Report. Based on the Water Use Permit No. 36-07306-W for the historic citrus grove, the Sandstone Aquifer alone is capable of providing adequate irrigation supplies. However, to safeguard the Sandstone Aquifer, the Applicant proposes to conjunctively use surface water from the development's numerous stormwater wet-detention lakes. This approach prevents overuse of the Sandstone Aquifer and helps protect surrounding legal users that may also be utilizing the same aquifer for drinking water.

50. Please provide groundwater drawdown contours based on anticipated irrigation demand and source(s). How will the proposed development impact the surrounding single-family homes that utilize the Sandstone aquifer as a domestic water source?



Response: Groundwater drawdown contours based on anticipated irrigation demand and sources(s) have been provided in Figure 11 of the attached Characterization of Ground and Surface Water Resources Report. The greatest drawdown predicted to occur as a result of the requested maximum month quantity is approximately 1.1 feet and occurs within the property boundary at the proposed well nodes. As also shown in Figure 11, no drawdown greater than 1.0 foot is predicted outside the proposed project boundary. Therefore, the potential for harm to occur to existing legal users as a result of the requested allocation is considered to be de minimis. However, to further protect existing legal users a groundwater monitoring plan is also proposed that would include two (2) dedicated Sandstone Aquifer monitoring wells as shown in Figure 12 of this referenced Report.

51. Please provide a map depicting the proposed development footprint and Wellfield Protection Zones. It is not clear what development is proposed within Protection Zones.

Response: A map of Wellfield Protection Zones was included within the Narrative of Request. Also, as noted in the Characterization of Ground and Surface Water Resources Report, Lee Plan Map 4-C (depicting iso-travel times of 6-months, 1 year, 5-years and 10-years), shows proposed public supply wells located immediately south of the Armada Property along North River Road which are part of the North Lee County Public Supply Wellfield. A review of the Water Use Permit, No. 36-00152-W, for this facility indicates that in February 2024, these proposed production wells were relocated to the east on land owned by Lee County near the Telegraph Creek Preserve. The proposed production wells are to be constructed into the Lower Hawthorn Aquifer which is separated from the Sandstone Aquifer by hundreds of feet of confining unit sediments. A copy of the Water Use Permit Modification is provided as Attachment 3 to this referenced Report. Therefore, based on the recent permit modification, there are no wellfield protection zones south of the proposed development.

52. Please provide a surface water and groundwater monitoring plan per Lee Plan policy 125.1.4. The application indicates monitoring will occur.

Response: Please see the provided Characterization of Ground and Surface Water Resources Report. This report addresses Surface water and groundwater monitoring plans, specifically in section 7.0 Surface Water and Groundwater Monitoring.

53. Are there any flowing wells located on the property? What impact will these wells have on proposed Wellfield? If flowing wells are proposed to be closed and abandoned, it must be completed prior to commencement of construction.

Response: Please see attached Characterization of Ground and Surface Water Resources Report. There is a single Sandstone Aquifer irrigation well that supplied water to the citrus crops that will be canceled upon approval of this project and closed and abandoned prior to commencement of construction.

54. Please demonstrate compliance with 10-328(a) on the MCP. Please depict drainage and access easement(s) that comply with 10-328(a) on the MCP. Please provide a cross section on the MCP.

Response: Please see attached revised MCP and Schedule of Deviations and Justifications. In accordance with Land Development Code 10-328(a), alternate dimension and location are proposed.



55. The project depicts impacts and placement of impediments, including creation of Rare and Unique Habitat, within the FEMA Floodway. Please note that a No-Rise certification will be required prior to issuance of Development Order proposing impacts in Floodway. Created Rare & Unique within existing farm fields will need to be modeled at that time.

Response: So Noted.

Planning Review – Katherine Burgess

56. The Armeda RPD must stay consistent with the proposed CPA, as changes to the CPA may necessitate changes to the rezone. Planning may add additional comments to the RPD as the CPA progresses.

Response: So Noted.

57. Planning will not find the proposed RPD sufficient until the CPA has been found Sufficient.

Response: So Noted.

Zoning Review – Elizabeth Workman

58. Revise the application to include a density calculation document to be consistent with the environmental restoration, preservation, and creation to demonstrate how the applicant is obtaining 737 dwelling units.

Response: Please see the revised Application form, MCP and Preliminary Density Calculations which provide the requested information.

59. Please explain if the 54.06 acres of wetlands have been verified by the State of Florida. If the acreage of State wetlands changes, the change whether larger or smaller will affect the density calculations which would include all environmental supporting documents for the incentives pursued in Lee Plan Policy 123.2.17. Please advise.

Response: The applicant is in the process of preparing submittal documents to the state which will verify wetland delineation. The applicant proposes the following condition of approval: State Wetland Permits. Developer may not commence construction on development impacting wetlands until issuance of required state permits. Development activity must comply with state wetland permits and applicable local development permits. If the State does not approve wetland impacts of if State wetland permits are not consistent with proposed wetland impacts reflected in County development permits, then Developer must amend County development permit approvals to be consistent with state wetland permits and applicable Lee Plan and LDC regulations regarding development within wetlands. This may affect permissible density on the property.

60. Please revise the application to include a phasing plan for how the site will be developed to achieve the density incentives through the environmental preservation, creation, and restoration.

Response: The applicant proposes to do the incentive restoration at the first phase. A phasing plan shall be provided under separate cover.

61. Please note that the phasing plan will coincide with the Agricultural exemption extinguishment through revised agricultural affidavits submitted at prior to development order approval and recorded conservation easements.



Response: So Noted.

62. Provide the public information meeting advertisement, minutes of the meeting, and supporting information for Northeast Lee County Community Plan Area with a total of two meetings with one in Alva and one in North Olga Community Plan Areas per Lee Plan Policy 27.1.8.

Response: A public information meeting is to be held following resubmittal of the application documents. It is understood that a total of two meetings are required per Lee Plan Policy 27.1.8 and the required documents will be submitted prior to the finding of sufficiency.

63. Provide Letters of Availability for all public services to include potable water, sanitary sewer, EMS, Fire, Lee County Sheriff, Lee County Public Schools, and interlocal agreements with Charlotte County/Babcock Schools. The Letter of Availability included in the application did not provide consistent density. Provide these supporting documents to demonstrate compliance with Lee Plan Policy 2.2.1 and Lee Plan Standards 4.1.1, 4.1.2, and 4.1.4.

Response: Updated Letters of Availability for potable water, sanitary sewer, EMS, Fire, Sheriff, and Lee County Public Schools have been provided with this submittal.

64. The Master Concept Plan depicts a future interconnection between the subject property and Babcock Ranch MPD along the northwest property line. Please provide written correspondence between the applicant and Babcock Ranch MPD that would allow the interconnection. Staff have concerns as the connection to Babcock connects to a gated residential community within Babcock Ranch. Please advise.

Response: Please see attached revised MCP. The proposed Master Concept Plan does not propose connection to Babcock Ranch along the northwest property lines.

65. Please explain how the preserve area and Type-F buffer around offsite AG-2 property and ingress/egress easement interfaces with the development. The MCP and all environmental documents consider the ingress/egress easements as preservation area, but the easement serves as a drive to the offsite properties. Depict where the Type-F buffers are being proposed (around parcel and ingress/egress) and how the ingress/egress will serve as the preserve.

Response: Please see attached revised MCP which includes the Type F buffer around the parcels not included in the request. The Type F buffer is intended to provide compatibility with surrounding residential properties. The Type F buffer is the most extensive buffer provided and includes 10 trees per 100 liner feet and a double-staggered hedgerow. These buffers will be provided by the onsite preservation, restoration or creation of uplands or wetlands with a minimum 30-foot width and will contain the minimum required plantings meeting LDC Sec. 10-420 within the area between the onsite residential or amenity tracts and the adjacent property being buffered except where abutting Trout Creek or natural waterway buffer. The preservation areas have been removed from the ingress/egress easements.

66. Revise the MCP to provide a label on three areas which resemble lakes that are located north of the Amenity in Parcel A.

Response: Please see revised MCP. Additional labels have been added to identify these areas as compensating storage/wetland creation areas.



67. Provide a letter from the fire Marshall to support Deviation #1

Response: An additional letter from the Fire Marshall addressing the access points from North River Road has been requested and will be provided under separate cover.

68. The applicant is stating that LDC Section 33-1673 cannot be met because there are existing trees abutting North River Road creating a hardship. The FLUCCS map provided by the applicant's environmental consultant depicts no existing vegetation along the southeast property line abutting North River Road. Revise the deviation request to clearly state where the deviation is to be applied, the type of vegetation species that will be utilized to meet the buffer requirements, and where the buffer will be met due to no vegetation.

Response: Please see attached revised Schedule of Deviations and Justifications. LDC Section 33-1673 provides that new developments with frontage on North River Road must provide a 25-foot-wide right-of-way buffer, planted with native canopy trees, such as Live Oaks and Laurel Oaks. The required planting height of the native canopy tree shall be a minimum of 14 feet, spaced approximately 25 feet on center. Shrubs and/or hedgerows are not required. The Indigenous Habitat Management Plan will include existing or proposed plantings which meet this requirement.

69. The applicant is proposing Deviation #3 from 6:1 lake bank slope to design the lake at 4:1 to save indigenous areas. Label on the MCP where this deviation will be applied. Most of the lakes are surrounded by residential lots.

Response: Please see revised MCP. Proposed deviations have been labeled where deviations would be applied.

70. Expand Deviation #3 justification to provide a cross section showing the 4:1 lake bank slope, alternative stabilization using sound engineering, and compensatory littorals if hardening is proposed. LDC Section 10-329(d)(4) was changed to 6:1 because of slope compromising and loss or damaged structures. Explain how this design with 4:1 lake bank slopes is better.

Response: Please see revised MCP and Schedule of Deviations and Justification. Additional cross sections have been added and information related to Deviation #3 has been included to address 4:1 lake bank slope.

71. Explain if planted littoral shelves will meet the slope requirements per LDC Section 10-418.

Response: Please see attached revised MCP. Littoral Shelves will meet the slope requirements of the LDC.

72. Explain how the internal roads are being designed to not impact the preserve restoration, creation or preservation and how the wetlands will be connected to improve the flow of water.

Response: Please see attached Indigenous Habitat Management Plan. As well as the revised Stormwater Narrative.

73. The MCP includes typical cross sections of the single-family lots abutting the preserve. The cross sections depict native herbaceous grasses in addition to the structural buffer. Please explain if these features are included in the preserve restoration incentive.

Response: Please see revised cross-section found on page 3 of the revised Master Concept Plan. The structural buffer is not included in the preserve restoration incentive.



74. Revise the Schedule of Uses to be consistent with LDC Section 34-934.

Response: The proposed Schedule of Uses is consistent with the Land Development Code Sec. 34-934.

75. The Applicant's Narrative lists 22 benefits that the proposed development will provide but does not include supporting documents to demonstrate how the benefits will be provided or designed. The review team is missing pertinent documents to support the density incentive and additional comments may be required once staff has received a complete submittal.

Response: Please see revised Narrative of Request, Indigenous Habitat Management plan, and the Characterization of Ground and Surface Water Resources report. These documents expand on the list of benefits with reference to supporting documents.

76. Please note that staff cannot schedule a hearing date once the zoning case has been found sufficient until the CPA has been transmitted to the State of Florida Department of Economic Opportunity (DEO) by the Board of County Commissioners.

Response: So Noted.

Utilities Reviewer – Ohdet H Kleinmann

77. Staff understands that this is not within LCU service area, please provide a letter of availability for utilities.

Response: The concurrent comp plan amendment includes a request to add the property to Lee County Utilities Water and Wastewater Service Areas. Please see the letter of availability provided by the Lee County Utilities.

Thank you in advance for your consideration of the above information. Please contact me directly at pmurray@rviplanning.com if you have any questions or require additional information.

Sincerely,

A handwritten signature in blue ink that reads 'Patrick Murray'.

Patrick Murray, AICP
Project Manager



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	54.06	Acres	10	% of Total
		Acres		% of Total

H. Property Dimensions:

1. Width (average if irregular parcel):	Varies	Feet		
2. Depth (average if irregular parcel):	Varies	Feet		
3. Total area:	561.63 Ac	Acres or square feet		
4. Frontage on road or street:	2,687+/-	Feet on	North River Road	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		0	Acres
2. a. Preserved freshwater wetlands	48.65	Acres	
b. Impacted wetlands	5.41	Acres	
c. Preserved saltwater wetlands	0	Acres	
d. Total wetlands (A.2.a. plus A.2.b. plus A.2.c.)		54.06	Acres
3. R-O-W providing access to non-residential uses		0	Acres
4. Non-residential use areas ^{(1) (2)}		0	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>556.71*</u>

***Refer to attached Preliminary Density Calculations & MCP which include density incentive in Policy 123.2.17 providing 179.99 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]



ARMEDA PROPERTY RPD

Narrative of Request

DCI2025-00019 – Revised November 2025

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 1.3± 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. 270± acres (48% of property) placed into conservation easement including portions of Trout Creek flow-way.
5. 200± acre onsite wildlife corridor 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 48± 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 (39± acres) and restoration (141± acres)
22. Preservation to maximum extent of historic flow-way associated with Trout Creek and associated wetlands

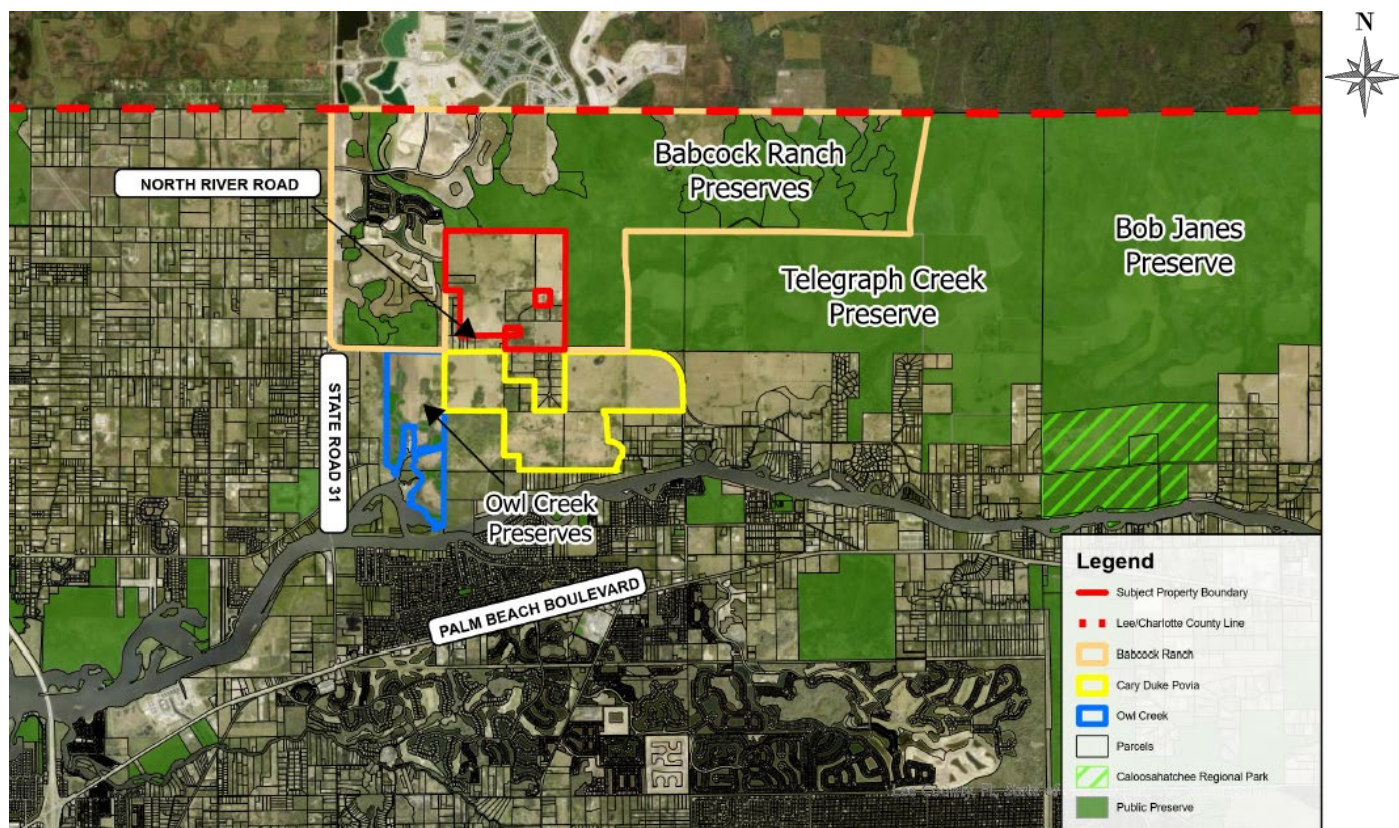


Figure 2. Adjacent Private and Public Preserves

Background

Subject Property

The Armeda property is located in an evolving and transitional area that has been establishing clustered developments while providing extensive wetland, upland and rare and unique upland, and flow-way preservation areas with environmental stewardship while proactively and appropriately planning for future growth within the area consistent with the Northeast Lee County and North Olga Community Planning areas. The properties to the west, north and east were redesignated from DR/GR to New Community FLU to facilitate the Babcock Ranch Mixed Use Planned Development which is approved for 2,078 dwelling units, 250 hotel rooms and 1,170,000 square feet of commercial and retail uses. Ordinance 23-03 was adopted for the Greenwell SR 31 future land use amendment which redesignated approximately 265 acres along Babcock Ranch Road/SR 31 south of its intersection with North River Road from Rural and Wetlands to Outlying Suburban future land use category which transitioned a future non-urban area to a future suburban area, tripling the allowable density.

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

West

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

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

North

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

East

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

South

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

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

Southwest

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

West of this area is Owl Creek RPD, 342.68± acres approved by zoning resolution Z-22-022 which allows up to 380 dwelling units consisting of single-family and two-family attached dwellings, a 96-

multi-slip docking facility and amenities. This development also used the same density incentives provided in Policy 123.2.17 which resulted in 168.41 acres of indigenous open space and 1.62 acres of upland restoration including 56.24 acres of preserved or restored rare and unique upland habitat.

Eastern Excluded Parcel

There are two parcels shown in Figure 1 that are within the overall boundary that are not included in the application. The western excluded parcel identified in Figure 1 is within the DR/GR FLU category, zoned AG-2 and is develop with a large lot single-family residence accessed from Armada 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 270± acres will be placed into a conservation easement including portions of Trout creek flow-way. The conservation easement will include 48± acres of wetlands and 180± acres of preserved and restored 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, except where abutting Trout Creek or natural waterway buffer. 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 Armada Road. Armada 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 270± acres will be placed into a conservation easement including portions of Trout creek and associated flow-way. The conservation easement will include 48± acres of wetlands and 180± acres of preserved and restored 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. 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 shift of 265 acres from future non-urban to future suburban area and tripling allowable density at southeast intersection of Babcock Ranch Road/SR 31 and North River Road, 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. 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.

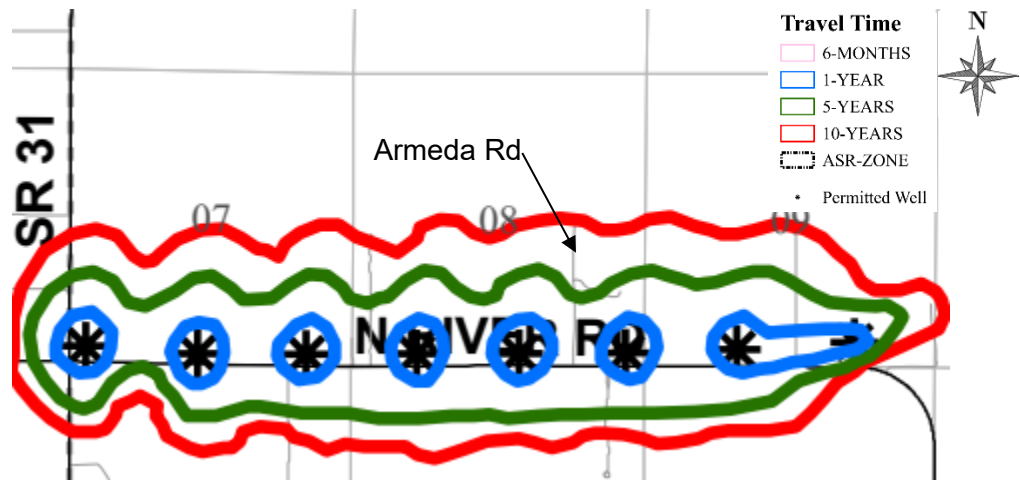


Figure 2. Wellfield Protection Zones

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.

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 and restoration of rare and unique uplands and wetland preservation and restoration 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 and restoration of rare and unique uplands and wetland preservation and restoration. 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 270± acres will be placed into a conservation easement including portions of the Trout Creek flow-way. The conservation easement will include 48± acres of wetlands and 180± acres of preserved and restored rare and unique upland habitat. The request is consistent with Standard 4.1.4.

GOAL 5: RESIDENTIAL LAND USES. To accommodate the projected population of Lee County in the year 2045 in appropriate locations, guided by the Future Land Use Map, and in attractive and safe neighborhoods with a variety of price ranges and housing types.

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

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

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

The Armeda Property is located outside of the Coastal High Hazard Area and has previously been disturbed by decades of agricultural use. 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 270± acres will be placed into a conservation easement including portions of Trout creek flow-way. The conservation easement will include 48± acres of wetlands and 180± acres of preserved and restored 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 270± acres will be placed into a conservation easement including portions of Trout creek flow-way. The conservation easement will include 48± acres of wetlands and 180± acres of preserved and restored rare and unique upland habitat. Without the proposed MPD, 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 polices 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 270± acres will be placed into a conservation easement including portions of Trout creek flow-way. The conservation easement will include 48± acres of wetlands and 180± acres of preserved and restored 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 including 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 270± acres will be placed into a conservation easement including portions of Trout creek flow-way. The conservation easement will include 48± acres of wetlands and

180± acres of preserved and restored 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 270± acres will be placed into a conservation easement including portions of Trout creek flow-way. The conservation easement will include 48± acres of wetlands and 180± acres of preserved and restored 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 270± acres will be placed into a conservation easement including portions of Trout creek flow-way. The conservation easement will include 48± acres of wetlands and 180± acres of preserved and restored 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 and restoration of rare and unique uplands and wetland preservation and restoration. 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 270± acres will be placed into a conservation easement including portions of Trout creek flow-way. The conservation easement will

include 48± acres of wetlands and 180± acres of preserved and restored 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.

OBJECTIVE 60.4: INCORPORATION OF NATURAL SYSTEMS INTO THE SURFACE WATER MANAGEMENT SYSTEM: Incorporate natural systems into surface water management systems to improve water quality, air quality, water recharge/infiltration, water storage, wildlife habitat, recreational opportunities, and visual relief.

POLICY 60.4.2: The County encourages new developments to design their surface water management system to incorporate existing wetland systems.

The proposed MCP incorporates preservation of portions of Trout Creek and associated floodway and wetlands to the maximum extent practicable. Compensating storage areas are also proposed which, along with the preserved and restored rare and unique uplands, provides for wildlife habitat. The request is consistent with Objective 60.4 and Policy 60.4.2.

OBJECTIVE 61.3 GENERAL SURFACE WATER MANAGEMENT STANDARDS. Lee County will continue to provide sufficient performance and/or design standards for development protective of the function of natural drainage systems.

POLICY 61.3.3 Keep floodways as unobstructed as possible.

The property includes a portion of the Trout Creek floodway, as shown on the proposed MCP. The proposed site is designed to minimize impact to the maximum extent practicable and allow for unobstructed development adjacent to the Trout Creek floodway through strategic design. The floodway will be enhanced by the removal of exotic vegetation which assists with keeping the floodway as unobstructed as possible. Further, 60 percent/336± acres of open space of which 270± acres will be placed into a conservation easement including portions of Trout creek flow-way. Any potential additional mitigation is to be addressed during the Environmental Resource Permit phase. The request is consistent with Objective 61.3 and Policy 61.3.3.

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 123.2.10: Require that development adjacent to aquatic and other nature preserves, wildlife refuges, and recreation areas be designed to protect the natural character and public investment in these areas.

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 and restoration of rare and unique uplands, and wetland preservation and restoration. The applicant will work with staff to provide conditions of approval including requiring a conservation easement and consistency with the MCP. The MCP represents clustered single-family residential dwellings to provide a design that considers the natural character of the adjacent natural preserves and recreation areas. This plan provides 60 percent/336± acres of open space of which 270± acres will be placed into a conservation easement including portions of Trout creek flow-way. The conservation easement will include 48± acres of wetlands and 180± acres of preserved and restored 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, 123.2.10 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 and restoration 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 270± acres will be placed into a conservation easement including portions of Trout creek flow-way. Although only 50% or 168.49± acres of indigenous preserve would be required, conditions of approval will require 60 percent/336± acres of open space of which 270± acres will be placed into a conservation easement including portions of Trout creek flow-way. The conservation easement will include 48± acres of preserved or restored wetlands, 8± acres of preserved surface waters, 180± acres of preserved or restored rare and unique upland habitat, and 34± acres of upland restoration. 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 124.1.2: The County's wetlands protection regulations will be consistent with the following:

- 1. The County will not undertake an independent review at the development order stage of the impacts to wetlands resulting from development in wetlands that is specifically authorized by a DEP or SFWMD dredge and fill permit or exemption.***

The proposed Development is designed to minimize wetland impacts. As outlined in the base density calculations table, impacted wetlands account for only 5.6 acres of the 561.6-acre site (1% of the site). DEP or SFWMD will conduct a wetland review, and an Environmental Resource Permit will be obtained.

- 2. No development in wetlands regulated by the State of Florida may be commenced without the appropriate state agency permit or authorization. Development orders and development permits authorizing development within wetlands or lands located within the Wetlands future land use category may be issued subject to a condition that construction may not commence until issuance of the required state permits.***

A condition is proposed which requires that construction may not commence until an ERP is obtained to authorize any impacts to wetlands proposed by the MCP.

- 3. Lee County will incorporate the terms and conditions of state permits into County permits and will prosecute violations of state regulations and permit conditions through its code enforcement procedures.***

Development of the site will comply with all local, state, and federal requirements. It is understood that any violation of the terms and conditions is to be prosecuted through code enforcement procedures.

4. ***Every reasonable effort will be required to avoid or minimize adverse impacts on wetlands through the clustering of development and other site planning techniques. On- or off-site mitigation will only be permitted in accordance with applicable state standards.***

The proposed MCP demonstrates the clustering of development and the use of reduced lot sizes to allow for the minimization of adverse impacts on wetlands. As a result, wetland impacts have been minimized to the maximum extent practicable in accordance with this policy.

5. ***Mitigation banks and the issuance and use of mitigation bank credits will be permitted to the extent authorized by applicable state agencies.***

Any potential mitigation will be addressed by the Environmental Resource Permit.

6. ***The density on wetlands that have been impacted, or will be impacted, in accordance with a state agency permit will be calculated at a density of one dwelling unit per 20 acres. Nonresidential uses on wetlands that have been impacted, or will be impacted, in accordance with a state agency permit must be consistent with the non-residential uses permitted in the immediately adjacent, least intense, upland future land use category***

The proposed development calculates allowable density based on 1 du/ac for uplands and preserved wetlands and as mentioned above and throughout the application, a calculation of 1 du/20 acres in all wetlands proposed to be impacted in accordance with table 1(a).

POLICY 125.1.4: Developments which have the potential of lowering existing water quality below state and federal water quality standards will provide standardized appropriate monitoring data.

The application documents include a Groundwater and Surface Water Resource report that outlines the monitoring plan. The monitoring includes surface water quality samples to be collected in accordance with Chapter 62-160, Florida Administrative code and the FDEP's Standard Operating Procedures DEP-SOP-001/01 FQ 100 Field Quality Control Requirements. The request is consistent with Policy 125.1.4.

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 270± acres will be placed into a conservation easement including portions of Trout creek flow-way. The conservation easement will include 48± acres of wetlands and 180± acres of preserved and restored 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 request will result in improvements to surface and ground water quality. The requested RPD is consistent with Policy 125.1.2.

POLICY 125.1.8: The County will continue its program of plugging improperly constructed wells which are detrimental to groundwater resources.

Please see attached Characterization of Ground and Surface Water Resources Report. There is a single Sandstone Aquifer irrigation well that supplied water to the citrus crops that will be canceled upon approval of this project and closed and abandoned prior to commencement of construction. While the existing well is permitted, the request furthers Policy 125.1.8.

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

The Property includes a portion of the Trout Creek floodway and associated wetlands and uplands, the limits of which is shown on the proposed MCP. Only minimal impacts are proposed to provide the bridge road crossing. The request will result in these critical areas being enhanced with exotic vegetation removal. The Surface Water Management System will be designed to maintain existing off-site flows. The request is consistent with Policy 126.1.1.

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

The development's proposed stormwater management system will provide water quality and water quantity improvements. The system will be designed so that a sufficient flow of water to retain the existing hydroperiods is maintained to the greatest extent possible. The attached Stormwater Narrative demonstrates that existing off-site flows will be maintained. This document outlines SFWMD's new Water quality Rules, and Stormwater Management systems are to be designed to provide the required level of pollutant loads reductions. The application documents include a Groundwater and Surface Water Resource report that outlines the surface and groundwater monitoring plan. The request is consistent with Policy 126.1.4.

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 incentives 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 Deviations and Justifications

DCI2025-00019 – Revised November 2025

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 (Parcel A) consisting of approximately 492 acres will only have one (1) point of ingress/egress from North River Road, while the eastern pod (Parcel B) comprises 70+/- acres. These pods are not proposed to interconnect due to high quality indigenous vegetation areas that intervene the development pods. Existing Armeda Road will continue to provide access to the existing residential units onsite in Parcel B

The proposed access points are located 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 difficult to impossible to accomplish and would create additional deviations for arterial roadway 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.

The purpose and intent of the Planned Development Districts is to further implement the goals, objectives and policies of the Lee Plan while providing some degree of flexibility in planning and designing developments. 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. The requested deviation enhances the achievement of the objectives of the planned development.

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 preservation or restoration of "Rare and Unique" uplands along the North River Road frontage where proposed preserve areas abut the right-of-way in Parcel A and exclusion of buffer requirement where Trout Creek and associated buffer overlap.

JUSTIFICATION: The MCP demonstrates a mix of native wetland and Rare and Unique Upland Habitat preserve and restoration areas along the portion of the Parcel A 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 Parcel A boundary and Parcel B will provide the 25-foot buffer per LDC, thereby preserving the rural character as intended by this section of the LDC. The indigenous habitat management plan will include existing trees or be 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 and will 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 rural character along the roadway. The deviation will continue to protect public health, safety and 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 portions of 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 continue to protect the public health, safety, and welfare, and will uphold the intent of the LDC. The requested deviation enhances the achievement of the objectives of the planned development.

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.

Deviation (5) seeks relief from Lee County Land Development Code (LDC) Section 10-285(a), which requires a motor vehicle connection to a road from private maintained streets, access roads or accessways must be separated in accordance with the minimum standards of 660 for Future Non-Urban Areas, and consistent with criteria contained in the Administrative Code.

JUSTIFICATION: The Applicant is requesting approval of this deviation to allow for a reduction of connection separation between access points along North River Road. As depicted on the Master Concept Plan, the proposed project includes two access points, Pod A and Pod B. The site is bifurcated by Armada Road, which currently serves the existing internal single-family dwelling unit.

While the access points for the proposed development are thoughtfully designed to maximize separation, due to site constraints and the position of Armada Road, a modest reduction in the required 660-foot separation: Pod A is 570 feet from Armada Road, and Pod B is 584 feet from Armada Road. This slight adjustment is not only essential to preserve significant wetlands and ensure compatibility with neighboring properties, but also enables an environmentally responsible, clustered development pattern that protects rare upland habitats and supports restoration efforts. Approving this deviation will provide a balanced approach that prioritizes ecological preservation while maintaining safe and efficient access. The requested deviation enhances the achievement of the objectives of the planned development and protects the public health, safety and welfare.

Deviation (6) seeks relief from Lee County Land Development Code (LDC) Section 10-328(a), which requires a 20-foot-wide easement on one side of a watercourse, drainageway, canal, IDD easement, lake, pond or stream, and a 20-foot-wide easement on both sides for canals, lakes, or flow-ways greater than 50 feet wide for maintenance purposes; to allow a 10-foot-wide easement on one side of Trout Creek.

JUSTIFICATION: The Applicant is seeking approval for a deviation that would reduce the drainage easement along one side of Trout Creek to a width of 10 feet. This deviation is requested to align with LDC Section 10-416, which prioritizes the retention of native existing vegetation within the 50-foot natural waterway buffer. Additionally, the deviation would support the restoration and preservation of Rare and Unique Upland areas throughout the property, including locations near Trout Creek.

The proposed MCP includes a 10-foot-wide easement at the southern portion of Trout Creek to ensure adequate access and staging capabilities. The proposed reduction in width has been approved throughout the nearby development, and the 10-foot-wide easement has been deemed sufficient to accommodate maintenance activities directly adjacent to the creek. 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.

Deviation (7) seeks relief from Lee County Land Development Code Section 10-296(k)(1), which requires dead-end streets to provide a circular turnaround to allow a dead-end street as shown in the northwest portion of the site on the MCP.

JUSTIFICATION: The Applicant is requesting approval for a deviation to allow a dead-end street in a specific area of the site. This dead-end, located in the northwest section, is less than 150-feet long and replaces the need for a cul-de-sac, providing access to about two lots within this part of the development. According to NFPA standards, a turnaround is not required for access to these lots. The short street serves only two units and ensures sufficient access for both residents and emergency vehicles.

. The requested deviation is internal to the site, supports the goals of the planned development, and will not adversely affect the public health, safety, or welfare of neighboring communities.

Deviation (8) seeks relief from Lee County Land Development Code Section 10-416(9)(b) from retaining existing native vegetation within the buffer area to allow for the crossing of the natural waterway buffer along Trout Creek.

JUSTIFICATION: The site design has a minimal impact on the natural waterway buffer area along a section of Trout Creek that requires a bridge crossing to provide access for the clustered development in Pod A. Beyond serving the residential portion of the site, the proposed bridge is essential for safer emergency vehicle access and improved pedestrian connectivity, thereby increasing overall safety.

Due to the bifurcation of Trout Creek, the proposed site design enables the development to enhance, restore, and preserve wetlands, uplands, and surface waters, helping to re-establish functional wetland and upland ecosystems. The requested deviation furthers the objectives of the planned development and supports the overarching goal to protect public health, safety, and welfare.

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 SEPTEMBER 19, 2025.
- THE FOLLOWING SUBDIVISION PLATS RECORDED IN THE LEE COUNTY PUBLIC RECORDS:
 - HARTVILLE, RECORDED IN PLAT BOOK 1, PAGE 44.
 - BABCOCK 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 SEPTEMBER 19, 2025, ARE SHOWN HEREON OR ADDRESSED AS FOLLOWS:

- RESERVATION IN OIL GAS AND MINERAL LEASE O.R. 274, PAGE 332. (SUBJECT PROPERTY IS PART OF LANDS DESCRIBED IN LEASE - NOTHING SHOWN/NOT SURVEY RELATED)
- EASEMENT IN WARRANTY DEED O.R. 2809, PAGE 1760. (SHOWN HEREON)
- EASEMENT I.N. 2007000238102. (SHOWN HEREON)
- EASEMENT I.N. 2007000238103. (SHOWN HEREON)
- EASEMENT I.N. 2007000238104. (SHOWN HEREON)
- MORTGAGE I.N. 2012000021007. (NOT SURVEY RELATED)
- EASEMENT IN SPECIAL WARRANTY DEED I.N. 2022000076569. (SHOWN HEREON)

BEARINGS, DISTANCES, AND COORDINATES, UNLESS OTHERWISE NOTED, ARE BASED ON THE "STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST NAD 83/2011 (CORES), WHEREIN THE NORTH RIGHT-OF-WAY LINE OF NORTH RIVER ROAD (COUNTY ROAD 78) BEARS N 89°29'28" W. THE SCALE FACTOR IS 0.999944468. THE STATION IS THE ANTERIOR REFERENCE POINT OF THE GPS ANTENNA BASED AT PAGE FIELD. THE STATION IS A GPS CONTINUOUSLY OPERATING REFERENCE STATION DESIGNATION - FORT MYERS CORPS ARP. HORIZONTAL VALUES WERE ESTABLISHED AND ADJUSTED BY THE NATIONAL GEODETIC SURVEY IN AUGUST 2011. THE HORIZONTAL VALUES WERE ESTABLISHED BY GPS OBSERVATIONS. THE SCALE FACTOR IS 0.999944468.

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 D5860) HAVING A PUBLISHED 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 10070003010, EFFECTIVE DATE NOVEMBER 17, 2022, AND LETTER OF MAP REVISION (LOMR) CASE NO. 24-04-49909, 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 SCALPED 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/ARMS.

GRASS LAND AREA CONTAINS: 561.63 ACRES OR 2,446,643 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 ABOVE 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: 2025.10.04

11:42:13 -04'00'

ALLEN M. VOSE III, P.S.M.
FLORIDA CERTIFICATION NO. 7191
DATE SIGNED: 10-04-2025

- THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNED PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNED PARTY OR PARTIES.
- THIS SURVEY MAY BE REPLIED UPON ONLY BY THE CERTIFIED 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 SEPTEMBER 19, 2025, WHICH IS SHOWN ON ADDRESSED HEREON.
- ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

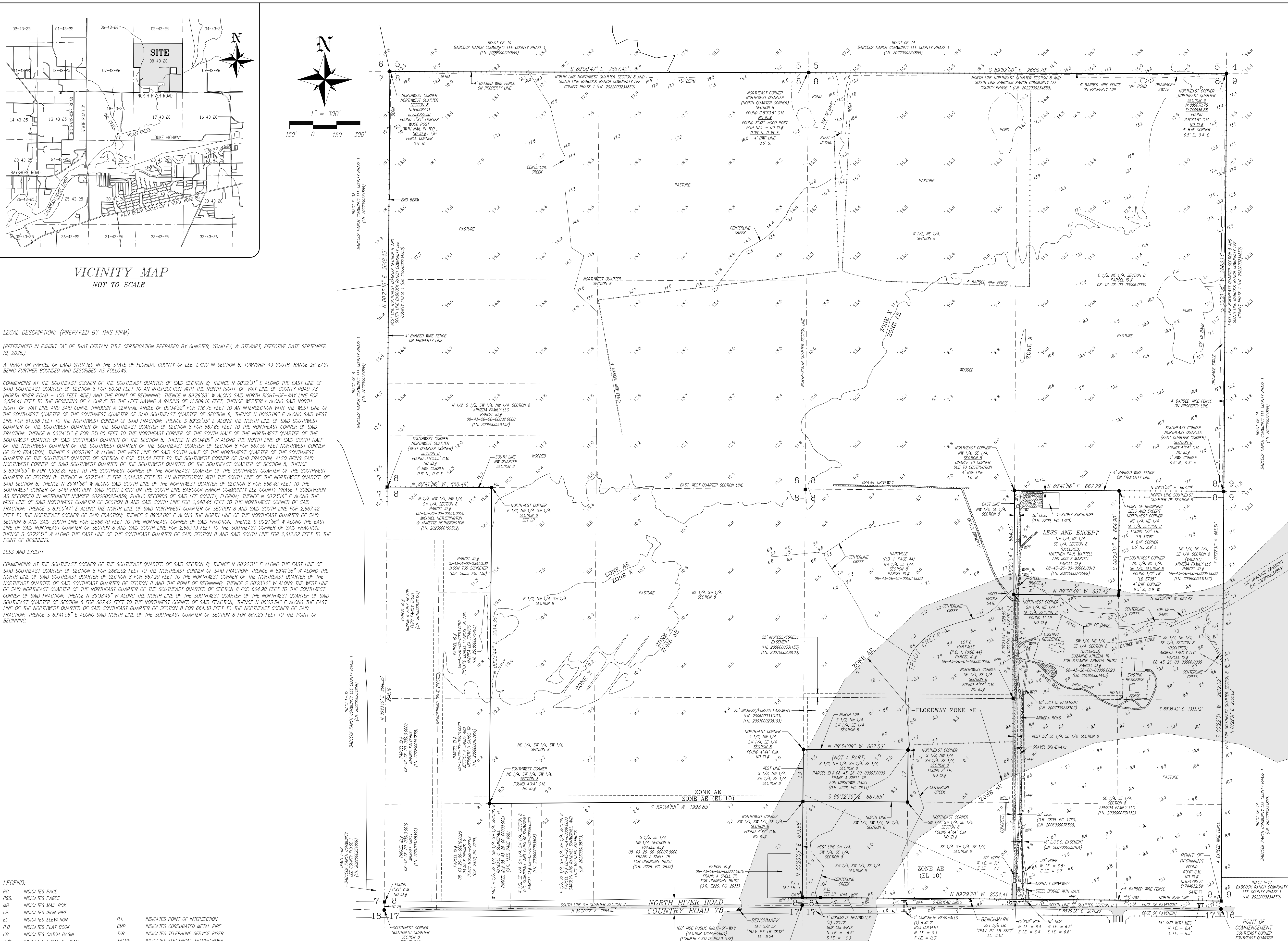
BOUNDARY AND TOPOGRAPHIC SURVEY

ARMEDA

LEE COUNTY, FLORIDA



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



- LEGEND:
- PGC INDICATES PAGE
 - POB INDICATES PAGE
 - MB INDICATES MAIL BOX
 - LI 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 LEASE EVIDENCE
 - OW INDICATES OWNERS WIRE ANCHOR
 - MPP INDICATES MOBILE POWER POLE
 - B INDICATES SECTION NUMBER 8
 - EW INDICATES EXISTING ELEVATION
 - W.F. INDICATES BARBED WIRE FENCE
 - LN INDICATES INSTRUMENT NUMBER
 - P.C. INDICATES POINT OF CURVATURE
 - C.M. INDICATES CONCRETE MONUMENT
 - MES INDICATES MITERED END SECTION
 - ID# INDICATES IDENTIFICATION NUMBER
 - HOPE INDICATES HOPE 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
- L.I. INDICATES LEASE EVIDENCE
- 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. INDICATES FLORIDA DEPARTMENT OF TRANSPORTATION
- NAVD 88 INDICATES NORTH AMERICAN VERTICAL DATUM OF 1988
- CORS INDICATES CONTINUOUSLY OPERATING REFERENCE STATION
- I.R. INDICATES 5/8" IRON ROD "ATMEL LB 7832" UNLESS OTHERWISE NOTED

N 874807.57
E 743837.00

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°22'31" E	50.00'
L2	N 00°24'31" E	331.85'
L3	S 00°25'09" W	331.54'
L4	S 89°35'42" E	30.00'

PARCEL DETAIL
NOT TO SCALE

- HATCH LEGEND:
- SUBJECT PROPERTY
 - INDICATES LESS AND EXCEPT PARCEL DESCRIBED 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

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.



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



1" = 1,000'

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

SKETCH OF DESCRIPTION

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

LINE TABLE

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

CURVE TABLE

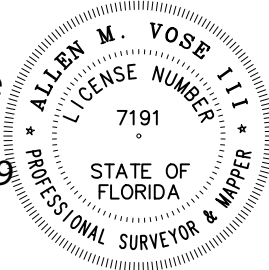
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	11509.16'	00°34'52"	116.75'	116.75'	N 89°46'54" W

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:

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

LEGEND:

- P.B. INDICATES PLAT BOOK
R/W INDICATES RIGHT-OF-WAY
P.C. INDICATES POINT OF CURVATURE
P.I. INDICATES POINT OF INTERSECTION
L1 INDICATES LINE DATA: SEE LINE TABLE
C1 INDICATES CURVE 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



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, Suzanne Armeda, Trustee, U/T/D 8/26/93, f/b/o Suzanne Armeda, and Michael Lee Hipp and Roni Armeda Hipp (individually and collectively, the "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:

Mortgage recorded as Instrument Number 2021000021007.

Liens:

N/A.

This Title Certification is effective as of September 19, 2025.

WITNESS my hand and official seal at Hillsborough County, Florida, this 2nd day of October, 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

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 TO THE 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

Page 3

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 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.

Page 4

Exhibit "B"
Property Information Report

See attached.

First American Title Insurance Company

PROPERTY INFORMATION REPORT**Amendment: 09/29/2025**

Brought Effective Date forward; Revised Vesting, legal description, Taxes; and added new matters.

Customer:**Customer File Number:****First American File Number:** NCS-1244515P-CAST**Time Period****Searched:****From:** July 02, 1951 **Through:** September 19, 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, FILED AUGUST 23, 2006, RECORDED IN INSTRUMENT NO. 2006000331132, OF THE PUBLIC RECORDS OF LEE, COUNTY, FLORIDA; AND

SUZANNE ARMEDA, TRUSTEE, OR HER SUCCESSORS IN INTEREST, OF THE SUZANNE ARMEDA REVOCABLE LIVING TRUST DATED AUGUST 26, 1993, AND ANY AMENDMENTS THERETO, BY VIRTUE OF THAT CERTAIN QUIT CLAIM DEED, FILED JULY 03, 2018, RECORDED IN INSTRUMENT NO. 2018000161443, OF THE PUBLIC RECORDS OF LEE, COUNTY, FLORIDA; AND

MICHAEL LEE HIPPI AND RONI ARMEDA HIPPI, HUSBAND AND WIFE, BY VIRTUE OF THAT CERTAIN WARRANTY DEED, FILED AUGUST 23, 2006, RECORDED IN INSTRUMENT NO. 2006000331133, 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:

All or a portion of 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

Page 1

File No.: NCS-1244515P-CAST

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 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.

The foregoing being inclusive of the lands conveyed by that certain Warranty Deed by and between Nick Armada, trustee, U/T/D 8/26/93, F/B/O Nick Armada, as to an undivided one-half (1/2) interest; and Suzanne Armada, trustee, U/T/D 8/26/93, F/B/O Suzanne Armada, as to an undivided one-half (1/2) interest, as grantor, and Armada Family, LLC, a Florida limited liability company, as grantee, filed August 23, 2006 recorded in Instrument No. 2006000331132, of the public records of lee county, Florida; and

The foregoing being inclusive of the lands conveyed by that certain Quit Claim Deed by and between Suzanne Armada, a widow, not since remarried, as grantor, and Suzanne Armada, trustee, or her successors in interest, o the Suzanne Armada revocable living trust dated August 26, 1993, and any amendments thereto, as grantee, filed July 03, 2018 recorded in Instrument No. 2018000161443, of the public records of lee county, Florida; and

The foregoing being inclusive of the lands conveyed by that certain Warranty Deed by and between Suzanne Armada, trustee u/t/d 8/26/93, f/b/o Suzanne Armada, joined by her husband, Nick Armada, as grantor, and Michael Lee Hipp and Roni Armada Hipp, husband and wife, as grantee, filed August 23, 2006 recorded in Instrument No. 2006000331133, of the public records of lee county, Florida.

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"):

Page 2

File No.: NCS-1244515P-CAST

Page 7

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

X All documents affecting the Property

Other documents described as: None.

<u>Type of Instrument</u>	<u>O.R. Book</u>	<u>Page or Instrument No.</u>
01. Reservations in Oil, Gas and Mineral Lease	274	332
02. Easement in Warranty Deed	2809	1760
03. Easement		2007000238102
04. Easement		2007000238103
05. Easement		2007000238104
06. Mortgage		2021000021007
07. Easement in Special Warranty Deed		2022000076569

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"): 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"): 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"): None.

Page 8

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"): 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"): None.

Ad Valorem Real Estate Taxes for Tax Parcel Number 08-43-26-00-00006.0020 for tax year 2024

Gross Tax: \$1,349.57 (X) Paid () Not Paid.

Unpaid Taxes for Prior Years (if none, state "none"): None.

Ad Valorem Real Estate Taxes for Tax Parcel Number 08-43-26-00-00006.0030 for tax year 2024

Gross Tax: \$2,360.46 (X) Paid () Not Paid.

Unpaid Taxes for Prior Years (if none, state "none"): 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 10/2/25

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.



Board of County Commissioners

Kevin Ruane
District One

September 30, 2025

Cecil L Pendergrass
District Two

David Mulicka
District Three

Brian Hamman
District Four

Mike Greenwell
District Five

Dave Harner, II
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing
Examiner

Patrick Murray, AICP
RVI Planning + Landscape Architecture
111 N. Magnolia Avenue, Suite 1350
Orlando, FL 32801

VIA ELECTRONIC MAIL

Re: Armeda Property RPD

Mr. Murray,

I am in receipt of your email requesting a Letter of Service Availability for a project to be located at 19551 Armeda Road in unincorporated Lee County.

Lee County Emergency Medical Services is the primary EMS transport agency responsible for coverage at the location you have provided. There is one ambulance located 5.3 miles from the proposed project location and a second 5.6 miles away.

It is our opinion that EMS service availability for the location provided is adequate at this time.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul Di Cicco", with a stylized flourish at the end.

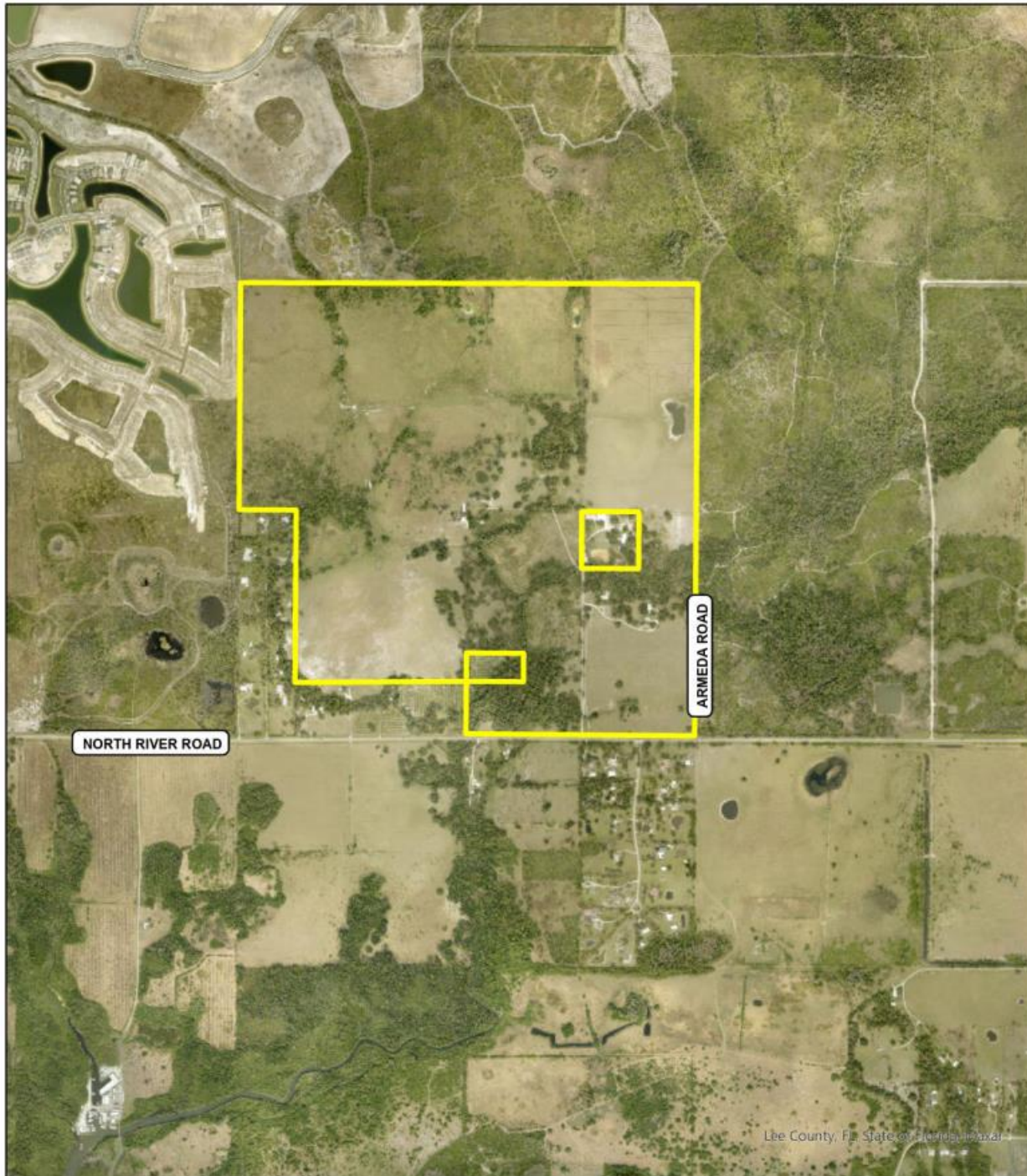
Paul Di Cicco
Deputy Director – EMS Chief

Enclosure:
Copy of proposed project location map



Lee County
Southwest Florida

Board of County Commissioners

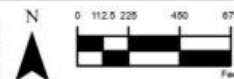


111 N. Magnolia Avenue
Suite 1350
Orlando, FL 32801
Tel: 407.680.0650
www.rviplanning.com

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.

From: [DeGuzman, Joel](#)
To: [Patrick Murray](#); [Heredia, Jacqueline](#)
Cc: [Alexis Crespo](#)
Subject: RE: Service Availability Letter Request - Armeda Property
Date: Tuesday, October 14, 2025 2:04:55 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

Patrick,

Based on the letter sent on 7/25/25, and your new dwelling count of 737; 90 additional residential units can be expected to generate approximately 14, 6, and 9 additional elementary, middle, and high school students, respectively.

This small of an increase will not have any negative impacts that would change the narrative of the previously provided letter.

Also, Jackie has left the District so you can remove her from your contact list for future concurrency requests. Have a great day.

Joel DeGuzman, CST III

District Planning Coordinator, Capital Planning

2855 Colonial Blvd, Fort Myers, FL 33966

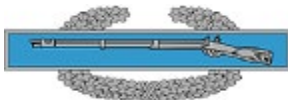
o: 239-337-8368

c: 239-822-8362

JoelSD@leeschools.net

www.leeschools.net

THE SCHOOL DISTRICT OF LEE COUNTY



From: Patrick Murray <pmurray@rviplanning.com>

Sent: Tuesday, October 14, 2025 1:40 PM

To: Heredia, Jacqueline <JacquelineHe@LeeSchools.net>; DeGuzman, Joel <joelsd@LeeSchools.net>

Cc: Alexis Crespo <acrespo@rviplanning.com>

Subject: RE: Service Availability Letter Request - Armeda Property

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon,

Following up on the service availability letter request below. This request was updated from the original request of 647 dwelling units and now includes 561+/- acres and 737 dwelling units.

Should you have any questions, please don't hesitate to reach out – Thank you,

Patrick Murray, AICP

Project Manager

RVi Planning + Landscape Architecture

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

407.775.6523 Direct • 407.775.6500 Main

www.rviplanning.com

From: Patrick Murray

Sent: Thursday, September 11, 2025 10:48 AM

To: Heredia, Jacqueline <JacquelineHe@LeeSchools.net>

Cc: Alexis Crespo <acrespo@rviplanning.com>

Subject: RE: Service Availability Letter Request - Armeda Property

Good Morning,

Attached please find a request for a service availability letter from your agency stating whether existing facilities are capable of serving the proposed Armeda Property Residential Planned Development project. This request has been revised since the original request and now includes 561+/- acres and 737 dwelling units.

Thank you,

Patrick Murray, AICP

Project Manager

RVi Planning + Landscape Architecture

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

407.775.6523 Direct • 407.775.6500 Main

www.rviplanning.com

From: Patrick Murray
Sent: Friday, July 18, 2025 3:55 PM
To: Heredia, Jacqueline <JacquelineHe@LeeSchools.net>
Cc: Alexis Crespo <acrespo@rviplanning.com>
Subject: Service Availability Letter Request - Armeda Property

Good Afternoon & Happy Friday,

Attached please find a request for a service availability letter from your agency stating whether existing facilities are capable of serving the proposed Armeda Property Residential Planned Development project.

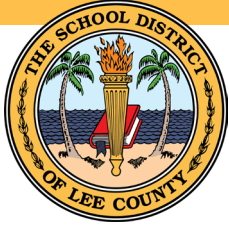
Thank you,

Patrick Murray, AICP
Project Manager

RVi Planning + Landscape Architecture
111 N. Magnolia Avenue, Suite 1350 • Orlando, FL 32801
407.775.6523 Direct • 407.775.6500 Main
www.rviplanning.com

Links contained in this email have been replaced. If you click on a link in the email above, the link will be analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.

External Email: Do not click any links or open any attachments unless you trust the sender and know the content is safe.



The School District of Lee County

Joel DeGuzman CST III, Coordinator - District Planning

2855 Colonial Boulevard, Fort Myers, FL 33966

O: 239.337.8368 | **C:** 239.822.8362

July 25, 2025

Patrick Murray, AICP
RVi Planning & Landscape Architecture
28100 Bonita Grande Drive, Suite 305
Bonita Springs, FL 34135

RE: Letter of Service Availability Request for Armeda Property RPD – Comprehensive Plan Amendment

Dear Mr. Murray:

This letter is in response to your request for concurrency review dated July 24, 2025, for the subject property identified as the Armeda Property RPD, in regard to educational impact. The project is located in Elementary Enrollment Zone "D"; Middle School Enrollment Zone "DD"; and High School Enrollment Zone E2.

For the purposes of tracking and projecting residential development in Lee County, the property in question is located in the "Northeast Lee County" Development area (this is a study area created based on residential density and availability for expansion; not a community or municipal boundary).

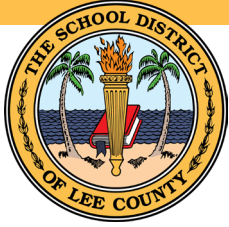
This development is a request for 647 residential single-family detached (SFD) and/or two-family attached (MFA) units. With regard to the inter-local agreement for school concurrency, the student generation rates are created based on the type of dwelling unit and further broken down by school level.

In the "Northeast Lee County" development area, for SFD and MFA units, the student generation rate is 0.335 and further broken down by school level into the following:

- 0.160 for elementary
- 0.072 for middle
- 0.102 for high

Based on these generation rates, a 647 unit SFD/MFA development would be projected to generate approximately:

- 104 elementary students
- 47 middle school students
- 66 high school students



The School District of Lee County

Joel DeGuzman CST III, Coordinator - District Planning

2855 Colonial Boulevard, Fort Myers, FL 33966

O: 239.337.8368 | **C:** 239.822.8362

Capacity impacts are as follows:

- Elementary Zone "D":
 - Shows a surplus of approximately 676 seats for the upcoming 25-26 school year
 - This zone is projected to have a seat deficit beginning in the 32-33 school year
- Middle School Zone "DD":
 - Shows a surplus of approximately 190 seats for the upcoming 25-26 school year
 - This zone shows no projected seat deficits in the next 10 years
- High School Zone "E2":
 - Shows a surplus of approximately 931 seats for the upcoming 25-26 school year
 - This zone is projected to have a seat deficit beginning in the 31-32 school year

It is determined that the proposed residential development will not negatively impact school concurrency for the School District of Lee County at this time or in the near future.

Thank you and if I may be of further assistance, please contact me at JoelSD@leeschools.net

Respectfully,

Joel DeGuzman

Joel DeGuzman, CST III

District Planning Coordinator

From: [DeGuzman, Joel](#)
To: [Patrick Murray](#); [Heredia, Jacqueline](#)
Cc: [Alexis Crespo](#)
Subject: RE: Service Availability Letter Request - Armeda Property
Date: Tuesday, October 14, 2025 2:04:55 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

Patrick,

Based on the letter sent on 7/25/25, and your new dwelling count of 737; 90 additional residential units can be expected to generate approximately 14, 6, and 9 additional elementary, middle, and high school students, respectively.

This small of an increase will not have any negative impacts that would change the narrative of the previously provided letter.

Also, Jackie has left the District so you can remove her from your contact list for future concurrency requests. Have a great day.

Joel DeGuzman, CST III

District Planning Coordinator, Capital Planning

2855 Colonial Blvd, Fort Myers, FL 33966

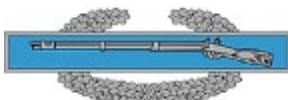
o: 239-337-8368

c: 239-822-8362

JoelSD@leeschools.net

www.leeschools.net

THE SCHOOL DISTRICT OF LEE COUNTY



From: Patrick Murray <pmurray@rviplanning.com>

Sent: Tuesday, October 14, 2025 1:40 PM

To: Heredia, Jacqueline <JacquelineHe@LeeSchools.net>; DeGuzman, Joel <joelsd@LeeSchools.net>

Cc: Alexis Crespo <acrespo@rviplanning.com>

Subject: RE: Service Availability Letter Request - Armeda Property

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon,

Following up on the service availability letter request below. This request was updated from the original request of 647 dwelling units and now includes 561+/- acres and 737 dwelling units.

Should you have any questions, please don't hesitate to reach out – Thank you,

Patrick Murray, AICP

Project Manager

RVi Planning + Landscape Architecture

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

407.775.6523 Direct • 407.775.6500 Main

www.rviplanning.com

From: Patrick Murray

Sent: Thursday, September 11, 2025 10:48 AM

To: Heredia, Jacqueline <JacquelineHe@LeeSchools.net>

Cc: Alexis Crespo <acrespo@rviplanning.com>

Subject: RE: Service Availability Letter Request - Armeda Property

Good Morning,

Attached please find a request for a service availability letter from your agency stating whether existing facilities are capable of serving the proposed Armeda Property Residential Planned Development project. This request has been revised since the original request and now includes 561+/- acres and 737 dwelling units.

Thank you,

Patrick Murray, AICP

Project Manager

RVi Planning + Landscape Architecture

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

407.775.6523 Direct • 407.775.6500 Main

www.rviplanning.com

From: Patrick Murray
Sent: Friday, July 18, 2025 3:55 PM
To: Heredia, Jacqueline <JacquelineHe@LeeSchools.net>
Cc: Alexis Crespo <acrespo@rviplanning.com>
Subject: Service Availability Letter Request - Armeda Property

Good Afternoon & Happy Friday,

Attached please find a request for a service availability letter from your agency stating whether existing facilities are capable of serving the proposed Armeda Property Residential Planned Development project.

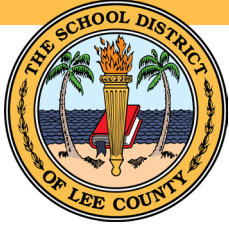
Thank you,

Patrick Murray, AICP
Project Manager

RVi Planning + Landscape Architecture
111 N. Magnolia Avenue, Suite 1350 • Orlando, FL 32801
407.775.6523 Direct • 407.775.6500 Main
www.rviplanning.com

Links contained in this email have been replaced. If you click on a link in the email above, the link will be analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.

External Email: Do not click any links or open any attachments unless you trust the sender and know the content is safe.



The School District of Lee County

Joel DeGuzman CST III, Coordinator - District Planning

2855 Colonial Boulevard, Fort Myers, FL 33966

O: 239.337.8368 | **C:** 239.822.8362

July 25, 2025

Patrick Murray, AICP
RVi Planning & Landscape Architecture
28100 Bonita Grande Drive, Suite 305
Bonita Springs, FL 34135

RE: Letter of Service Availability Request for Armeda Property RPD – Comprehensive Plan Amendment

Dear Mr. Murray:

This letter is in response to your request for concurrency review dated July 24, 2025, for the subject property identified as the Armeda Property RPD, in regard to educational impact. The project is located in Elementary Enrollment Zone "D"; Middle School Enrollment Zone "DD"; and High School Enrollment Zone E2.

For the purposes of tracking and projecting residential development in Lee County, the property in question is located in the "Northeast Lee County" Development area (this is a study area created based on residential density and availability for expansion; not a community or municipal boundary).

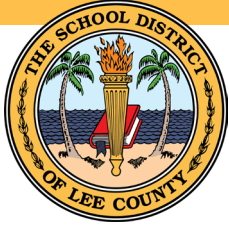
This development is a request for 647 residential single-family detached (SFD) and/or two-family attached (MFA) units. With regard to the inter-local agreement for school concurrency, the student generation rates are created based on the type of dwelling unit and further broken down by school level.

In the "Northeast Lee County" development area, for SFD and MFA units, the student generation rate is 0.335 and further broken down by school level into the following:

- 0.160 for elementary
- 0.072 for middle
- 0.102 for high

Based on these generation rates, a 647 unit SFD/MFA development would be projected to generate approximately:

- 104 elementary students
- 47 middle school students
- 66 high school students



The School District of Lee County

Joel DeGuzman CST III, Coordinator - District Planning

2855 Colonial Boulevard, Fort Myers, FL 33966

O: 239.337.8368 | **C:** 239.822.8362

Capacity impacts are as follows:

- Elementary Zone "D":
 - Shows a surplus of approximately 676 seats for the upcoming 25-26 school year
 - This zone is projected to have a seat deficit beginning in the 32-33 school year
- Middle School Zone "DD":
 - Shows a surplus of approximately 190 seats for the upcoming 25-26 school year
 - This zone shows no projected seat deficits in the next 10 years
- High School Zone "E2":
 - Shows a surplus of approximately 931 seats for the upcoming 25-26 school year
 - This zone is projected to have a seat deficit beginning in the 31-32 school year

It is determined that the proposed residential development will not negatively impact school concurrency for the School District of Lee County at this time or in the near future.

Thank you and if I may be of further assistance, please contact me at JoelSD@leeschools.net

Respectfully,

Joel DeGuzman

Joel DeGuzman, CST III

District Planning Coordinator



Board of County Commissioners

Kevin Ruane
District One

September 11, 2025

Cecil L. Pendergrass
District Two

David Mulicka
District Three

Brian Hamman
District Four

Mike Greenwell
District Five

Dave Harner
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing
Examiner

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

RE: Service Availability Letter Request - Armeda Property

Dear Mr. Murray:

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

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

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

Sincerely,

Justin Lighthall

Justin Lighthall
Manager, Public Utilities
Lee County Solid Waste Department

Carmine Marceno
Sheriff



"Proud to Serve"

**State of Florida
County of Lee**

September 11, 2025

Patrick Murray, AICP
Project Manager, RVI Planning & Landscape Architecture
111 N Magnolia Ave, Suite 1350
Orlando, FL 32801

Mr. Murray,

The Lee County Sheriff's Office has reviewed your letter of service availability request for a Comprehensive Plan Amendment and Planned Development rezone that proposes a Large-Scale Comprehensive Plan Map Amendment for 561 +/- acres, located at 19551 Armeda Road – one mile east of the State Road 31 and N River Road intersection in North Olga. This amendment would change the future land use category from Density Reduction Groundwater Resource (DR/GR) to Rural and a PD Rezone request to rezone the entire 561 +/- acres from AG-2 to Residential Planned Development (RPD). The would result in a proposed development of a maximum 737 dwelling units on the property.

Based on the information provided in your request, the Lee County Sheriff's Office has no objections to this request. This Agency will provide law enforcement services from our 1st Precinct offices in North Fort Myers.

Respectfully,

A handwritten signature in blue ink, appearing to read "R. Casale", followed by the date "09/13".

Robert Casale
Colonel, Patrol Bureau



"The Lee County Sheriff's Office is an Equal Opportunity Employer"
14750 Six Mile Cypress Parkway • Fort Myers, Florida 33912-4406 • (239) 477-1000



September 11, 2025

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

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

Dear Major Reeves,

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

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

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

Sincerely,

RVI Planning + Landscape Architecture

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

Patrick Murray, AICP
Project Manager

Attached please find a request for a service availability letter from your agency stating whether existing facilities are capable of serving the proposed Armeda Property Residential Planned Development project.

Thank you,

Patrick Murray, AICP

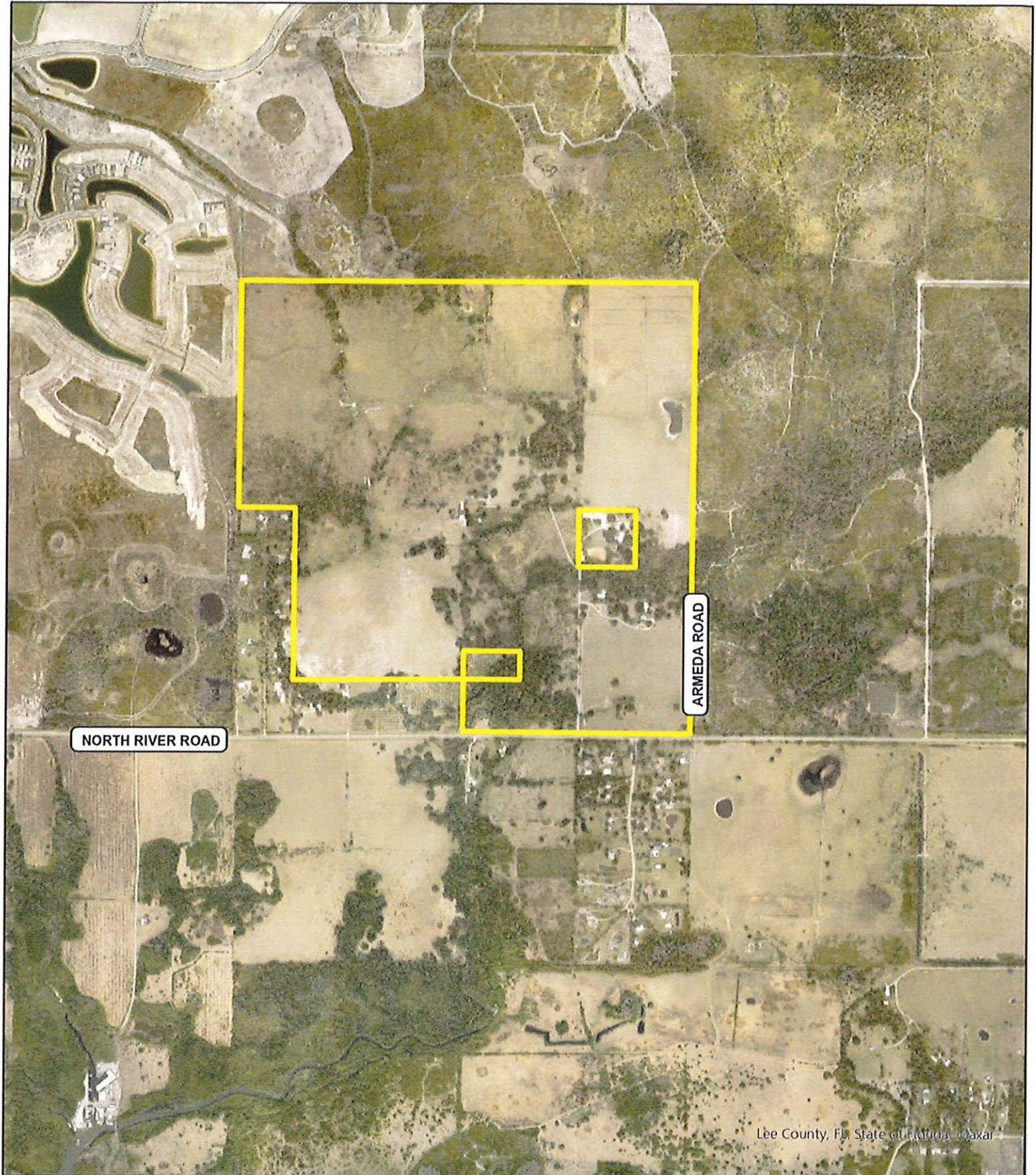
Project Manager

RVi Planning + Landscape Architecture

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

407.775.6523 Direct • 407.775.6500 Main

www.rviplanning.com



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.



Outlook

RE: Service Availability Letter Request - Armeda Property

From Patrick Murray <pmurray@rviplanning.com>**Date** Thu 9/11/2025 10:47 AM**To** Michael Koffenberger <MBKoffenberger@sheriffleefl.org>**Cc** Alexis Crespo <acrespo@rviplanning.com>

1 attachment (527 KB)

Armeda Property RPD - LCSO.pdf;

External Email Alert

This email has been sent from an account outside of the LCSO Systems network.

Please treat the email with caution, especially if you are requested to click on a link, decrypt/open an attachment, or enable macros. For further information on how to spot phishing, Please contact the Help Desk.

Good Afternoon,

Attached please find a request for a service availability letter from your agency stating whether existing facilities are capable of serving the proposed Armeda Property Residential Planned Development project. This request has been revised since the original request and now includes 561+/- acres and 737 dwelling units.

Thank you,

Patrick Murray, AICP

Project Manager

RVI Planning + Landscape Architecture

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

407.775.6523 Direct • 407.775.6500 Main

www.rviplanning.com**From:** Patrick Murray**Sent:** Friday, July 18, 2025 3:56 PM**To:** MBKoffenberger@sheriffleefl.org**Cc:** Alexis Crespo <acrespo@rviplanning.com>**Subject:** Service Availability Letter Request - Armeda Property

Good Afternoon & Happy Friday,

**BOARD OF COUNTY COMMISSIONERS**

Kevin Ruane
District One

September 23, 2025

Via E-Mail

Cecil L Pendergrass
District Two

Patrick Murray, AICP
RVI Planning and Landscape Architecture
28100 Bonita Grande Dr.
Bonita Springs, FL 34135

David Mulicka
District Three

Brian Hamman
District Four

RE: Potable Water and Wastewater Availability

Mike Greenwell
District Five

Armeda – 19551 Armeda Rd, Alva FL 33920

Dave Harner, II
County Manager

**STRAP # 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**

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing
Examiner

To whom this may concern:

The subject properties are not located within Lee County Utilities Future Service Area as depicted on Maps 4A and 4B of the Lee County Comprehensive Land Use Plan. Potable water and sanitary sewer lines are not in operation adjacent to the property mentioned above. However, to provide service to the subject parcels, developer-funded system enhancements such as line extensions may be required.

Your firm has indicated that this project will consist of 737 Single Family Units with an estimated flow demand of approximately 184,250 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above.

Availability of potable water and sanitary sewer service is contingent upon final acceptance of the infrastructure to be constructed by the developer. Upon completion and final acceptance of this project, potable water service would be provided through our Olga and North Lee County Water Treatment Plants, if the parcel was within the LCU service area. Sanitary sewer service would be provided by the City of Fort Myers Central Water Reclamation Facility, if the parcel was within the LCU service area. The Lee County Utilities' Design Manual requires the project engineer to perform hydraulic computations to determine what impact this project will have on our existing system.

Prior to beginning design work on this project, please meet with LCU Staff to determine the best point of connection and discuss requirements for construction.

This letter should not be construed as a commitment to serve, but only as to the availability of service. Lee County Utilities will commit to serve only upon receipt of all appropriate connection fees, a signed request for service and/or an executed service agreement, and the approval of all State and local regulatory agencies. Further, this letter of availability of potable water and sanitary sewer service is to be utilized for Zoning, Comprehensive Plan Amendment, and Planned Development Application only. Individual letters of availability will be required for the purpose of obtaining building permits.

Sincerely,

Amanda Peterson

LEE COUNTY UTILITIES
Project Manager

Armeda Property

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

Indigenous Habitat Management Plan

December 2025

Prepared for:

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

Prepared by:

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

Introduction

The applicant proposes to construct a residential community at this location. This will include home sites, roads, a surface water management system, and 269.76± acres of upland, wetland, and surface water preserves.

The goal of the wetland mitigation plan is to enhance or restore and preserve 269.76± acres of wetlands, uplands, and surface waters to meet Lee County Land Development Code Chapter 10-415 and to mitigate for impacts to wetlands and wildlife habitat. Exotics (as defined by the Florida Exotic Pest Plant Council's List of Invasive Species, Categories 1 and 2), which are present within the proposed preserves, will be removed to re-establish functional wetland and upland ecosystems.

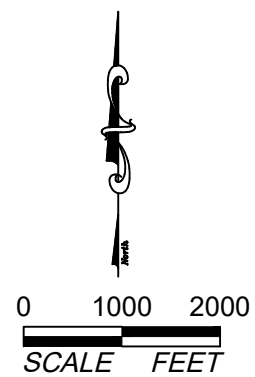
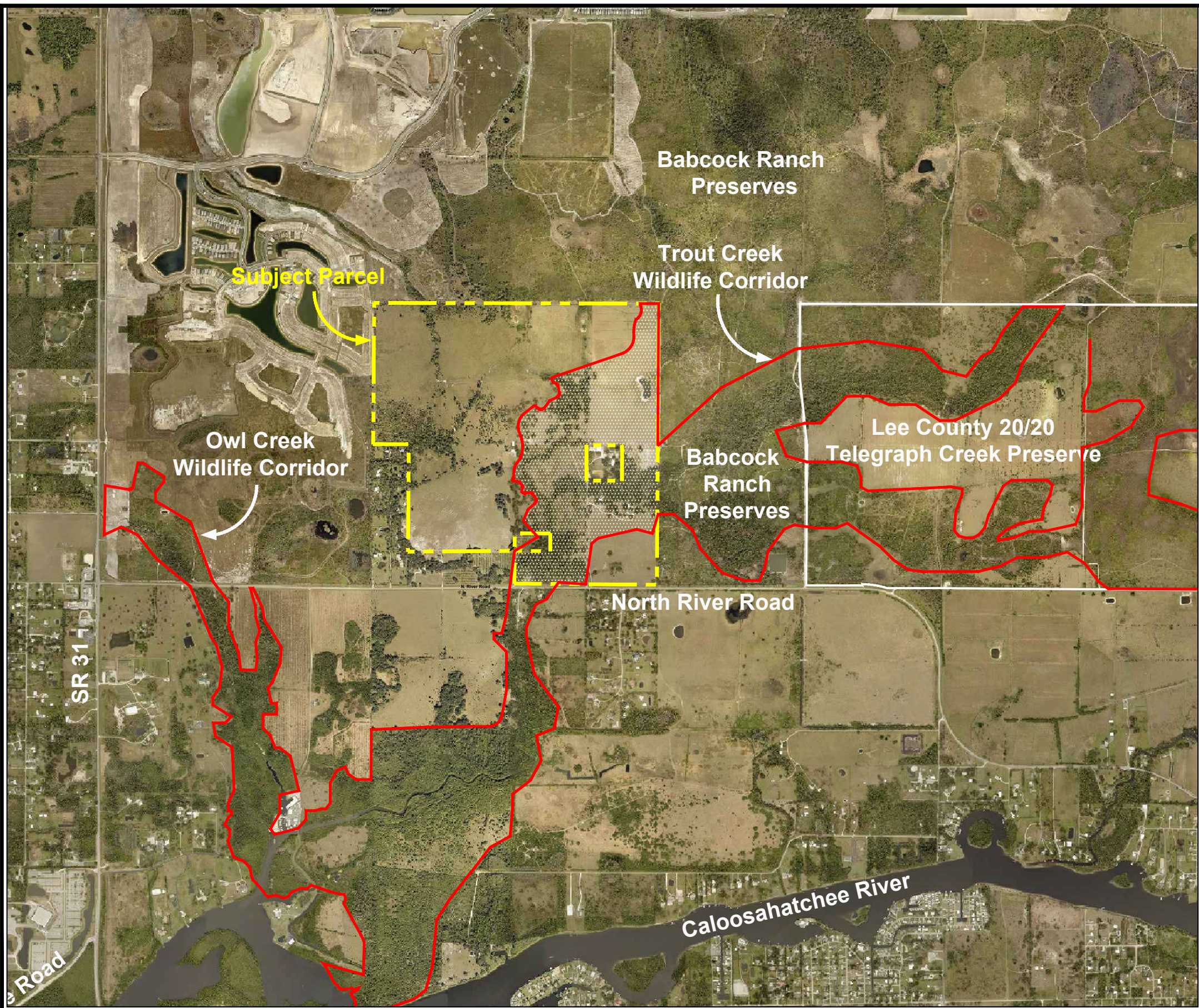
The Armeda Property has the potential to provide a significant corridor for wildlife as it is located along the northern extents of Trout Creek and is adjacent to the southern portions of the Babcock Ranch preserve areas. The preservation areas will become part of a contiguous wetland and upland corridor and flowway along Trout (Figure 1). The Trout Creek Wildlife Corridor connects the subject parcel to Babcock Ranch and Lee County (Telegraph Creek Preserve) Conservation Lands. Unfortunately, the current land use practices within the property and exotic vegetation infestation significantly diminish wildlife utilization. The indigenous habitat management plan (IHMP) provides an avenue for the enhancement and preservation of this important piece of land.

The wetland preservation and restoration areas consist of forested and herbaceous habitats that contain moderate densities of exotics. The site development plan was designed to preserve almost all of the wetlands throughout the site which are adjacent to Trout Creek. The proposed activities in the wetland mitigation area, which include the elimination of the exotic species seed source and supplemental planting as needed, will result in a net improvement for the wetland plant communities onsite.

The upland restoration, rare and unique upland preservation, and rare and unique upland restoration areas consist of pasture and forested habitats that contain moderate densities of exotics. The site development plan was designed to preserve almost all of the forested uplands throughout the site which are adjacent to Trout Creek. The proposed activities in the upland areas which include the elimination of the exotic species seed source and supplemental planting as appropriate will result in a net improvement for the upland plant communities onsite.

Rare and unique upland habitats are defined per the Lee Plan as follows:

RARE AND UNIQUE UPLAND HABITATS (RU) High-quality native upland habitats categorized as "mature" due to the absence of severe impacts caused by logging, drainage, and exotic infestation. These habitat types include those classified as sand



SECTION: 8
TOWNSHIP: 43 S
RANGE: 26 E

 Proposed Onsite Wildlife Corridor (200.30 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

November 21, 2025 9:46:30 a.m.
Drawing: FORESTAR11FLOODWAY.DWG

Figure 1. Trout Creek Wildlife Corridor Map

Armeda Property



scrub (320); coastal scrub (322); those pine flatwoods (411) which can be categorized as "mature" due to the absence of severe impacts caused by logging, drainage, and exotic infestation; slash pine/midstory oak (412); tropical hardwood (426); live oak hammock (427); and, cabbage palm hammock (428). The numbered references are to the Florida Land Use Cover and Forms Classification System (FLUCFCS) Level III (Florida Department of Transportation, 1985).

The Lee County Coastal Study (1988) includes definitions of oak hammocks and cabbage palm hammocks as follows:

Oak hammocks occupy 86 acres or 0.4% of the study area's lands. Oak hammocks are usually small in size and were once scattered throughout the study area. Usually located on a topographic rise, they are often associated with archeological features as are tropical hardwoods. This community is usually dominated by large live oak (*Quercus virginiana*), laurel oak (*Quercus laurifolia*), water oak (*Quercus nigra*), cabbage palm (*Sabal palmetto*), blue beech (*Carpinus caroliniana*), dahoon (*Ilex cassine*), myrsine (*Myrsine quianensis*), marlberry (*Ardisia escallonioides*), wild coffee (*Psychotria nervosa sulzneri*), and a number of ferns and epiphytes. Listed species found in these areas include the gopher tortoise (*Gopherus polyphemus* -SSC) and the eastern indigo snake (*Drymarchon corais couperi* -T). Listed flora found in oak hammocks include golden polypody fern (*Phlebodium aureum* - T), hand or adder's tongue fern (*Ophioglossum palmatum* - E), *Tillandsia valenzuela* (T), *setacea* (T), *paucifolia* (T), *flexuosa* (T), shoestring fern (*Vittaria lineata* - T), and butterfly orchid (*Encyclia tampensis*- T).

Cabbage palm hammocks occupy 1,000 acres or 5.1 % of the study area's lands. This upland to mesic habitat is often difficult to distinguish from the oak hammock where oaks are the dominant canopy. Cabbage palms, oaks (*Quercus* spp.) and slash pine are usually equally dominant in the well-developed canopy of the cabbage palm hammock. The hammock floor may be wet or dry but always open and vegetated by ferns and grasses. Listed fauna of this habitat include the eastern indigo snake (*Drymarchon corais couperi* - T). Listed flora include golden polypody fern (*Phlebodium aureum* - T) and hand or adder's fern (*Ophioglossum palmatum* - E). This habitat is found most extensively on Cayo Costa and North Captive Island, the Deep Lagoon watershed and the area between the Coconut and Imperial River watersheds.

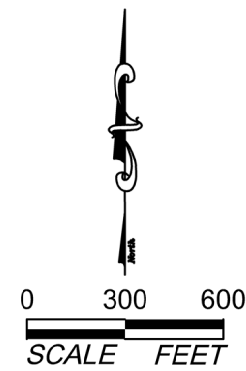
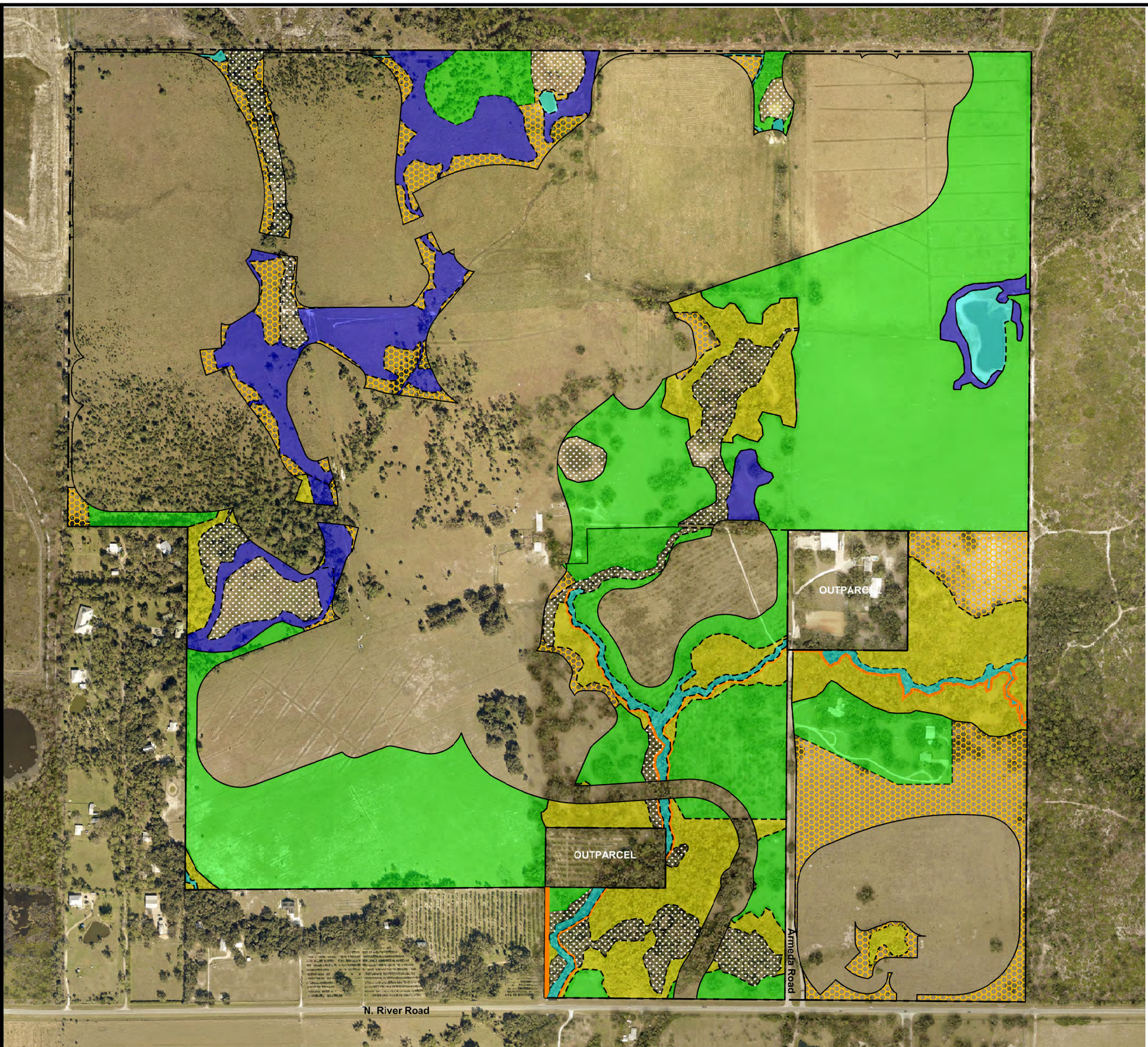
Preservation and Restoration Area Plans

Wetland Preservation

Approximately 24.20 acres of wetlands will be preserved as shown on the Enhancement and Preservation Map and Indigenous Habitat Management Monitoring Plan Map (Figures 2 and 3). Exotic vegetation will be treated and/or removed per the Initial Exotic Vegetation Treatment section below.

Wetland Restoration

A total of 24.45 acres of wetlands infested with exotic vegetation will be restored as shown on the Enhancement and Preservation Map, Indigenous Habitat Management Monitoring



SECTION: 8
TOWNSHIP: 43 S
RANGE: 26 E

-  Wetland Preservation (24.20 ac.)
-  Wetland Restoration (24.45 ac.)
-  Upland Restoration (33.55 ac.)
-  Rare & Unique Upland Restoration (141.06 ac.)
-  Rare & Unique Upland Preservation (38.93 ac.)
-  Preserved Surface Waters (7.57 ac.)
-  Lee County Access and Drainage Easement Outside of Preserves (1.80 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

December 01, 2025 2:05:41 p.m.
Drawing: FORESTAR11ENHANCEPLANT.DWG

Figure 2. Enhancement & Preservation Map

Armeda Property



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

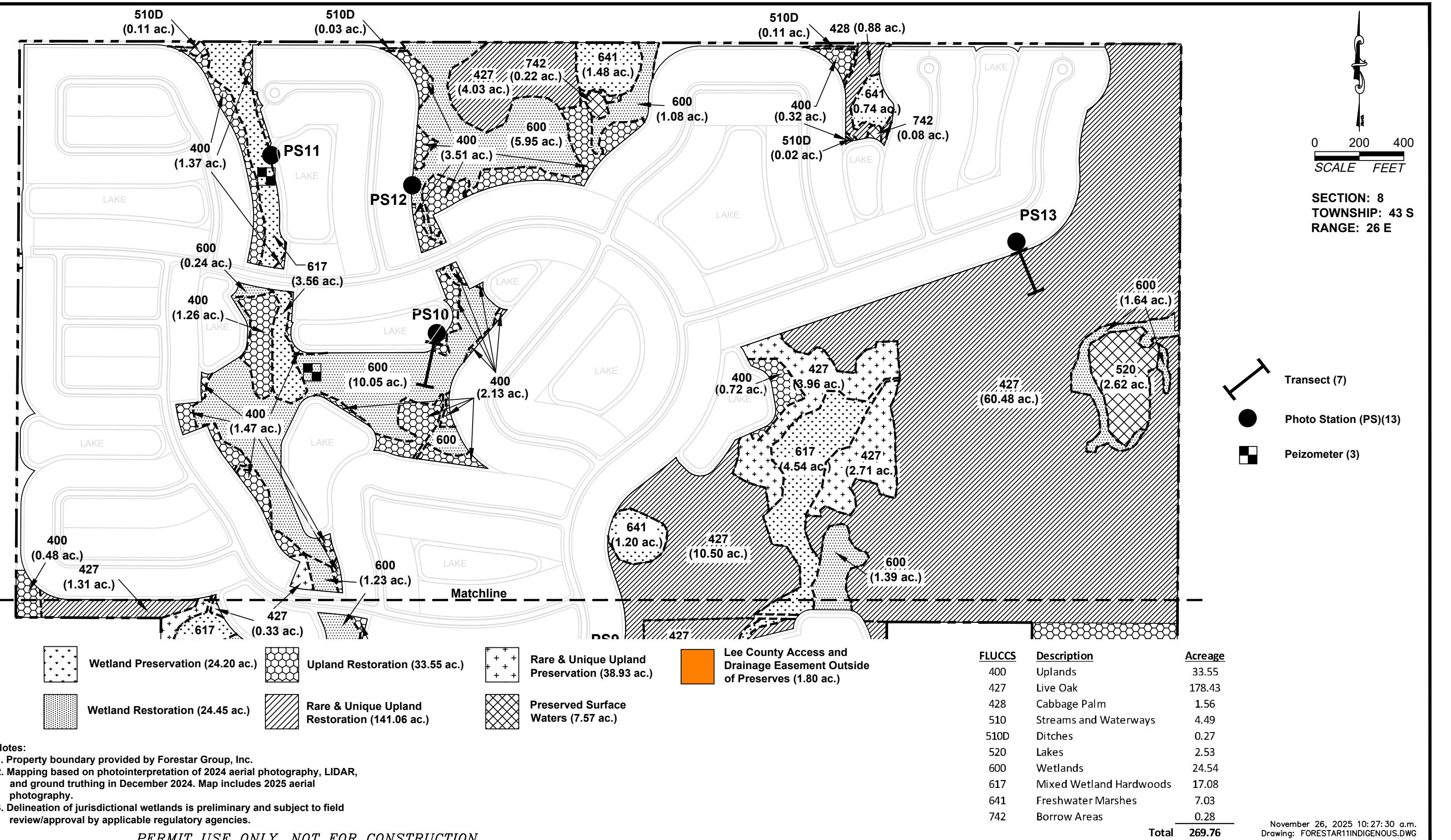


Figure 3. Indigenous Habitat Management Monitoring Plan Map - Sheet 1

Armeda Property



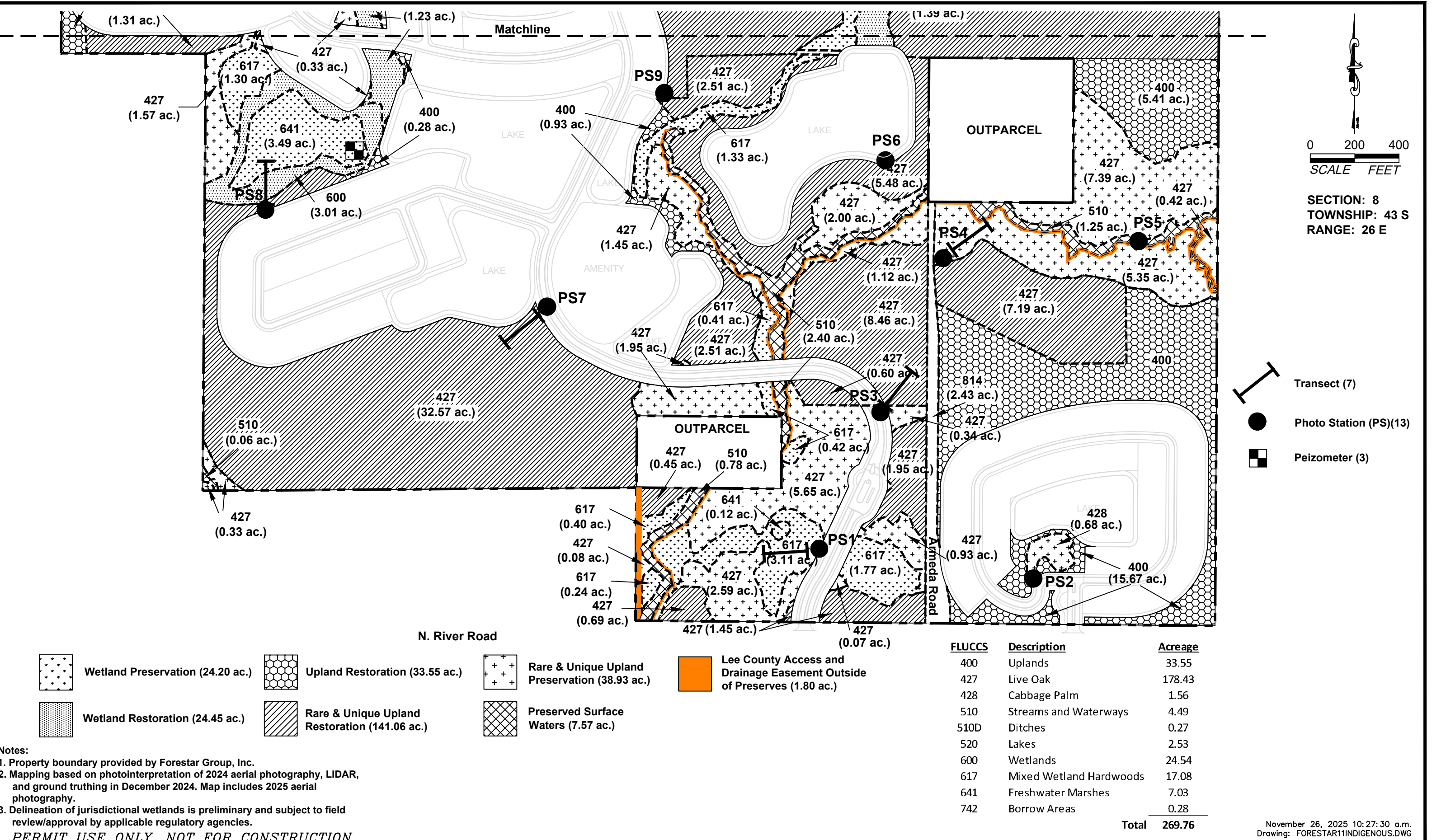


Figure 3. Indigenous Habitat Management Monitoring Plan Map - Sheet 2

Armada Property



Plan Map, Exotic Treatment Map, and Restoration Area Planting Map (Figures 2 - 5). Exotic vegetation will be treated and/or removed per the Initial Exotic Vegetation Treatment section below. The restoration areas will then be planted with native ground cover as listed in the Wetland Restoration Planting Table (Table 1). The final species list will be based upon site specific conditions and on plant material availability at the time of planting. Herbaceous plants will be planted in the restoration area shown on the attached Restoration Planting Plan Map (Figure 4).

Table 1. *Wetland Restoration Planting Table

Botanical Name	Common Name	Minimum Size/Container	Maximum Spacing	Quantity
<i>Spartina bakeri</i>	Cordgrass	Liner	5 Feet Centers	5,569
<i>Sagittaria</i> sp.	Arrowhead	Liner	5 Feet Centers	5,569
<i>Pontederia cordata</i>	Pickernelweed	Liner	5 Feet Centers	5,569
<i>Tripsacum dactyloides</i>	Fakahatchee grass	Liner	5 Feet Centers	5,569
<i>Eleocharis</i> sp.	Spikerush	Liner	5 Feet Centers	5,569

*Additional plant species may be included in the planting table prior to development order approval

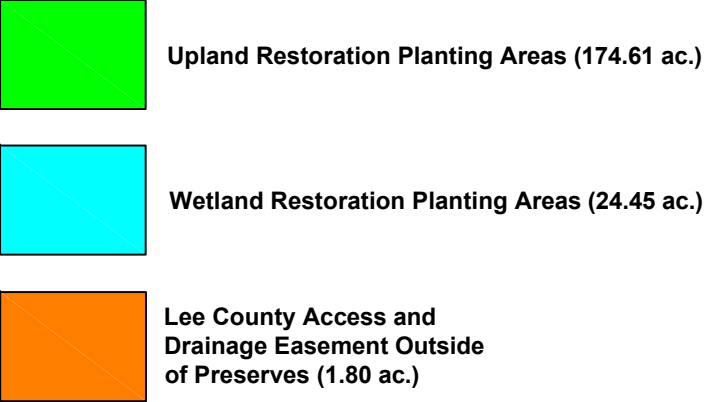
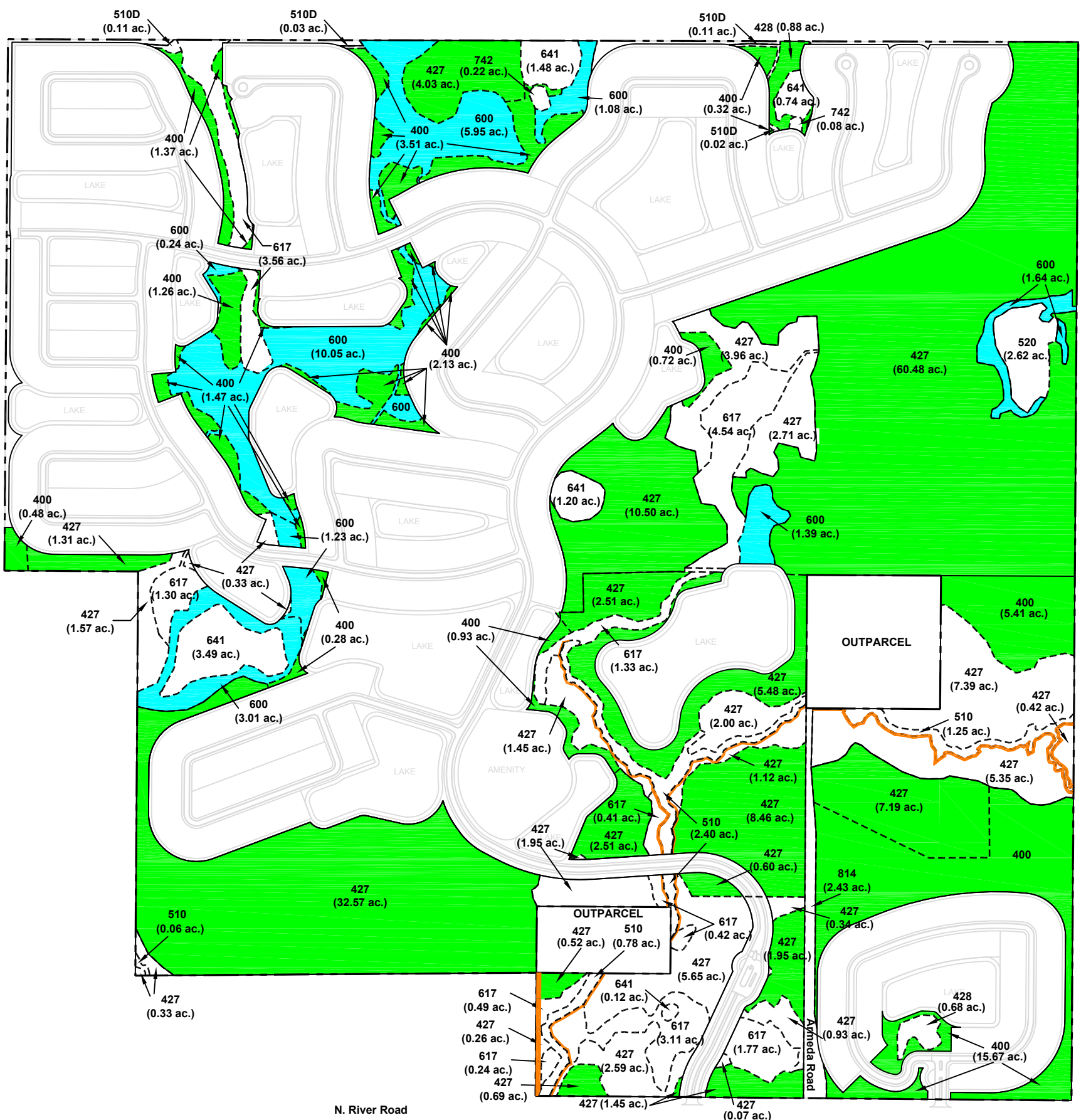
Upland Restoration

Approximately 33.55 acres of uplands will be restored as shown on the Enhancement and Preservation Map, Indigenous Habitat Management Monitoring Plan Map, Exotic Treatment Map, and Restoration Area Planting Map (Figures 2 - 5). Exotic vegetation will be treated and/or removed per the Initial Exotic Vegetation Treatment section below. The upland restoration area will then be planted with native ground cover species as listed in the Upland Restoration Planting Table (Table 2). The final species list will be based upon site specific conditions and on plant material availability at the time of planting.

Table 2. *Upland Restoration Planting Table

Botanical Name	Common Name	Minimum Size/Container	Maximum Spacing	Quantity
<i>Serenoa repens</i>	Saw Palmetto	Liner	5 Feet Centers	11,691
<i>Muhlenbergia</i> sp.	Muhley Grass	Liner	5 Feet Centers	11,691
<i>Andropogon virginicus</i>	Broom Sedge	Liner	5 Feet Centers	11,691
<i>Aristida beyrichiana</i>	Wiregrass	Liner	5 Feet Centers	11,691
<i>Spartina bakeri</i>	Cordgrass	Liner	5 Feet Centers	11,691

*Additional plant species may be included in the planting table prior to development order approval



- 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

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Figure 4. Restoration Areas Planting Plan Map

Armeda Property



Armeda Property

Rare and Unique Upland Preservation

Approximately 38.93 acres of rare and unique uplands will be preserved as shown on the Enhancement and Preservation Map and Indigenous Habitat Management Plan Map (Figures 2 and 3). Exotic vegetation will be treated and/or removed per the Initial Exotic Vegetation Treatment section below.

Rare and Unique Upland Restoration

Approximately 141.06 acres of existing upland pastures and disturbed exotic vegetation infested uplands will be restored to live oak and cabbage palm hammocks (FLUCCS Codes 427 and 428) which are Rare and Unique Uplands per the definition in the Lee Plan as shown on the Enhancement and Preservation Map, Indigenous Habitat Management Monitoring Plan Map, Exotic Treatment Map, and Restoration Area Planting Map (Figures 2 - 5).

The existing soils should support the restoration to live oak hammocks as these communities were present in these locations historically. If any of the planting areas have compacted soils, the soil area around each planting will be loosened. This may be accomplished by hand or mechanical means. Exotic vegetation will be treated and/or removed per the Initial Exotic Vegetation Treatment section below. The restoration area will then be planted with native ground cover and trees, as listed in the Rare and Unique Upland Restoration Planting Table (Table 3). The final species list will be based upon site specific conditions and on plant material availability at the time of planting. Cabbage palms from the development footprint may be relocated and used for the restoration planting plan below.

Table 3. *Rare and Unique Upland Restoration Planting Table

Botanical Name	Common Name	Minimum Size/Container	Maximum Spacing	Quantity
Trees				
<i>Quercus virginiana</i>	Live Oak	6' tall/BR	18 Feet Centers	3,162
<i>Quercus laurifolia</i>	Laurel Oak	6' tall/BR	18 Feet Centers	1,581
<i>Sabal palmetto</i>	Cabbage Palm	6' tall/FG	18 Feet Centers	1,581
Shrubs				
<i>Rapanea punctata</i>	Myrsine	1 Gallon	18 Feet Centers	3,795
<i>Myrica cerifera</i>	Wax Myrtle	1 Gallon	18 Feet Centers	3,795
<i>Psychotria nervosa</i>	Wild Coffee	1 Gallon	18 Feet Centers	3,795
<i>Eugenia foetida</i>	Spanish Stopper	1 Gallon	18 Feet Centers	3,795
<i>Callicarpa americana</i>	Beauty Berry	1 Gallon	18 Feet Centers	3,795

Ground Cover				
<i>Serenoa repens</i>	Saw Palmetto	Liner	8 Feet Centers	19,211
<i>Muhlenbergia</i> sp.	Muhley Grass	Liner	8 Feet Centers	19,211
<i>Andropogon virginicus</i>	Broom Sedge	Liner	8 Feet Centers	19,211
<i>Aristida beyrichiana</i>	Wiregrass	Liner	8 Feet Centers	19,211
<i>Spartina bakeri</i>	Cordgrass	Liner	8 Feet Centers	19,211

*Additional plant species may be included in the planting table prior to development order approval

At the time of development order, areas within the provided 50' natural waterway buffer must meet the requirement of six native canopy trees and 50 native shrubs per 100 linear feet at a 1:1 credit ratio. If supplemental trees or shrubs are required to meet the required buffer plantings, trees must comply with LDC Section 10-420 and be a minimum 10' in height and shrubs must be a minimum 24" in height at time of planting.

At the time of development order, the area along North River Road must contain native canopy trees a minimum of 14' in height spaced approximately 25 feet on center per LDC Section 33-1673.

At the time of development order, the areas surrounding the outparcels that are not abutting natural waterway or natural waterway buffers must meet the Type F Buffer requirement of 10 trees per 100 linear feet and double staggered hedge row (calculated at 3' on center spacing) at a 1:1 credit ratio. If supplemental trees or shrubs are required to meet the required buffer plantings, trees must comply with LDC Section 10-420 and be a minimum of 10' in height and shrubs must be a minimum 48" in height at time of planting.

Surface Water Preservation

Approximately 7.57 acres of other surface waters will be preserved as shown on the Enhancement and Preservation Map and Indigenous Habitat Management Plan Map (Figures 2 and 3).

Initial Exotic Vegetation Treatment

All exotic and nuisance species (defined per LDC Sec. 10-420(f) and Category I and II species on the Florida Exotic Pest Plant Council's List of Invasive Species) within the upland and wetland preservation areas will be treated as shown on the Exotic Vegetation Treatment Map (Figure 5). A vegetation removal permit associated with the development order is required for the initial exotic vegetation treatment.

Exotic vegetation control will be accomplished by chain saw or machete. Woody exotic vegetation will be cut just above natural grade and the stump treated with an appropriate herbicide suitable for aquatic application. Treatment will occur immediately following

cutting to ensure maximal uptake of the herbicide. The woody exotic vegetation will be removed from the preserves unless the damage to native woody vegetation caused by the removal process is determined to be excessive.

In areas where physical removal is determined to be impracticable, the following methods will be implemented. Large trees (greater than four-inch diameter at breast height (DBH)) may be girdled and killed in place with a stump specific herbicide suitable for aquatic application. The four-inch DBH and smaller trees and shrubs will be cut just above natural grade and the stump treated with an appropriate herbicide suitable for aquatic application. The resulting vegetative material will be disposed of by one or more of the following methods: 1) cut into four to six feet sections and stacked on the ground with alternating layers of trees at right angles to each other (log cabin) with the stacks no higher than 5± feet and spaced a minimum of 100± feet apart, 2) cut and placed into piles (tee-pee) with piles spaced a minimum of 100± feet apart, 3) where exotic density is less than 25 percent the exotics may be cut into two to four foot sections and scattered on the ground, and 4) woody exotic vegetation may be removed from the preserves.

Existing fallen dead trees (native and exotic) will remain in place and allowed to decompose. If non-woody exotics, such as torpedo grass and paragrass, are present within the preserve they will be treated by a foliar application of an appropriate herbicide suitable for aquatic application.

Herbicides will be used in strict accordance with label directions by trained applicators. An appropriately licensed herbicide applicator will supervise the crew. A marker dye will be added to the spray solution to help visualize where the solution is being applied. Care will be taken to reduce damage to non-target native species to the maximum extent practical. Access for the initial exotic vegetation treatment will be via the existing farm fields.

No cut debris will be placed within the FEMA floodways of Trout Creek as shown on the Exotic Vegetation Treatment Map (Figure 5). Exotic vegetation in the floodways will either be cut and removed or treated in-place as described above.

Barricading

Prior to commencement of construction activities, the mitigation areas will be staked in the field and the required erosion control barriers installed. These barriers will be inspected by County staff prior to commencement of construction activities. The operation of construction equipment, storage of equipment, and stockpiling of fill and construction material will be prohibited within the preservation areas. The staking identifying the limits of the preservation area will be maintained for the duration of adjacent construction activities.

Schedule

The wetland preservation must be within a recorded conservation easement and the rare and unique upland preservation and restoration areas must be completed prior to

the Certificate of Compliance for the infrastructure.

Conservation Easement

A Conservation Easement will be recorded and placed over the upland, wetland, and surface waters preservation areas totaling 269.76. Signs demarking the preservation areas will be posted at 100 feet intervals along the outer edge of all preservation areas.

Access and Drainage Easement

Access and Drainage Easements will be recorded and placed over 1.80 acres along Trout Creek. These areas are not part of the indigenous preserves, but exotics will be treated in these areas as described above.

Ecological Performance Standards

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

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

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

Long Term Management

The applicant and/or the homeowners association will be responsible for the long-term maintenance of the onsite preservation areas. Vegetation removal permits are required for ongoing management activities associated with this approved Indigenous Habitat Management Plan that is preserve area specific for the type of management that is being requested.

Adaptive Management

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

Maintenance

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

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

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

Newly planted areas will be included in the invasive pest control program. The herbicide maintenance areas shall expand to control exotic and nuisance species as necessary where native vegetation is being established. Periodic management of the planting areas is required to ensure that the plants will survive and thrive. This will guarantee success and allow desirable indigenous species an opportunity to recruit into the planting areas. As part of ongoing management of the site, the owner or his designee shall treat and/or remove exotic species (per LDC Sec. 10-420(h) and nuisance species as necessary at least semiannually for one year and annually thereafter. Nuisance species shall mean

those species of flora whose noxious characteristics or presence in sufficient number, biomass, or areal extent may reasonably be expected to prevent, or unreasonably interfere with, the designated use of the waters under consideration, as defined in rules 62-312.310(8) and 62-302.200(14), F.A.C.. Invasive exotic species include at a minimum the species listed in LDC Sec. 10-420(h).

Protected Species

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 signs 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 and Assumed Presence areas but is not within a Critical Habitat area. Numerous dead trees containing potential cavity 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. No nesting was observed.

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) onsite.

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.

The wood stork (*Mycteria americana*) is listed as threatened by the FWC and the FWS. Although no wood storks were observed they may forage in the wetlands and ditches. Nesting has not been documented onsite, nor do wood storks appear there in the most recent FWC listed species occurrence database. Wood stork colony locations provided by FWC show two colonies within a 25-mile radius of the property. The closest colony location is approximately 4.5 miles to the southwest of the subject parcel.

The property is not located within the primary and secondary zones of the 2007 Florida Panther Focus Area but is within the 2003 Panther Consultation Area identified by the FWS. The Florida panther (*Felis concolor coryi*) is listed as endangered by both the FWS and FWC. There is one FWC telemetry points located approximately 1.5 miles northeast of the subject property. This point was recorded in 2000 and is located within the Babcock Ranch development.

Protected Species Management Plans

Several measures have been taken to reduce potential impact to wildlife. Adverse impacts to wildlife including listed wildlife are not anticipated as a result of the proposed residential project. All agricultural activities will cease in the Preserve Areas once construction commences, with human disturbance in those areas limited to activities consistent with the conservation easement.

Gopher Tortoise Management Plan

Prior to the initiation of development activities, a gopher tortoise burrow survey of the development footprint will be conducted in accordance with current FWC guidelines. If the survey determines there are ten or fewer potentially occupied gopher tortoise burrows that will be impacted by development activities, the landowner will obtain a 10 or Fewer Burrows permit from the FWC and relocate the gopher tortoises to an upland preserve in the southwest portion of the site. In the event there are more than ten potentially occupied gopher tortoise burrows that will be impacted by development activities, the landowner will obtain a Conservation permit from the FWC and relocate the gopher tortoises to the FWC approved off-site recipient site as specified by the FWC permit. Lee County Environmental Sciences will be provided a copy of the FWC gopher tortoise permit prior to excavation of the burrows.

With the exception of potentially occupied gopher tortoise burrows located within 25 feet of the development footprint, all gopher tortoise burrows within the upland preserves will remain undisturbed. The management of the upland preserves are anticipated to improve

the quality of gopher tortoise habitat within those preserves.

Florida Bonneted Bat

Numerous snags with potential roost cavities were observed within the proposed development footprint of the site. No evidence of bat utilization was observed. The proposed project will result in the preservation and restoration of suitable FBB habitat. The vast majority of on-site wetlands will be restored and preserved. These areas could serve as foraging and roosting habitat to FBBs. The applicant also agrees to the following Best Management Practices outlined in the 2024 Florida Bonneted Bat Consultation Guidelines:

- **D1.** While substantial areas of pasture cannot be retained onsite, 24.20± acres of onsite preserves consisting primarily of herbaceous and forested wetlands will be enhanced via exotic vegetation removal and supplemental plantings. An additional 24.45 acres of wetland pasture and 33.55 acres of upland pasture will be restored to native herbaceous habitats.
- **D2.** Over 35 acres of lakes will be created onsite and will contain littoral shelves which are required by Lee County. These shelves will be planted with appropriate native herbaceous vegetation.
- **D3.** The applicant agrees to the lighting practices outlined in the 2024 Florida Bonneted Bat Consultation Guidelines.
- **D4.** Structures will be designed to avoid or minimize gaps both during and after construction.
- **D5.** The widespread use of insecticides and pesticides will be discouraged.
- **D7.** All snags located within the preserve areas will be retained unless they pose a risk to property or persons.

Wading Bird Management Plan

Wood storks were not found during wildlife surveys of the property and no nesting activities were observed. Suitable foraging habitat occurs throughout the property. Additionally, the property occurs within 18.6 miles of two known wood stork colonies. Based on the FWS "Effect Determination Key", dated November 9, 2007 (Service Consultation Code 41420-2007-I-0964), the proposed project may affect the wood stork. Formal consultation for the wood stork is anticipated to be required by the FWS. On behalf of the applicant, at the appropriate time, we will be coordinating with FWS to develop a wood stork mitigation plan which will effectively offset any potential impacts to foraging habitat of this federally listed species. Additionally, it is expected that existing foraging habitat for the wood stork will be enhanced by the removal and maintenance of invasive exotic plants and protected by implementation of the wetland enhancement and preservation plan and the reclamation plan. The proposed littoral shelves will also benefit the wood stork by adding a significant amount of foraging area.

Existing wading bird foraging habitat will be enhanced through removal and maintenance of exotic invasive plants. The proposed site conditions will result in a total of over 48 acres of preserved and restored wetlands. Implementation of the proposed wetland preservation plan would assure that any potential temporary impacts to these species would be offset. This plan would meet applicable requirements of South Florida Water Management District and Lee County as well as the FWS and FWC.

The enhancement of the property will ultimately provide increased acreage of higher quality habitat for wading birds in the preservation areas and restoration areas. Additionally, protection provided by the wetland preservation plan will provide long-term viability for wading birds.

Florida Sandhill Crane Management Plan

Florida sandhill cranes have been observed onsite but no nesting has been observed onsite. A total of 7.03 acres of existing foraging habitat (FLUCCS 641) for the sandhill crane will be restored through removal and maintenance of invasive exotic plants. In addition, 24.45 acres of hydric pasture will be restored to herbaceous wetland. Implementation of the proposed Indigenous Habitat Management Plan would assure that any impacts to the foraging pattern of this species are offset.

American Alligator Management Plan

Several American alligators were observed in the north-central wetland. The property includes numerous open water features which provide refuge for this species. No alligator nests were found on the property during protected species survey or other site visits. If the proposed project is approved, the wetland enhancement and restoration in the Indigenous Habitat Management Plan will ultimately provide increased acreage of higher quality habitat for the alligator. The proposed site conditions will result in large areas of enhanced wetlands and open water features.

Alligators will commonly move from water body to water body in response to factors such as season, disturbances, food supply, etc. In the event that an alligator is present within the limits of construction at the time of site clearing, work within the immediate vicinity of the alligator will be halted and the animal will be allowed to move out of harm's way. Once the American alligator has moved work can be restarted. The protection provided by implementation of the Indigenous Habitat Management Plan will provide long-term viability for the American alligator onsite.

Audubon's Crested Caracara Management Plan

As noted above, and Audubon's crested caracara nest was identified during a 2024-2025 nesting survey. The nest was not observed during the listed species survey. To minimize the potential of impacts to nesting habitat, the cabbage palms located in the proposed development areas will be relocated to the rare and unique upland restoration area and appropriate preservation areas prior to construction activity initiation, if feasible. The proposed Indigenous Habitat Management Plan includes the preservation and restoration of over 200 acres of uplands. The implementation of this Indigenous Habitat Management

Plan will provide long-term viability for Audubon's crested caracara and will assure that any impacts to this species are offset.

Florida Panther and Florida Black Bear Management Plan

No Florida panthers or black bears or their signs were observed during the wildlife survey of the property or during numerous other site visits. The project is not in the FWS Florida panther Primary or Secondary Zones, and the nearest FWC telemetry point is 1.5 miles to the northeast, was recorded in 2000, and is within the Babcock Ranch development. It is expected that existing forage and prey habitat for the Florida panther and black bear will be enhanced through removal and maintenance of invasive exotic plants and protected by implementation of this IHMP.

The preservation and restoration of uplands, wetlands, and open water areas will link the surrounding conservation lands, restoring a link that has been disrupted by agricultural activities and exotic vegetation infestation. Please see the Armeda Property Wildlife Corridor Map (Figure 1).

Wildlife Habitat Area Corridors

A wildlife corridor totaling 200.30± acres will be established as part of the proposed Indigenous Habitat Management Plan. Please see Figures 1 and 2. The Trout Creek corridor currently consists of active pasture and exotic vegetation invaded uplands and wetlands. These areas will be enhanced and preserved as described above. The Rare and Unique Upland restoration areas will be planted as described above and shown in the Restoration Area Planting Plan Map (Figure 2).

Prior to the Certificate of Compliance for the infrastructure, the wetland and upland preserve areas, which include the onsite wildlife corridors, will be placed under a Conservation Easement.

Human Coexistence with Wildlife Plan

Homeowners will receive a brochure describing the purpose and function of the preserves (Exhibit A). Additionally, the following Human Coexistence with Wildlife Plan will be incorporated into the project's Homeowners Association documents.

American Alligator

Signs will be posted on the subject property adjacent to the water management lakes and bodies of water advising residents that feeding or harassing the American alligators is punishable by state law. An educational brochure, such as the attached "A Guide to Living with Alligators" prepared by the FWC (Exhibit A), will be provided to residents. Residents, commercial tenants, and property maintenance staff will be instructed to contact the FWC for assistance in the event a nuisance alligator is present within the lakes.

Florida Black Bear

An educational brochure, such as the attached "A Guide to Living in Bear County" (Exhibit

A) prepared by the FWC, will be provided to residents and commercial tenants. Residents will be instructed to contact the FWC for assistance in the event a nuisance black bear is present on-site.

Florida Panther

An educational brochure, such as the attached "A Guide to Living with Florida Panthers" (Exhibit A) prepared by the FWC, will be provided to residents and commercial tenants. This brochure provides advise for residents on how to keep their family and pets safe and suggestions on how to handle encounters with panthers.

Monitoring Plan

The proposed monitoring of the preserve areas will consist of baseline monitoring, time-zero monitoring, and annual monitoring of vegetation. The baseline monitoring documents the pre-exotic removal conditions within the preserve areas. The time-zero report will document the conditions immediately following exotic removal and planting. The annual reports will document the extent of success of the project and, if needed, identify specific actions to be taken to improve conditions within the preserve areas. Sampling stations and methodology of data collection will remain the same for all monitoring events.

The owner or his designee shall also monitor and record water elevations at monitoring wells within the undeveloped wetland areas to provide reasonable assurance to the agencies that no significant hydrologic impacts to wetlands occur as a result of the proposed activities. This information will be provided in the annual monitoring reports.

An important component of the monitoring reports will be the before and after pictures. All monitoring reports will include panoramic photographs from photo stations as shown on Figure 3.

The results of monitoring events within the preserve areas will be reported as stated in this plan. Specific maintenance requirements will be explained in the monitoring report(s). Monitoring reports will describe if/where herbicide treatment is necessary to control nuisance species. The report will also explain if/where plantings need to be replaced or if new plantings should be added to a specific area to improve diversity or percent coverage.

The time-zero monitoring report will be provided prior to certification of compliance. Vegetation removal permits are required for ongoing management activities associated with this approved Indigenous Habitat Management Plan that is preserve area specific for the type of management that is being requested. This report will include the date the planting activity was completed and color photographs to provide an accurate representation of the specific area. The photographs shall be taken from fixed reference points described in the baseline monitoring report and shown on a scaled plan view. A table depicting numbers, spacing, and sizes of each species planted will also be provided. Subsequent annual monitoring reports will be submitted to requesting agencies within

thirty (30) days after each monitoring event. The monitoring reports will include a general qualitative and quantitative characterization of the areas. Any pertinent climatological conditions preceding the monitoring event will be described. Qualitative parameters may include estimates of percent bare ground, percent desirable species, percent undesirable species (nuisance and exotic), notations regarding faunal presence and use, and an overall numerical ranking (1-lowest, 10-highest) of the conditions of the system. This numerical ranking is done annually, preferably by the same evaluators, and takes into consideration all parameters of the qualitative assessment. The monitoring will be completed by September of every year (toward the end of the growing season) and an annual report submitted to the reviewing agencies by the end of October. All data collected and analyzed will be included in the report.

Vegetation Monitoring

The vegetation within the uplands and wetlands will be monitored using seven (7) 100 feet long and 20 feet wide transects (Figure 3). The approximate percent cover of plants occurring in the ground cover, midstory, and canopy will be recorded along the transect. Ground cover species include woody vegetation less than three feet in height and all non-woody plants. Midstory vegetation consists of all woody plants greater than three feet in height and less than four inches DBH. Canopy species consist of woody vegetation greater than four inches DBH. Bare ground and open canopy will also be recorded in this manner. The resulting data will be used to calculate percent cover of the three strata.

Wildlife Monitoring

Regular observations of fish and wildlife will be made during all monitoring events by qualified ecologists. This will consist of recording evidence and signs of wildlife (i.e., direct sighting, vocalization, nests, tracks, droppings, etc.).

Photographic Documentation

Permanent fixed-point photograph stations will be established in each of the monitored areas thereby providing physical documentation of the condition and appearance of an area, as well as any changes taking place. Panoramic photographs will accompany vegetation data in each report. Locations of photo stations will remain the same throughout the duration of the monitoring program.

Report

The methodology and results of each monitoring event will be documented in an annual monitoring report. Data will typically be collected towards the end of the growing season (September - October) and submitted to the agencies with 90± days of data collection.

Method and Frequency of Pruning and Trimming

No pruning or thinning of native vegetation within the indigenous vegetation preserves is proposed at this time. In the event that trimming becomes necessary to meet the ecological goals of this management plan, the trimming will be accomplished by hand using chainsaws or machetes and will be restricted to no more than 25 percent of an area during any particular one-year interval. Cut vegetation will remain on-site.

The Lee County Division of Environmental Sciences will be notified prior to any preserve maintenance (other than routine annual exotic maintenance events).

Garbage Management

All garbage will be removed from the preserves prior to the issuance of the Certificate of Compliance for any part of the development. The preserves will be surveyed for garbage semi-annually.

Proposed Work Schedule

The invasive exotic and nuisance plant control program will commence after approval of this project's development order. The initial exotic treatment will be initiated during the first dry season following issuance of all required federal, state, and local authorizations. It is anticipated that the initial treatment will be completed in less than three months. The supplemental plantings will be initiated within approximately two months of the completion of the initial exotic removal, weather permitting.

The estimated work schedule provided below (Table 3) is based on the above considerations and the anticipated issuance of all authorization by December 2026.

Table 4. Estimated Work Schedule

Date	Activity
January 2027	Record Conservation Easements
January 2027	Baseline Monitoring
January - March 2027	Initial Exotic Treatment
April/May 2027	Install Supplemental Plantings
July 2027	Time Zero Monitoring
July 2028	First Annual Monitoring
July 2029	Second Annual Monitoring
July 2030	Third Annual Monitoring
July 2031	Fourth Annual Monitoring
July 2032	Fifth Annual Monitoring and Final Site Inspection

Exhibit A

**Sample Brochure
A Guide to Living with Alligators
A Guide to Living in Bear County
A Guide to Living with Florida Panthers**

Example Preserve Educational Brochure

Armeda Property

Indigenous Preserve Areas

In order to enhance and maintain indigenous habitats and associated native wildlife, preserve areas have been established within the Armeda Property. The goal of the indigenous vegetation preserves is to enhance the existing wetlands and uplands via exotic control. Preserve areas shall be maintained in a natural state through the treatment of exotic vegetation and periodic maintenance. These areas can be identified by signs which denote them as "Preserve Areas". Please do not disturb these areas or plant any vegetation within their confines.

In order to improve the value of the uplands on-site, existing exotic dominated lands will be cleared of nonnative species and planted with a variety of native upland species including laurel oak (*Quercus laurifolia*), live oak (*Quercus virginiana*), cabbage palm (*Sabal palmetto*), saw palmetto (*Serenoa repens*), and wax myrtle (*Myrica cerifera*). These uplands will provide habitat for a variety of bird species including the blue jay (*Cyanocitta cristata*), eastern phoebe (*Sayornis phoebe*), gray catbird (*Dumetella carolinensis*), white-eyed vireo (*Vireo griseus*), and various woodpeckers. Small mammals may also utilize these areas.



The forested wetland preserve areas consist primarily of mixed wetland hardwoods that have been invaded by exotics. Native species occurring in these areas includes laurel oak (*Quercus laurifolia*), slash pine (*Pinus elliotii*), cabbage palm, pond apple (*Annona glabra*), and pop ash (*Fraxinus caroliniana*). These areas provide a natural conveyance of surface waters and habitat to a variety of animals. Wildlife that may utilize these areas includes small animals such as the tree frog (*Hyla* spp.), pig frog (*Rana grylio*), and various snakes.

A variety of birds including the red-shouldered hawk (*Buteo lineatus*), northern mockingbird, northern cardinal (*Cardinalis cardinalis*), bluegray gnatcatcher (*Polioptila caerulea*), and various warblers commonly occur within the forested wetland at various times of the year. Mammals such as the raccoon (*Procyon lotor*) and rabbit (*Sylvilagus floridanus*) may also be present in the wetland.

Portions of Trout Creek are present within the preserve areas adjacent to the forested uplands and wetlands. These waterways are maintained to provide surface water flow through the property and wildlife habitat. The dumping of debris into these waterways is strictly forbidden.

The wetlands and uplands on-site have become invaded by problematic invasive exotic plants, primarily Brazilian pepper (*Schinus terebinthifolius*). When exotics dominate native habitats, the naturally occurring flora (plants) and fauna (animals) become displaced. Other functions, such as water filtration and conveyance, can also be altered. Therefore, in order to improve the native habitats being preserved and to comply with State and County requirements, the exotics will be treated. Regular maintenance events will be undertaken to prevent the re-colonization of the preserves by exotics.

Once the exotics are treated in the wetlands, habitat will be present on-site for a variety of state and federally protected wading birds including the little blue heron (*Egretta caerulea*), roseate spoonbill (*Ajaia ajaja*), tricolored heron (*Egretta tricolor*), and wood stork (*Mycteria americana*). These birds typically forage in freshwater wetlands throughout southwest Florida. The others wading birds mentioned stalk their prey which are usually small fish, insects, and amphibians. Please do not feed, harm, or harass any wildlife.

■ Never feed alligators – it's dangerous and illegal. When fed, alligators can overcome their natural wariness and learn to associate people with food. When this happens, some of these alligators have to be removed and killed.

■ Dispose of fish scraps in garbage cans at boat ramps and fish camps. Do not throw them into the water. Although you are not intentionally feeding alligators when you do this, the result can be the same.

■ Seek immediate medical attention if you are bitten by an alligator. Alligator bites can result in serious infections.

■ Observe and photograph alligators only from a distance. Remember, they're an important part of Florida's natural history as well as an integral component of aquatic ecosystems.



Janice Plain

To report nuisance alligators call
866-FWC-GATOR (866-392-4286).



MyFWC.com/Alligator



Tim Donovan, FWC

Call 866-FWC-GATOR (392-4286) to report nuisance alligators.

A Guide to Living with **Alligators**



Jamie Feddersen



Florida Fish and Wildlife
Conservation Commission
MyFWC.com



Lizabeth West, FWC

Do not swim outside of posted swimming areas or in waters that may be inhabited by alligators.

Living with Alligators

In Florida, the growing number of people living and recreating near water has led to a steady rise in the number of alligator-related complaints. The majority of these complaints relate to alligators being where they simply aren't wanted. Because of these complaints, the Florida Fish and Wildlife Conservation Commission's Statewide Nuisance Alligator Program permits the killing of approximately 7,000 nuisance alligators each year. Using this approach, and through increased public awareness, the rate of alligator bites on people has remained constant despite the increased potential for alligator-human interactions as Florida's human population has grown.

Alligators are an important part of Florida's landscape and play a valuable role in the ecology of our state's wetlands. Alligators are predators and help keep other aquatic animal populations in balance. A better understanding of the facts and information presented in this brochure will help ensure that people and alligators can continue to coexist.

Visit MyFWC.com/Gators for more information about alligators and the latest nuisance alligator program statistics.



Tim Donovan, FWC

Alligators and People

Alligators are a fundamental part of Florida's wetlands, swamps, rivers and lakes, and they are found in all 67 counties. Florida continues to experience human population growth. Many new residents seek waterfront homes, resulting in increased interactions between people and alligators.

Although most Floridians understand that we have alligators living in our state, the potential for conflict exists. Because of their predatory nature, alligators may target pets and livestock as prey. Unfortunately, people also are occasionally bitten. Since 1948, Florida has averaged about five unprovoked bites per year. During that period, a little more than 300 unprovoked bites to people have been documented in Florida, with 22 resulting in deaths.

In the past 10 years, the Florida Fish and Wildlife Conservation Commission has received an average of nearly 16,000 alligator-related complaints per year. Most of these complaints deal with alligators occurring in places such as backyard ponds, canals, ditches and streams, but other conflicts occur when alligators wander into garages, swimming pools and golf course ponds. Sometimes, alligators come out of the water to bask in the sun or move between wetlands. In many cases, if left alone, these alligators will eventually move on to areas away from people.

Safety Tips

■ Generally, alligators less than four feet in length are not large enough to be dangerous unless handled. However, if you encounter any alligator that you believe poses a threat to people, pets or property,

call the Nuisance Alligator Hotline at 866-FWC-GATOR (866-392-4286). Please be aware, nuisance alligators are killed, not relocated.

- Be aware of the possibility of alligators when you are in or near fresh or brackish water. Bites may occur when people do not pay close enough attention to their surroundings when working or recreating near water.
- Do not swim outside of posted swimming areas or in waters that might be inhabited by large alligators.
- Alligators are most active between dusk and dawn. Therefore, avoid swimming at night.
- Dogs and cats are similar in size to the natural prey of alligators. Don't allow pets to swim, exercise or drink in or near waters that may contain alligators. Dogs often attract an alligator's interest, so do not swim with your dog.
- Leave alligators alone. State law prohibits killing, harassing or possessing alligators. Handling even small alligators can result in injury.



Tim Donovan, FWC

A young alligator wanders onto a porch in a residential neighborhood.



Mitt Fox

Discouraging bears from visiting your home

Properly storing or securing residential garbage and other attractants is a proven method of discouraging bears and preventing bear conflicts around homes, farms and neighborhoods. The following items attract bears and should be protected by an electric fence, wildlife resistant container, or stored in a secure place, such as a garage or sturdy shed:

- Trash and recycling containers
- Bird and squirrel feeders
- Game feeders
- Pet foods and bowls
- Barbeque grills and smokers
- Pets and small livestock
- Livestock feed
- Compost piles
- Beehives
- Fruit and nut-bearing trees and shrubs

Funds from the “Conserve Wildlife” license plate help support efforts to reduce human-bear conflicts. Buy one today at your local tax collector’s office or online at BuyAPlate.com.

Secure common bear attractants

- Use electric fencing to protect gardens, compost piles, apiaries, fruit trees and livestock.
- Store garbage and recyclables in bear-resistant containers or in a secure area until the morning of pick up.
- Feed pets indoors or bring food dishes (even if empty) inside before dark.
- Store pet and livestock feed in bear-resistant containers or inside a secure area.
- Remove bird and wildlife feeders. Ensure the area is free of all seed, corn, or other wild animal feed.
- Keep gardens and fruiting trees and shrubs tidy. Remove rotten fruit and harvest ripe nuts, fruits and vegetables.
- Clean meat smokers and barbeque grills with a degreasing detergent. Properly dispose of food remnants after each use.

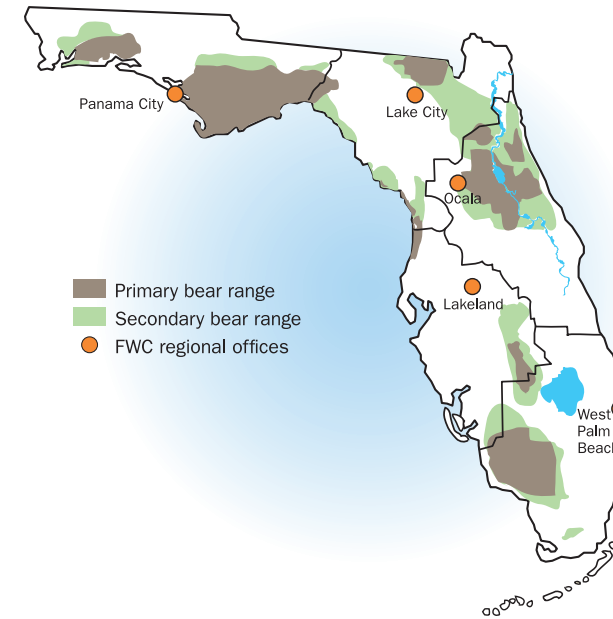
Learn more about black bears with the Florida Black Bear Curriculum Guide. The guide is designed to educate teachers and students in 3rd to 8th grade and offers a comprehensive series of lessons on Florida’s black bear.

To get tips on how to secure bear attractants, watch videos about bears or how to install electric fencing, and learn more about bear-resistant containers, visit MyFWC.com/Bear.



Rick Sinnott

Bear range in Florida



If you are experiencing bear problems, please contact the nearest FWC regional office.

North Central, Lake City	386-758-0525
Northeast, Ocala	352-732-1225
Northwest, Panama City	850-265-3676
South, West Palm Beach	561-625-5122
Southwest, Lakeland	863-648-3200

If you suspect illegal activity, call FWC’s Wildlife Alert Hotline at 1-888-404-3922.

Follow us on:



Cover photo by Ashley Hockenberry



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Conservation Commission
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A guide to living in bear country



Florida Fish and Wildlife
Conservation Commission
MyFWC.com



Ashley Hockenberry

If you live in Florida, you should know

Florida black bear populations have been recovering from historically low numbers in most areas of the state. At the same time, the human population is rapidly expanding in and around bear range. As a result, bears and humans are encountering each other more than ever.

Calls to the Florida Fish and Wildlife Conservation Commission (FWC) about human-bear encounters have increased from 1,000 in 2001 to over 4,000 in 2010. The most common calls refer to bears in yards and getting into garbage.

The mere presence of a black bear does not represent a problem. In fact, living in bear country can provide unique and rewarding experiences for residents.

While feeding bears is illegal in Florida, bears are still often fed by humans, either intentionally or unintentionally. When black bears have access to pet food, garbage, birdseed, livestock feed or other human-provided items, they quickly learn to associate people with food. Bears that have become

too comfortable around people are more likely to be killed, either by vehicle collisions, illegal shooting, or as a result of bear management actions.

People ask why problem bears can't simply be relocated to a "wild area where they won't bother anyone." Unfortunately, areas large and remote enough for bears to avoid people are rare in Florida. Also, most relocated bears typically leave the new area, either to return to their original home or to leave an area already occupied by other bears. Some bears will wander through unfamiliar areas and cross busy roads, creating a danger to the bear and to motorists. In addition, bears remaining in the relocation area often exhibit the same, unwanted behavior, thus shifting the problem to a new location. As a result, relocation is not a desirable or effective solution to bear conflicts. Wildlife biologists can provide technical advice to residents who live in bear country to help them take actions to discourage bears from becoming a problem. The FWC is committed to addressing the safety concerns of residents and visitors while ensuring the long-term well-being of black bears.

If a bear comes into your yard

If you encounter a black bear at close range, remain standing upright, back up slowly and speak to the bear in a calm, assertive voice.

- Do not intentionally feed or attract bears. If a bear is eating something on your property, take note of what it is and secure it after the bear has left the area.



Charles Towne



Ashley Hockenberry

- Never approach or surprise a bear. Keep as much distance between you and the bear as possible.
- Make sure you are in a secure area and the bear has a clear escape route to leave the area - then yell, bang pots and pans, or use an air horn to scare the bear away.
- Do not turn your back, play dead or run from a black bear. Back away slowly into a house, car or building.
- Report any bear threatening the safety of humans, pets or livestock, or causing property damage to the FWC (see back panel).
- Warning! It is illegal to injure or kill black bears under Florida state law. If you are found guilty, you could face fines and/or jail time.

Climbing trees is a bear's natural escape route. If the bear climbs a tree, keep people and pets away. The bear will come down the tree and leave when it feels safe, usually after dark.

Did you know?

Black bears are shy animals and generally not aggressive towards people. When a bear stands on its hind legs, it is merely trying to get a better view, rather than acting in a threatening way. Black bears may huff, snap their jaws, swat the ground or "bluff charge" when cornered, threatened or caught stealing food. Stand your ground and then slowly back away. Always respect bears – they are large and powerful wild animals and can act unpredictably. Bears used to getting food from humans may lose their natural fear of people and are more likely to damage property or become a safety threat.

The bear facts

Black bears are the only species of bear in Florida and once roamed the entire state.

- FWC biologists estimate there are 2,500-3,000 black bears in Florida.
- Florida bears are generally black with a brown muzzle and may have a white chest marking called a blaze.
- Adult black bears typically weigh between 150 to 400 pounds; males are usually larger than females.
- Female bears have their first litter at about 3½ years of age and generally have one to three cubs every other year.
- In Florida, the breeding season runs from June to August and cubs are born in late January or early February.
- Bears of all ages are excellent climbers and will climb trees when they are frightened or looking for food (e.g., acorns).
- About 80 percent of a black bear's diet comes from plants (e.g., fruits, nuts, berries), 15 percent from insects (e.g., termites, ants, yellow jackets) and 5 percent from meat (e.g., opossums, armadillos, carrion).

It is illegal to intentionally place food or garbage out that attracts bears and causes conflicts. Anything that attracts dogs, cats or raccoons also will attract bears!



You live in Florida panther country

Florida panthers are reclusive and rarely seen by people. They normally live in remote, undeveloped areas. However, as the number of people in southern Florida grows, there is an increased chance of an encounter with a Florida panther.

This brochure contains some guidelines to help you live safely in Florida panther country.



Keep children within sight and close to you, especially outdoors between dusk and dawn.

If you feel threatened by a panther, or have lost pets or livestock to a panther, please call the Florida Fish and Wildlife Conservation Commission's Wildlife Alert Hotline at 1-888-404-FWCC (3922).

If you see a Florida panther

The Florida panther moves primarily at night. The chances of seeing a panther are slim. But if you live in Florida panther country, you need to know what to do if you see one.

-  **Keep children within sight and close to you.** Pick up any small children so they don't panic and run. Try to do this without bending over or turning away from the Florida panther.
-  **Give them space.** Florida panthers typically will avoid a confrontation. Give them a way to escape.
-  **Do not run.** Running may stimulate a panther's instinct to chase. Stand and face the animal. Make eye contact to let the panther know you are aware of its presence.
-  **Avoid crouching or bending over.** Squatting or bending makes you look smaller, resembling a prey-sized animal.
-  **Appear larger.** Make gestures that indicate you are not prey and that you may be a danger to the panther. Raise your arms. Open your jacket. Throw stones, branches or whatever you can reach without crouching or turning your back. Wave your arms slowly and speak firmly in a loud voice.
-  **Fight back if attacked.** There has never been a reported panther attack in Florida. In western states, where attacks by cougars have occurred very rarely, potential victims have fought back successfully with rocks, sticks, caps, jackets, garden tools and their bare hands. Since large cats usually try to bite the head or neck, try to remain standing and face the animal.



Mark Lotz

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Florida Fish and Wildlife
Conservation Commission
620 S. Meridian Street
Tallahassee, FL 32399-1600
MyFWC.com/Panther

A guide to living with Florida Panthers



© Lynn Stone

MyFWC.com/Panther

7 ways to live safely in Florida panther country

While these guidelines are meant to help you live safely in Florida panther habitat, they also apply to living with more commonly encountered wildlife, including raccoons, snakes, bears and alligators.

1. Be alert from dusk 'til dawn (and whenever deer are active)

Florida panthers primarily are active at night. Exercise more caution at dawn, dusk or dark.

2. Keep panther prey away

Deer, raccoons, rabbits, armadillos and wild hogs are prey for the Florida panther. By feeding deer or other wildlife, people inadvertently may attract panthers. Do not leave potential wildlife food outside, such as unsecured garbage or pet food. Consider fencing vegetable gardens.

3. Keep pets secure

Free-roaming pets, or pets that are tethered and unfenced, are easy prey for predators, including panthers. Bring pets inside or keep them in a secure and covered kennel at night. Feeding pets outside also may attract raccoons and other panther prey; do not leave uneaten pet food available to wildlife.



Keep your pets safe and secure. Bring pets inside or keep them in a secure and covered kennel at night.



Keep livestock safe and secure.

4. Keep domestic livestock secure

Where practical, place chickens, goats, hogs or other livestock in enclosed structures at night. Electric fencing can be an effective predator deterrent.

5. Landscape for safety

Remove dense or low-lying vegetation that would provide hiding places for panthers and other predatory animals near your house.

- Remove plants that deer like to eat.
- Choose plants that do not attract deer or other panther prey species. For information on plants that deer do not like to eat, visit edis.ifas.ufl.edu/UW137.
- Appropriate fencing will make your yard or play area uninviting to prey animals such as deer.

6. Consider other deterrents

Outdoor lighting, motion sensors and electric fencing also may deter prey animals and panthers from entering your yard. Outdoor lighting also will make approaching prey and panthers more visible to you.

7. Hike or bike with a friend

When recreating outdoors, it's a good practice to let friends or family know your whereabouts and when you expect to return. Better yet, take a friend with you!

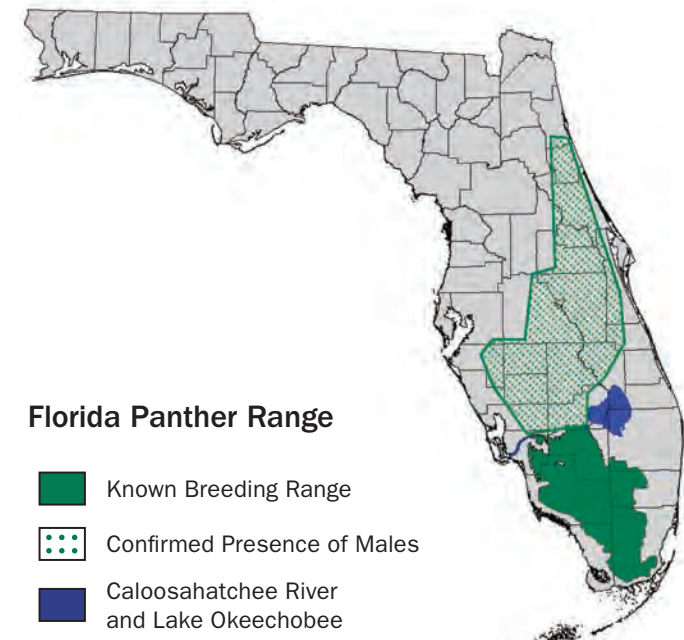
Florida panther facts

- 🐾 The Florida panther is a subspecies of puma, also known as a mountain lion or cougar. It is the last subspecies still surviving in the eastern United States.
- 🐾 Biologists estimate roughly 100-160 adult and subadult Florida panthers remain in the wild. Most panthers live in southwest Florida, south of the Caloosahatchee River, although some panthers have been documented traveling as far north as central Georgia.
- 🐾 The Florida panther's decline occurred prior to 1950, when it still was legal to hunt panthers. It was listed as endangered in 1967 and is protected under federal and state laws.
- 🐾 Florida panther numbers declined to roughly 30 cats by the early 1980s. Severe inbreeding resulted in many health and physical problems. A genetic restoration project in 1995 was successful in improving the genetic health and vigor of the panther population.
- 🐾 Florida panthers are found primarily in the Big Cypress/Everglades ecosystem in Collier, Lee, Hendry, Monroe and Miami-Dade counties.
- 🐾 Florida panthers' home range sizes vary by sex and by individual. Female home ranges are typically 60-75 square miles whereas males' are typically 160-200 square miles.



FWC panther team

- 🐾 There is no record of a Florida panther attacking a person. Florida panthers are rarely seen.
- 🐾 The biggest threat to the future of the Florida panther is habitat loss. A number of panthers also die each year due to vehicle strikes on roadways.
- 🐾 The Florida panther was chosen as the State Animal of Florida in 1982 by a vote of elementary school students throughout the state.



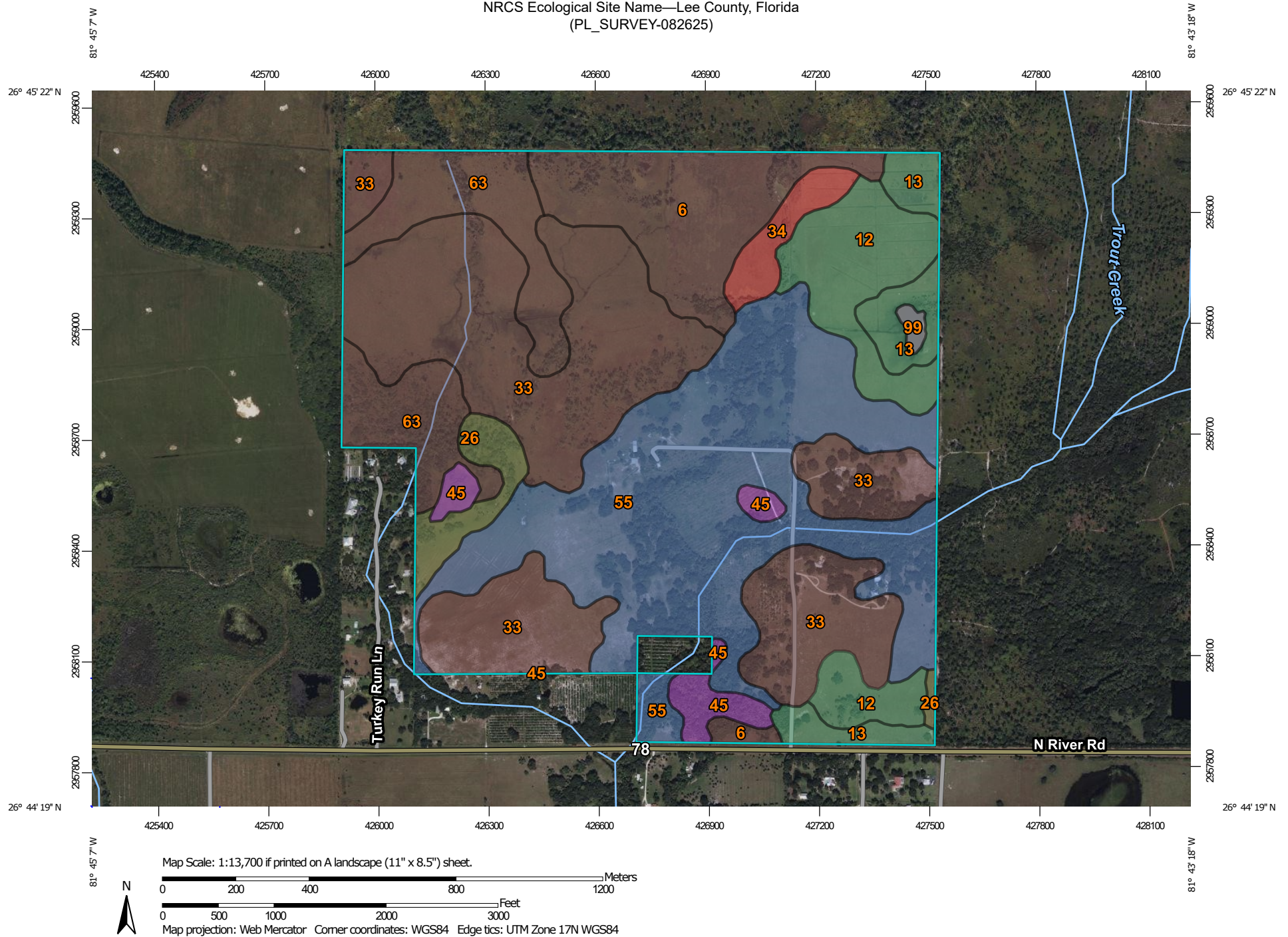
Florida Panther Range

- Known Breeding Range
- Confirmed Presence of Males
- Caloosahatchee River and Lake Okeechobee



This brochure was produced through a partnership of the Audubon Society of Florida, Conservancy of Southwest Florida, Defenders of Wildlife, Florida Fish and Wildlife Conservation Commission, Florida Wildlife Federation, Friends of the Florida Panther Refuge, Mountain Lion Foundation, National Park Service, National Wildlife Federation, Seminole Tribe of Florida, University of Florida and the U.S. Fish and Wildlife Service.

Funding provided by the Florida Fish and Wildlife Conservation Commission, Friends of the Florida Panther Refuge and the National Fish and Wildlife Foundation.

NRCS Ecological Site Name—Lee County, Florida
(PL_SURVEY-082625)

NRCS Ecological Site Name—Lee County, Florida
(PL_SURVEY-082625)

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

-  Loamy and Clayey Freshwater Isolated Marshes and Swamps
-  Sandy Flatwoods and Hammocks
-  Sandy Freshwater Isolated Marshes and Swamps
-  Sandy over Loamy Flatwoods and Hammocks
-  Sandy over Loamy Flatwoods and Hammocks on Rises and Knolls of Mesic Uplands
-  Sandy over Loamy Freshwater Isolated Marshes and Swamps
-  Not rated or not available

Soil Rating Lines

-  Loamy and Clayey Freshwater Isolated Marshes and Swamps
-  Sandy Flatwoods and Hammocks
-  Sandy Freshwater Isolated Marshes and Swamps

-  Sandy over Loamy Flatwoods and Hammocks
-  Sandy over Loamy Flatwoods and Hammocks on Rises and Knolls of Mesic Uplands
-  Sandy over Loamy Freshwater Isolated Marshes and Swamps
-  Not rated or not available

Soil Rating Points

-  Loamy and Clayey Freshwater Isolated Marshes and Swamps
-  Sandy Flatwoods and Hammocks
-  Sandy Freshwater Isolated Marshes and Swamps
-  Sandy over Loamy Flatwoods and Hammocks
-  Sandy over Loamy Flatwoods and Hammocks on Rises and Knolls of Mesic Uplands
-  Sandy over Loamy Freshwater Isolated Marshes and Swamps
-  Not rated or not available

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Lee County, Florida
Survey Area Data: Version 23, Aug 29, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Nov 14, 2021—Nov 23, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

NRCS Ecological Site Name

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
6	Brynwood fine sand, wet, 0 to 2 percent slopes	Sandy Flatwoods and Hammocks	55.5	9.7%
12	Felda fine sand, 0 to 2 percent slopes	Sandy over Loamy Flatwoods and Hammocks	45.5	8.0%
13	Cypress Lake fine sand, 0 to 2 percent slopes	Sandy over Loamy Flatwoods and Hammocks	22.2	3.9%
26	Pineda-Pineda, wet, fine sand, 0 to 2 percent slopes	Sandy over Loamy Freshwater Isolated Marshes and Swamps	14.0	2.5%
33	Oldsmar sand, 0 to 2 percent slopes	Sandy Flatwoods and Hammocks	185.4	32.4%
34	Malabar fine sand, 0 to 2 percent slopes	Sandy Freshwater Isolated Marshes and Swamps	11.2	2.0%
45	Copeland fine sandy loam, frequently ponded, 0 to 1 percent slopes	Loamy and Clayey Freshwater Isolated Marshes and Swamps	13.3	2.3%
55	Cocoa fine sand, 0 to 2 percent slopes	Sandy over Loamy Flatwoods and Hammocks on Rises and Knolls of Mesic Uplands	167.1	29.2%
63	Malabar fine sand, high, 0 to 2 percent slopes	Sandy Flatwoods and Hammocks	55.9	9.8%
99	Water		1.7	0.3%
Totals for Area of Interest			571.9	100.0%

Description

An "ecological site ID" is the symbol assigned to a specific ecological site. An "ecological site" is the product of all the environmental factors responsible for its development. It has characteristic soils that have developed over time; a characteristic hydrology, particularly infiltration and runoff, that has developed over time; and a characteristic plant community (kind and amount of vegetation). The vegetation, soils, and hydrology are all interrelated. Each is influenced by the others and influences the development of the others. For example, the hydrology of the site is influenced by development of the soil and plant community. The plant community on an ecological site is typified by an association of species that differs from that of other ecological sites in the kind and/or proportion of species or in total production. Descriptions of ecological sites are provided in the Field Office Technical Guide, which is available in local offices of the Natural Resources Conservation Service.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Lower



CHARACTERIZATION OF GROUND AND SURFACE WATER RESOURCES

Armeda Residential Development

Lee County, Florida

November 2025



1953 aerial photograph, obtained from the University of Florida Digital Collection

Ground and Surface Water Resources
Armeda Residential Development - Lee County, Florida

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EXECUTIVE SUMMARY

The proposed Armeda Residential Development encompasses approximately 562 acres located north of State Highway 78 (North River Road) and about five miles east of Interstate 75 in Lee County, Florida. The property lies within the Northeast Lee County Density Reduction/Groundwater Resource (DR/GR) area and is currently zoned AG-2 (Agricultural). The project proposes to convert the site from predominantly agricultural use to residential development. Because of this land use change and the site's location within the DR/GR, an evaluation of groundwater and surface water resources is required, including measures to protect local water levels and maintain or improve water quality.

The property is situated north of the Caloosahatchee River within the Trout Creek watershed, identified as Water Body Identification (WBID) No. 3240G. The Trout Creek watershed encompasses approximately 16,273 acres, of which the project area represents roughly 3.5 percent. The Florida Department of Environmental Protection (FDEP) has classified Trout Creek as impaired for fecal coliform bacteria. According to FDEP's March 2010 Total Maximum Daily Load (TMDL) report, agricultural land uses account for about 41 percent of the watershed. Elevated fecal coliform concentrations are often associated with stormwater runoff from areas where livestock are present or have direct access to surface waters and tributaries. Additional sources may include birds, aquatic fauna, and other wildlife.

A significant hydrologic feature of the site is Trout Creek, which bisects the southeastern section of the property. The Armeda property generally drains toward this feature, with land surface elevations ranging from approximately 19 feet NAVD88 in the northwestern portion of the site (farthest from Trout Creek) to approximately 6 feet NAVD88 in the southeast, adjacent to Trout Creek. Trout Creek flows beneath North River Road to the south, where it ultimately discharges to the Caloosahatchee River.

A review of Florida Land Use and Cover Classification System (FLUCCS) data produced by the FDEP indicates that most of the property is classified as improved pasture and used for livestock grazing. The remainder of the property consists of freshwater marshes, wetland hardwoods and upland hardwoods, pursuant to the FLUCCS map submitted with the application. In addition, an approximately 25-acre parcel in the southeastern portion of the site has historically been used for citrus cultivation, which has since become fallow.

A single Sandstone Aquifer irrigation well supplied water to the citrus crops and is still authorized for use under Water Use Permit No. 36-07306-W, included as **Attachment 1**. Historical aerial imagery indicates that citrus cultivation has occurred onsite continuously since the early 1940s. In addition to citrus, row crop farming appears to have periodically taken place in the northeastern portion of the site. Please note that Water Use Permit No. 36-07306-W is proposed to be canceled upon approval of the Armeda residential development. The cancellation of this citrus irrigation permit will result in a groundwater savings of 23.52 million gallons (or 64,438 gallons per day) on an annual basis, which accounts for an offset of approximately 33 percent of the proposed landscape irrigation quantities.

According to Natural Resources Conservation Service (NRCS) data, the predominant soil type on the site, covering approximately 45 percent of the property, is Oldsmar sand, a fine-grained, poorly drained soil formed from sandy and loamy marine deposits. The seasonal high water table for this soil type typically occurs about 18 inches below the land surface, with local variations related to changes in surface elevation. Given the property's inclusion of Trout Creek, much of the southeastern portion of the site lies within Federal Emergency Management Agency (FEMA) Flood Zone A, and the Trout Creek stream channel itself is designated as a Regulatory Floodway.

The development proposes numerous stormwater lakes ranging in size from approximately 0.5 acres to 4.4 acres. In total, the stormwater lakes will occupy approximately 37 acres, or about 7 percent of the site. Proposed stormwater outfalls for the lakes will generally follow the existing land surface gradient toward Trout Creek, in accordance with Lee Plan Goal 60. The number of proposed stormwater lakes, i.e., wet detention areas, will increase overall recharge potential to the underlying aquifers and help improve water resource conditions within the DR/GR, consistent with Lee Plan Goal 27.3.

To provide further assurance that DR/GR water resources will be protected, the Applicant proposes collecting baseline surface water quality samples from Trout Creek near the point where it exits the property at North River Road. Samples are proposed to be analyzed for nutrients, a select group of metals, and fecal coliform bacteria. In addition, groundwater levels within the Sandstone Aquifer are proposed to be monitored daily at two locations, on the eastern and western sides of the property, prior to operation of the development's irrigation system. These monitor wells will help ensure that existing groundwater conditions are maintained and that adjacent legal users are protected. The Applicant proposes to initiate both surface water quality and groundwater level monitoring following construction completion of the stormwater management system and to continue collecting data during both wet and dry seasons (semiannually) for a period of five years. These efforts demonstrate the project's consistency with Lee Plan Goal 27.

Following completion of the stormwater lakes, the development's landscape irrigation system will be installed and proposed to be supplied primarily by captured stormwater, with seasonal augmentation from groundwater withdrawn from the Sandstone Aquifer. Irrigation volumes will be regulated by the South Florida Water Management District (SFWMD) and managed through a central control system that prevents individual residents from modifying irrigation scheduling or duration. The use of surface water from the stormwater management lakes will substantially reduce groundwater demand during periods of adequate rainfall (i.e., post-rainy season) and is expected to help maintain surface water quality while preserving natural surface water flow gradients, consistent with the goals and policies of the Lee Plan. All irrigation quantities (ground and surface water) are proposed to be metered.

1.0 INTRODUCTION

As shown in **Figure 1**, the subject property is located in the northeastern section of Lee County, north of the Caloosahatchee River, and occupies nearly all of the Northeast Lee County DR/GR designated area. This portion of the DR/GR is unique in that it encompasses only about one square mile and is completely isolated from the much larger Southeast Lee County DR/GR. Despite its isolation, the

conceptual site plan must still demonstrate increased protection of, and potential enhancement to, existing water resource conditions.

Consistent with existing drainage patterns, the proposed residential development's stormwater runoff is proposed to be routed toward Trout Creek and eventually to the Caloosahatchee River, in accordance with Lee Plan Policy 61.1.4. As shown in **Figure 2**, the development's design incorporates multiple stormwater lakes that are intended to mimic the existing flow directions and gradients of both stormwater runoff and groundwater, in accordance with Lee County Land Development Code (LDC) Section 34-373(b)(1).

In addition, the development's large open spaces and preservation of natural wetland features along Trout Creek help integrate the project with the surrounding rural landscape, as required by Lee Plan Policy 27.4.1. The site plan's preservation areas also serve to protect native plant communities and hydrologic features associated with Trout Creek. Collectively, the stormwater management design and preserve areas help maintain the existing seasonal range in water table elevations, consistent with Lee Plan Policy 126.1.4.

2.0 PROPERTY SETTING

In its predevelopment state, the subject property was predominantly characterized by open rangeland interspersed with remnant pine flatwoods and intermittent drainage tributaries bordered by shallow freshwater wetlands, as shown in the 1940s aerial image provided as **Figure 3**. However, similar to other properties in northern Lee County, agricultural operations on the Armeda property had already begun and were initially comprised of citrus cultivation. These and other farming activities necessitated the construction of drainage ditches that altered the naturally occurring surface water flow patterns and lowered shallow groundwater levels. By 1953, farming activities had expanded, and additional areas of the property were converted to improved pasture, as shown in **Figure 4**.

As farming expanded, so did the drainage features on the site, as evidenced by the grid-like pattern of parallel farm ditches in the northeastern and southwestern portions of the property, visible in LiDAR imagery, included as **Figure 5**. Enhanced drainage of agricultural areas in South Florida is common practice, as it expedites the removal of excess stormwater and enables cultivation of crops that are vulnerable to oversaturated soils. Improved drainage also promotes the growth of pasture grasses, which can outcompete native plant species. Cattle grazing further contributes to this gradual transition in vegetation composition. All of these factors modified and eventually degraded the historic hydrology of the site.

Farm-field drainage ditches associated with agricultural activities also reduce water table elevations and subsequently lower recharge potential to the underlying aquifers. Depending on ditch configuration and maintenance, they can also produce adverse impacts on nearby environmental features (e.g., wetlands) by redirecting runoff and shortening hydroperiods. These types of hydrologic alterations, combined with decades of cattle grazing, favor the establishment of exotic and nuisance plant species, which further degrade natural flow regimes and surface water quality.

The FEMA National Flood Hazard Map indicates that a small portion of the southeastern section of the Armeda property lies within Flood Zone X (0.2 percent annual chance of flooding). Larger areas are designated as Flood Zone AE (1 percent annual chance of flooding), and areas along the Trout Creek stream channel are classified as a Regulatory Floodway, as shown in **Figure 6**. Due to the availability of surface water, these same areas have been frequented by cattle, further increasing fecal coliform loading. The resulting site conditions, evident in recent (2025) aerial imagery provided as **Figure 7**, contrast sharply with the earlier aerial imagery from the 1940s and 1953.

A review of FLUCCS data produced by the FDEP, illustrated in **Figure 8**, indicates that most of the property is classified as improved pasture and used for livestock grazing. The remainder of the property consists of freshwater marshes, wetland hardwoods and upland hardwoods. In addition, an approximately 25-acre parcel in the southeastern portion of the site has historically been used for citrus cultivation.

3.0 PROPOSED IRRIGATION SUPPLIES

Three principal aquifer systems underlie the subject property: (1) the unconfined Water Table Aquifer, (2) the confined Intermediate Aquifer System (IAS), which includes the Sandstone, Mid-Hawthorn, and Lower Hawthorn Aquifers, and (3) the confined Upper Floridan Aquifer System (UFAS). In northeast Lee County, groundwater quality declines rapidly with depth, and suitable water supplies are generally found at depths no greater than 300 feet below land surface (bls). At greater depths, groundwater becomes highly mineralized, saline, and typically artesian. Consequently, groundwater withdrawals for irrigation are generally limited to depths shallower than 300 feet bls, excluding the lower IAS and UFAS as viable irrigation sources.

Suitable water quality for agricultural or residential irrigation is available from both the Water Table Aquifer and the Sandstone Aquifer. Based on Water Use Permit No. 36-07306-W for the historic citrus grove, shown in **Figure 9**, the Sandstone Aquifer alone is capable of providing adequate irrigation supplies. However, to safeguard the Sandstone Aquifer, the Applicant proposes conjunctive use of surface water from the development's numerous stormwater wet-detention lakes. This approach prevents overuse of the Sandstone Aquifer and helps protect surrounding legal users who may also utilize the same aquifer for drinking water.

The Sandstone Aquifer underlies the Water Table Aquifer and is comprised predominantly of clastic sediments, including sandy limestone, cemented sands (sandstone), sandy dolomite, and calcareous sands. Due to the occurrence of low-permeability sediments separating the Sandstone Aquifer from the overlying Water Table Aquifer, the potential for groundwater withdrawals from the Sandstone Aquifer to cause adverse drawdown in the Water Table Aquifer is considered remote. The proposed Sandstone Aquifer irrigation wells are intentionally located away from the property boundary to prevent potential interference with existing legal users.

To quantify irrigation demands for the Armeda development, the Blaney-Criddle Irrigation Allocation Calculator, developed by the SFWMD, was used to determine both annual and maximum month (dry season) demands for approximately 55.68 acres of turfgrass. In accordance with Lee Plan Policy

28.5.5, Florida Friendly landscaping will be implemented to the greatest extent practicable to reduce overall irrigation requirements.

As shown in **Attachment 2**, the modified Blaney-Criddle–derived annual and maximum month allocations are estimated at 71.51 million gallons per year (approximately 195,920 gallons per day) and 9.61 million gallons per month (approximately 310,000 gallons per day), respectively. To meet irrigation demands while minimizing impacts on groundwater systems, the development will utilize seven of the proposed stormwater lakes as primary irrigation sources. Groundwater from the Sandstone Aquifer will serve only as a backup supply for lake augmentation during the dry season. As shown on **Figure 10**, seven surface water irrigation pumps are proposed, each paired with a backup Sandstone Aquifer well for residential irrigation.

Irrigation volumes will be regulated by a centrally controlled system, preventing individual residents from modifying the timing or duration of irrigation events. The use of surface water from the stormwater lakes significantly reduces groundwater withdrawals when adequate water supplies are available (i.e., post-rainy season) and is anticipated to help maintain existing groundwater levels both on and off the property. Maintaining the site’s hydrologic characteristics while conserving water resources is consistent with Lee Plan goals and policies. Coupled with the proposed management practices, this approach provides a proactive framework to safeguard and enhance water resource protection.

4.0 GROUNDWATER FLOW MODELING FOR THE MAXIMUM MONTH IRRIGATION ALLOCATION

To demonstrate that the proposed use of the Sandstone Aquifer for supplemental irrigation will not cause adverse impacts to surrounding existing legal users, a single-layer groundwater flow model representing the Sandstone Aquifer was developed using AquiferWin32 to evaluate potential drawdown impacts resulting from the proposed maximum monthly groundwater withdrawals.

The analytical groundwater modeling scenario includes a single stress period, representing transient/future hydrologic conditions, and was run for 90 days with no recharge to simulate the maximum monthly irrigation allocation for the three driest months of the year (March, April, and May). The Hantush and Jacob (1955) leaky aquifer solution was applied in this modeling scenario.

The results of the 90-day maximum monthly modeling scenario for the Sandstone Aquifer are shown in Figure 11. The greatest predicted drawdown associated with the requested maximum monthly allocation is approximately 1.1 feet, occurring within the property boundary at the proposed well nodes. As also shown in **Figure 11**, no drawdown greater than 1.0 foot is predicted outside the project boundary. Therefore, the potential for harm to existing legal users as a result of the requested allocation is considered de minimis.

To further protect existing legal users, a groundwater monitoring plan is proposed, including two dedicated Sandstone Aquifer monitor wells, as shown in **Figure 12**.

5.0 ENHANCED LAKE MANAGEMENT PRACTICES

In order to protect water resources, the following management practices are proposed for the Armeda residential development’s stormwater lakes. It is important to note that, as the Armeda

residential development evolves, the Best Management Practices (BMPs) proposed to protect water resources must also evolve. The following management actions provide a framework of ground and surface water protection measures that will not only safeguard but help to sustain water resource conditions. Please note that no motorized boats will be allowed on any of the project's stormwater management lakes.

5.1 WATER RESOURCES BEST MANAGEMENT PRACTICES

As the project progresses from predominately a "construction phase" to "partial construction" and then ultimately to a "post-construction" phase, the BMPs must change to sustain the water resource protection measures. Construction of the proposed stormwater management system will occur relatively quickly. However, it is important that proper management practices be maintained to safeguard the water resources through the long-term operational phase.

5.1.1 CONSTRUCTION PHASE BMPs

During construction of the proposed stormwater management system, the greatest potential for impacts is associated with increased turbidity and/or potential spills of fuels/oils (hydrocarbons), otherwise known as Volatile Organic Compounds (VOCs), used to power earthmoving equipment, etc. Specific BMPs associated with the construction phase are provided below. The Developer will be responsible for maintaining compliance with all the Enhanced Lake Management BMPs in perpetuity.

Specific Construction Phase BMPs

1. The site's general contractor shall be responsible for assuring that each contractor or subcontractor evaluates the work area before construction is started to determine if site conditions may pose problems for the safe and secure handling of any regulated substances.
2. If any regulated substances are stored on the construction site during the construction process, they shall be stored in a location and manner which will minimize any possible risk of release to the environment. There will be no intention to use, handle, produce or store any regulated substances in violation of the Lee County Land Development Code Section 14-477 [Stormwater Pollution Prevention Plan (SWP3) criteria. Strict compliance is mandatory.
3. Each contractor/subcontractor shall familiarize themselves with the manufacturer's safety data sheet supplied with each material containing a regulated substance and shall be familiar with procedures required to contain and clean up any releases of the regulated substance. Any tools or equipment necessary to accomplish the same shall be available in case of an accidental release.
4. In the event of a spill of a regulated substance, the contractor/subcontractor will immediately notify the Developer, who will in turn notify the Lee County Division of Natural Resources at (239) 533-8811 and the FDEP South District Office at (239) 344-5600.
5. Upon completion of construction, all unused quantities of regulated substances and their containment systems shall be completely removed from the construction site.
6. Proper turbidity abatement measures, as required by the SFWMD, the Florida Stormwater Sedimentation Control Inspector's Manual standards, and the FDEP National Pollutant

Discharge Elimination System (NPDES) permit criteria will be maintained while construction is ongoing or until adequate vegetation or other stabilization measures have been established.

5.1.2 POST-CONSTRUCTION PHASE BMPS

After the Lee County Certificate of Compliance or the SFWMD Stormwater Management System Certification is completed, the primary focus of the Enhanced Lake Management BMPs will be to maintain the stormwater management system lakes, since all runoff will be routed to these features for treatment. It is also anticipated that the Developer will establish an entity that will be responsible for the maintenance of all aspects of the stormwater management system, including the lake and associated stormwater system conveyance and control components, in perpetuity. At a minimum, the operation and maintenance of all stormwater management systems and water quality testing will require compliance with the terms and conditions contained herein.

5.2 LAKE MAINTENANCE

Proper maintenance of stormwater wet detention areas is essential in Florida to ensure long-term water quality protection and flood control. These systems are designed to capture and treat runoff by allowing suspended solids, nutrients, and other pollutants to settle before the water is discharged downstream. Without regular upkeep, such as managing vegetation, removing accumulated sediment, and maintaining control structures, detention ponds can lose storage capacity and treatment efficiency, leading to degraded water quality and increased flood risk. Routine maintenance of these areas helps preserve the ecological function of these systems and supports compliance with state and local water management regulations.

5.2.1 GENERAL PROVISIONS

The proposed residential development wet detention lakes will not be constructed to a depth greater than 20 feet below the lake's normal pool water level. Proper lake maintenance is an integral aspect of the BMPs since stormwater runoff is directed to this feature for treatment and attenuation. The proposed stormwater management lakes will be excavated near to the upper contact of the Water Table Aquifer. As an added protection to underlying groundwater resources, the excavation of the stormwater lakes will not penetrate underlying clays or limestone, whichever is encountered first. Several stormwater management system lakes are proposed for water quality sampling four times per year.

Surface water irrigation pump stations are proposed to "re-pump" groundwater supplies and detained stormwater (surface water) for the irrigation of the development. The recycling of surface water quantities is expected to help maintain water quality in the lakes. The stormwater lakes must be maintained in perpetuity and the following management actions are proposed. Specific post-construction BMPs are provided below.

5.2.2 STORMWATER LAKE DEPTH

As shown in **Figure 2**, there are several stormwater detention lakes, all of which are proposed to be deeper than 12 feet in depth. In accordance with Lee County Land Development Code Section 10-329(d)(3), these lakes are therefore designated as "deep lakes" and are subject to specific criteria.

Based on Lee County Code, the proposed deep lakes will satisfy the following criteria:

1. The stormwater detention deep lakes will not exceed a maximum water depth of 20 feet and will not penetrate any continuous impervious layer of soil or rock.
2. A destratification (i.e., aeration) system will be installed in any lake that exceeds a 12-foot water depth. Documentation that the proposed destratification system is adequately sized and designed for each lake deeper than 12 feet will be submitted to Lee County for approval. An example of a deep lake aeration device is provided as **Attachment 3**.
3. Native shade trees, meeting the specifications of Lee County Land Development Code Section 10-420 will be planted around each deep lake perimeter, at approximately one tree per 100 feet of lake shoreline measured at the detention lake's water level control elevation. Trees and other plants may be grouped or clustered together around the lake perimeter.
4. The deep lake management techniques, including operation of the destratification system, will be maintained for the life of the lake and will be recorded in the development's covenants in accordance with the County Attorney's office.
5. A post-construction bathymetric survey verifying each deep lake's finished water depth, sealed by a professional surveyor and mapper, will be submitted to Lee County for approval.

5.2.3 NUISANCE AND EXOTIC VEGETATION CONTROL

The controlling entity will be responsible for the removal (in perpetuity) of all nuisance and exotic vegetation from the stormwater management system as defined by the Lee County Land Development Code.

5.2.4 NUISANCE AND EXOTIC VEGETATION CONTROL BMPS

The stormwater lakes must be inspected annually, and any prohibited vegetation must be removed by the use of hand-clearing or appropriate chemical treatment. Only aquatic-approved compounds may be utilized in the stormwater management system lake. Herbicides and/or algacides may only be applied by a licensed professional applicator who meets the requirements of Lee County, and in accordance with manufacturer specifications. All applicable local, state and/or federal guidelines and requirements will also be followed.

5.2.5 LITTORAL VEGETATION PRESERVATION

Littoral zone vegetation is required to be installed and maintained. The littoral zone provides habitat for wading birds, fish and aquatic invertebrates. Littoral vegetation also helps stabilize the lake shoreline and helps prevent erosion.

5.2.6 LITTORAL VEGETATION PRESERVATION BMPS

Littoral plants that die will be replaced in accordance with Lee County Land Development Code requirements. The presence of littoral plants in the lake is desirable and may also help to improve the water quality. The spread of littoral plants will be encouraged throughout the designated littoral areas. Mechanical trimming, mowing or the use of land-based herbicides on desirable littoral plants is prohibited. Any trimming or removal of vegetation required to promote the survival and viability of littoral vegetation will be performed by hand or by approved aquatic herbicides and methods.

5.2.7 FERTILIZER APPLICATION

Strict adherence will be maintained with Lee County's Fertilizer Ordinance No. 08-08. Any person(s) applying fertilizers must have received a limited certification in compliance with Florida Statute (F.S.) 482.1562 prior to application of any and all fertilizers. Additionally, fertilizer content and application rate(s) must be in compliance with Lee County's Fertilizer Ordinance. In addition, guidelines of the Golf Course Superintendents Association of America (GCSAA) and the regarding fertilization BMPs will be followed.

5.2.8 FERTILIZER APPLICATION BMPS

All professional landscape businesses must register with Lee County prior to performing landscape fertilization services within unincorporated Lee County. At least one (1) employee of a firm employed to perform landscape fertilization services must be a Certified Professional Landscaper. Proof of completion of a Lee County-approved BMP training program must be provided to the Division of Lee County Natural Resources. At least one (1) BMP-trained employee must be onsite while fertilizers are applied. A registration decal provided by the division must be displayed on all company vehicles.

5.3 EROSION PROTECTION AND LAKE BANK MAINTENANCE

Lake banks are generally susceptible to erosion due to overland flow of stormwater runoff, wave action, and the natural seasonal fluctuation of water levels. Accordingly, lake banks are designed to minimize this potential for erosion.

5.3.1 EROSION PROTECTION AND LAKE BANK BMPS

Lake banks will be inspected annually to identify areas of erosion. Once identified, the erosion will be repaired and the source of erosion shall be eliminated, if possible. Where excessive erosion occurs, repair of the lake banks and/or enhancement of stabilization measures may be necessary.

5.4 PESTICIDE, HERBICIDE AND/OR FUNGICIDE APPLICATIONS

All applications of pesticides, herbicides, algaecides and/or fungicides shall be applied by a licensed professional applicator, meet the requirements of Lee County, be applied in accordance with the manufacturer's specifications, and shall meet all applicable local, state and/or federal guidelines and requirements. Only approved aquatic herbicides may be used to treat the stormwater management system. The following BMPs are part of an Integrated Pest, Disease, and Herbicide Program.

5.4.1 INTEGRATED PESTICIDE, HERBICIDE, ALGAECIDE OR FUNGICIDE APPLICATION BMPS

The application of pesticides, herbicides and/or fungicides will only be performed by certified contractors. The use of any chemical product in a manner that will allow airborne or waterborne entry of such products into the surface water management system is prohibited. This requirement shall not apply to the chemical agents used by certified lake management specialists for the control of algae and nuisance vegetation within the stormwater management system lakes. However, application of such agents shall be in compliance with the requirements of Lee County, applied in accordance with the manufacturer's specifications, and meet all applicable local, state and/or federal guidelines and requirements. Pesticides, fungicides, and herbicides will be used only in response to a specific problem and in the manner and amount recommended by the manufacturer.

Broad application of pesticides, fungicides and herbicides as a preventative measure is strongly discouraged.

5.4.2 OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM

The Homeowners Association (HOA) and/or Community Development District (CDD) will be responsible for the perpetual removal of all nuisance and exotic vegetation from the stormwater management system, in accordance with Lee Plan Policy 61.3.6. Lakes will be inspected annually, and any prohibited vegetation will be removed using hand-clearing or appropriate chemical treatment. Only aquatic-approved compounds will be utilized in the stormwater management system lakes. Herbicides and algaecides will be applied exclusively by a licensed professional applicator in compliance with Lee County requirements and the manufacturer's specifications. All applicable local, state, and federal guidelines will also be followed.

Strict adherence to Lee County's Fertilizer Ordinance will be maintained for all irrigated areas. Individual lot owners will be prohibited from applying fertilizer. Anyone applying fertilizer must possess a limited certification in compliance with Florida Statute 482.1562 prior to application. Fertilizer content and application rates must comply with the Lee County Fertilizer Ordinance. Frequent water quality testing is proposed to verify that nutrient levels do not exceed state standards.

All applications of pesticides, herbicides, and fungicides on residential lots and common areas will be performed by a licensed professional applicator, in accordance with Lee County requirements, manufacturer specifications, and all applicable local, state, and federal guidelines. These compounds will be applied only in response to a specific problem and in the recommended manner and amount. Broad, preventative application of pesticides, herbicides, or fungicides on residential lots will be prohibited.

5.5 WELLFIELD PROTECTION

As shown in Lee Plan Map 4-C (depicting iso-travel times of 6-months, 1 year, 5-years and 10-years), there are proposed public supply wells located immediately south of the Armeda Property along North River Road which are part of the North Lee County Public Supply Wellfield.

A review of the Water Use Permit, No. 36-00152-W, for this facility indicates that in February 2024, these proposed production wells were relocated to the east on land owned by Lee County near the Telegraph Creek Preserve. The proposed production wells are to be constructed into the Lower Hawthorn Aquifer which is separated from the Sandstone Aquifer by hundreds of feet of confining unit sediments. A copy of the Water Use Permit Modification is provided as **Attachment 4**. Therefore, based on the recent permit modification, there are no wellfield protection zones south the proposed development, and Lee Plan Map 4-C should be updated.

6.0 SURFACE WATER AND GROUNDWATER MONITORING

6.1 GENERAL DATA QUALITY OBJECTIVES

All surface water quality samples will be collected in accordance with Chapter 62-160, Florida Administrative Code (F.A.C.), and the FDEP's Standard Operating Procedures (SOPs) DEP-SOP-

001/01 FQ 100 Field Quality Control Requirements. Surface water quality sampling will be performed four (4) times per year (March, June, September, and December). Groundwater levels will be recorded by a dedicated data logger and referenced to a surveyed elevation (NAVD88).

6.2 SURFACE WATER MONITORING GOALS

The purpose of the surface water monitoring program is to assure stormwater discharges from the subject property meet all applicable requirements of the SFWMD Environmental Resource Permit (ERP) program authorized pursuant to Part IV of Chapter 373, F.S. and all applicable requirements of Chapter 62-302, F.A.C., Surface Water Quality Standards, before discharging surface water from the stormwater management system.

Additionally, monitoring the lakes will verify the efficacy of the BMP's described above and ensure the lake's overall health. Please note that if there is no flow observed from the stormwater management system lake outfalls at the time of sample collection, the "no -flow" condition will be noted, and no surface water sample will be taken. If flow has occurred in the last 30 days, a sample shall be collected just upstream of the control structure to represent the discharged water.

6.3 SURFACE WATER QUALITY MONITORING

As shown in **Figure 13** four (4) lakes are proposed for water quality after construction completion in addition to the Trout Creek location chosen for the baseline sample. All surface water sampling locations shown on **Figure 13** (SW-1 through SW-5) will then be sampled four times per year (March, June, September, and December) in accordance with Chapter 62-160, F.A.C. Surface water quality grab samples will be collected per FDEP SOP protocol and analyzed by a National Environmental Laboratories Accreditation Conference (NELAC/TNI)-certified laboratory. The surface water quality parameters to be tested, as well as the laboratory's Accuracy, Precision, and Minimum Method Detection Limit (MDL), are summarized in **Table 1**. Please note that the Practical Quantitation Limit (PQL) for each parameter varies between laboratories; however, the PQL typically equates to four times the MDL.

Field Parameters – Depth of Water, Dissolved Oxygen (DO), pH, Temperature, Specific Conductance, and Turbidity

Lab Parameters – Total Kjeldahl Nitrogen (TKN), Nitrate, Orthophosphate, Chloride, Copper, Zinc, Lead, Biological Oxygen Demand, and Hardness

Quarterly surface water quality monitoring shall be continued for a minimum of five (5) years after operational completion of the stormwater management system. After five (5) consecutive years of testing, a request for modification in the monitoring requirements may be proposed to the Lee County Natural Resources Department if it can be demonstrated that surface water quality is being maintained within applicable State standards. All surface water quality data will be supplied to Lee County as described below.

6.4 GROUNDWATER LEVEL MONITORING

Groundwater level monitoring is a critical component of resource management in the DR/GR, particularly for verifying the protection of the Sandstone Aquifer. As a key source of potable and

irrigation water within the region, the Sandstone Aquifer must be safeguarded against over-withdrawal and potential degradation. Monitoring groundwater levels allows for the detection of trends in aquifer groundwater levels to evaluate potential constraints on withdrawals. Groundwater level monitoring will be added to the request for the new Water Use Permit necessary to operate the proposed lawn and landscape irrigation system.

6.5 GROUNDWATER MONITORING GOALS

The Sandstone Aquifer will be monitored via two (2) monitor wells (MW-1 and MW-2) as shown on **Figure 12**. The two (2) monitor wells are proposed to record daily water levels through the use of a transducer, which will be downloaded and reported monthly. All water level data will be supplied to Lee County as described below.

6.6 WATER QUALITY AND WATER LEVEL DATA REPORTING AND ANALYSIS

Surface and groundwater data will be submitted to Lee County Natural Resources Department staff in an approved electronic format within 30 days of receiving the water quality results from the contract laboratory. The submittal will include all field notes and field and laboratory water quality results, as well as all previously collected water quality data (i.e. the period of record). The submittals will also include a brief narrative on the most recent sample collection, sample chain of custody, descriptions of any re-testing of erroneous values, and any water quality exceedances. Water levels will be provided in tabular and graphical forms.

By April 1 of each year, a Water Resource Summary Report for the preceding calendar year shall be supplied to Lee County Natural Resources staff that summarizes the surface and groundwater monitoring results for the Armeda residential development. The results will include a summary table that lists all the field and laboratory parameters for surface water, consistent with requirements of F.A.C. 62-160. Laboratory parameter concentrations that fall below the PQL for that parameter will be reported with no value; however, a value qualifier of “I” (between the MDL and PQL) or “U” (below the MDL) will be included in the summary table.

All water quality data for the analytes listed in **Table 1** that are detected in concentrations above the laboratory PQL will be reviewed, graphed and statistically analyzed for trends and exceedances above two (2) standard deviations of the mean of all values above the MDL. Any reported concentrations above the MDL will be clearly identified as well as remedial actions that were used to timely reduce that particular analyte’s concentration. Details regarding remedial actions are provided in the Remedial Actions Section (**Section 7**).

7.0 REMEDIAL ACTIONS

In the unforeseen event that any significant surface water impacts (as defined below) are identified as a result of a hydrocarbon spill or pesticide/herbicide application at the property, the Developer or designee will notify the Director of the Natural Resources Division within no more than 12 hours (or next business day). If a spill or release “presents an immediate threat to human health and/or the environment,” the FDEP Office of Emergency Response (OER) will be contacted within 24 hours.

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Guidance outlining the definition of a release as well as reporting procedures is presented in the OER web page located at:

<https://floridadep.gov/dle/oer/content/reportable-incident>

The Developer or their successor(s) will coordinate contamination assessment and remediation efforts with Lee County and will comply with applicable local, state and federal permitting requirements. The initial phase of the remediation may consist of additional temporary monitor wells installed for short-term temporal monitoring of potential subsurface impacts and to evaluate the horizontal and vertical distribution of the impacted area. Based on the findings of the initial phase, if necessary, a comprehensive assessment may be required.

8.0 CONCLUSIONS

Proper maintenance of stormwater detention areas is critical in southwest Florida due to the state's high rainfall, flat topography, and naturally high groundwater levels. Detention areas are designed to capture and temporarily store stormwater runoff, allowing sediments and pollutants to settle before water is released to downstream systems or aquifers. Regular inspection, sediment removal, and vegetation management ensure that these systems continue to function effectively, preventing flooding, minimizing nutrient and contaminant loading to surface waters, and protecting both aquatic ecosystems and potable groundwater resources.

In addition, well-maintained stormwater facilities help sustain natural hydrologic patterns, support the recharge of underlying aquifers such as the Sandstone Aquifer, and ensure compliance with local, state, and federal water quality regulations, including the Lee County Comprehensive Plan and relevant FDEP and SFWMD requirements.

Table 1 - Surface Water Quality Analytes and Proposed Schedule for Sampling

Field Parameters					
Parameter	Units	Precision (%RPD)	Accuracy (%Recovery)	MDL	Sampling Frequency
Depth of Water	Feet	0.01	NA	NA	Semiannually
Dissolved Oxygen	mg/L	FT 1000-1	FT 1000-1	NA	Semiannually
pH	SU	FT 1000-1	FT 1000-1	NA	Semiannually
Temperature	Deg C	FT 1000-1	FT 1000-1	NA	Semiannually
Specific Conductance	µS/cm	FT 1000-1	FT 1000-1	NA	Semiannually
Turbidity	NTU	FT 1000-1	FT 1000-1	NA	Semiannually
Laboratory Parameters					
Total Kjeldahl Nitrogen	mg/L	*10	90-110	0.05	Semiannually
Orthophosphate	mg/L	*10	85-115	0.002	Semiannually
Chloride	mg/L	*5	90-110	0.353	Semiannually
Nitrate	mg/L	*5	90-110	0.02	Semiannually
Copper	ug/L	*10	70-130	0.346	Semiannually
Zinc	mg/L	*10	70-130	0.0014	Semiannually
Lead	ug/L	*10	70-130	0.67	Semiannually
Biological Oxygen Demand	mg/L	*28	84.6-115	1	Semiannually
Hardness	mg/L	*5	90-110	NA	Semiannually

*Value represents percent (%) relative standard deviation (RSD).

**All values within the table above were supplied by Benchmark Enviroanalytical Laboratory and are specific to the water quality laboratory that performs the analyses.



FIGURES



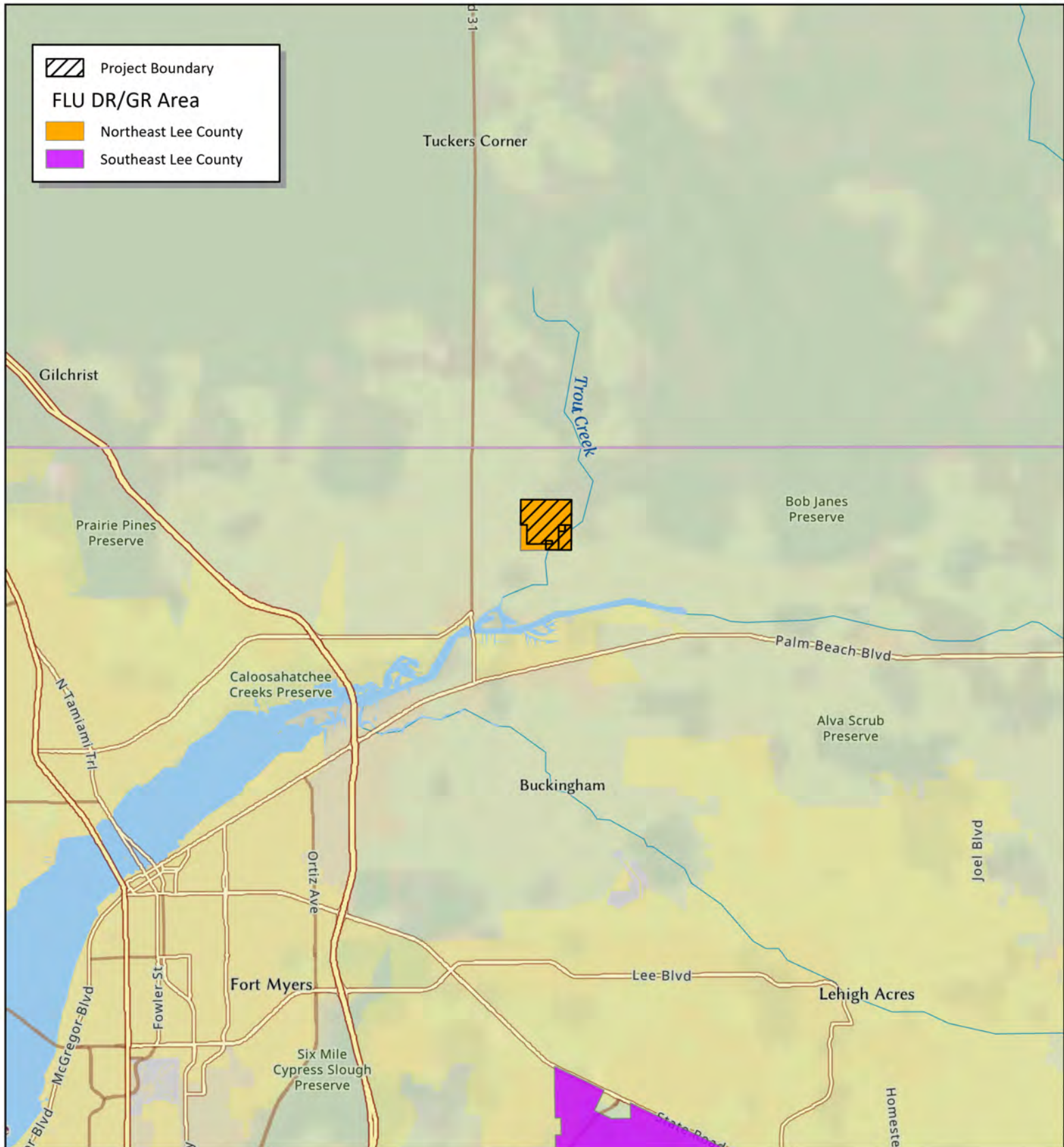
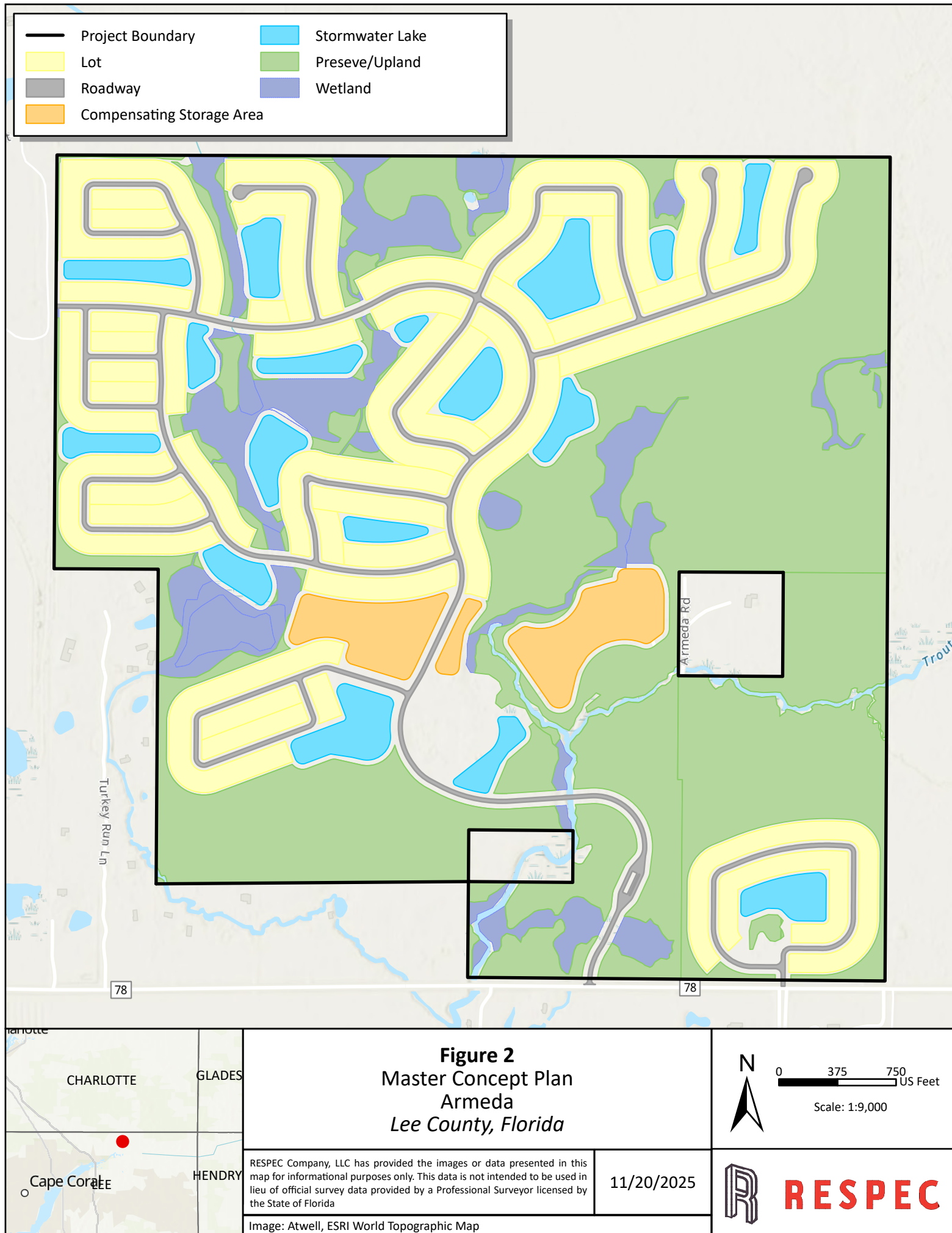


Figure 1 General Location Armada Lee County, Florida	
RESPEC Company, LLC has provided the images or data presented in this map for informational purposes only. This data is not intended to be used in lieu of official survey data provided by a Professional Surveyor licensed by the State of Florida	10/10/2025
Image: ESRI World Imagery	

 Scale: 1:165,000	
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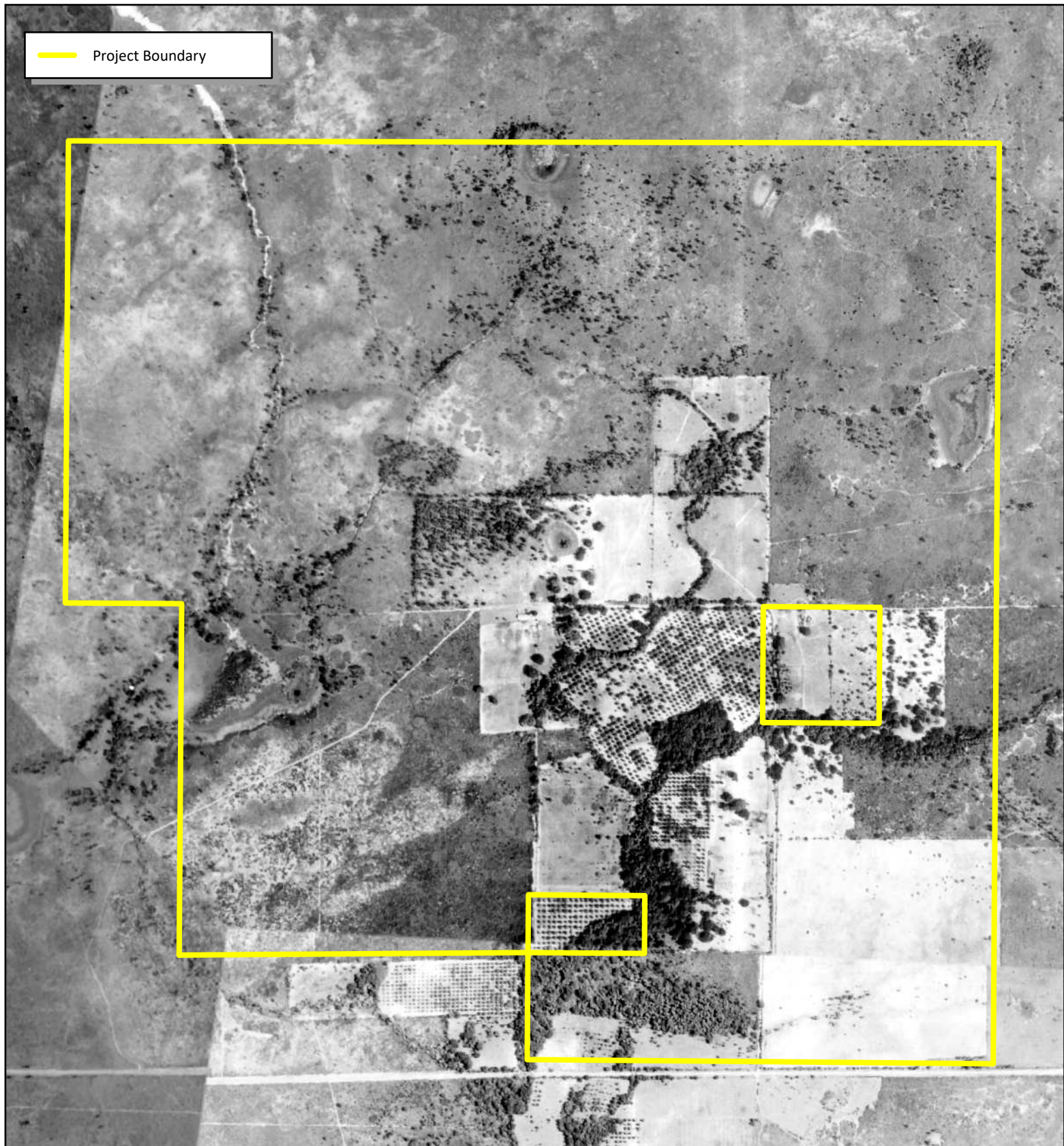


Figure 3 1940s Historic Imagery Armeda Lee County, Florida	
RESPEC Company, LLC has provided the images or data presented in this map for informational purposes only. This data is not intended to be used in lieu of official survey data provided by a Professional Surveyor licensed by the State of Florida	10/7/2025
Image: Florida Department of Environmental Protection	

N 	0 375 750 Feet Scale: 1:9,000
	RESPEC

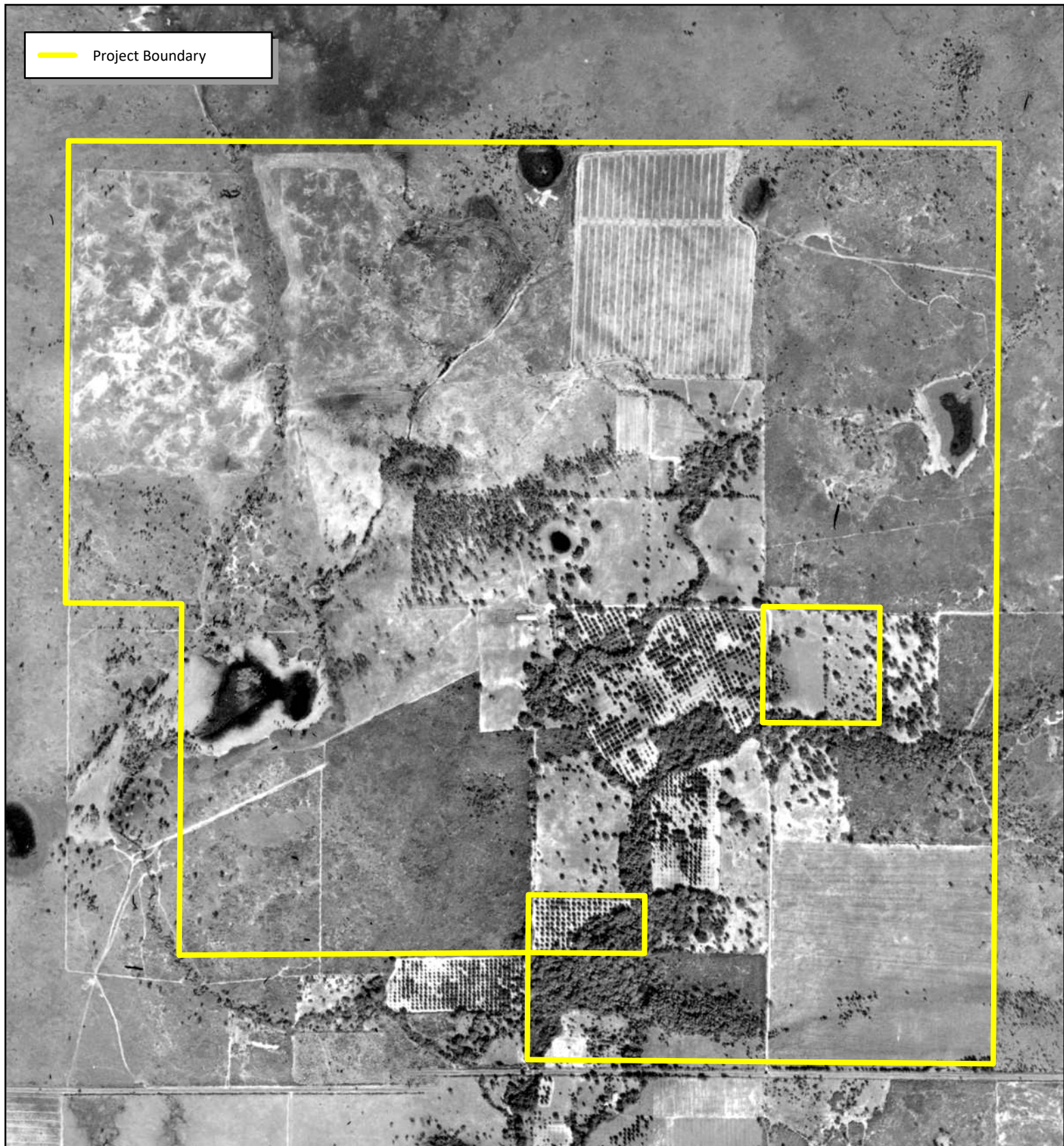


Figure 4 1953 Historic Imagery Armeda Lee County, Florida	
RESPEC Company, LLC has provided the images or data presented in this map for informational purposes only. This data is not intended to be used in lieu of official survey data provided by a Professional Surveyor licensed by the State of Florida	10/7/2025
Image: Florida Department of Environmental Protection	

N 0 375 750 Feet Scale: 1:9,000	RESPEC
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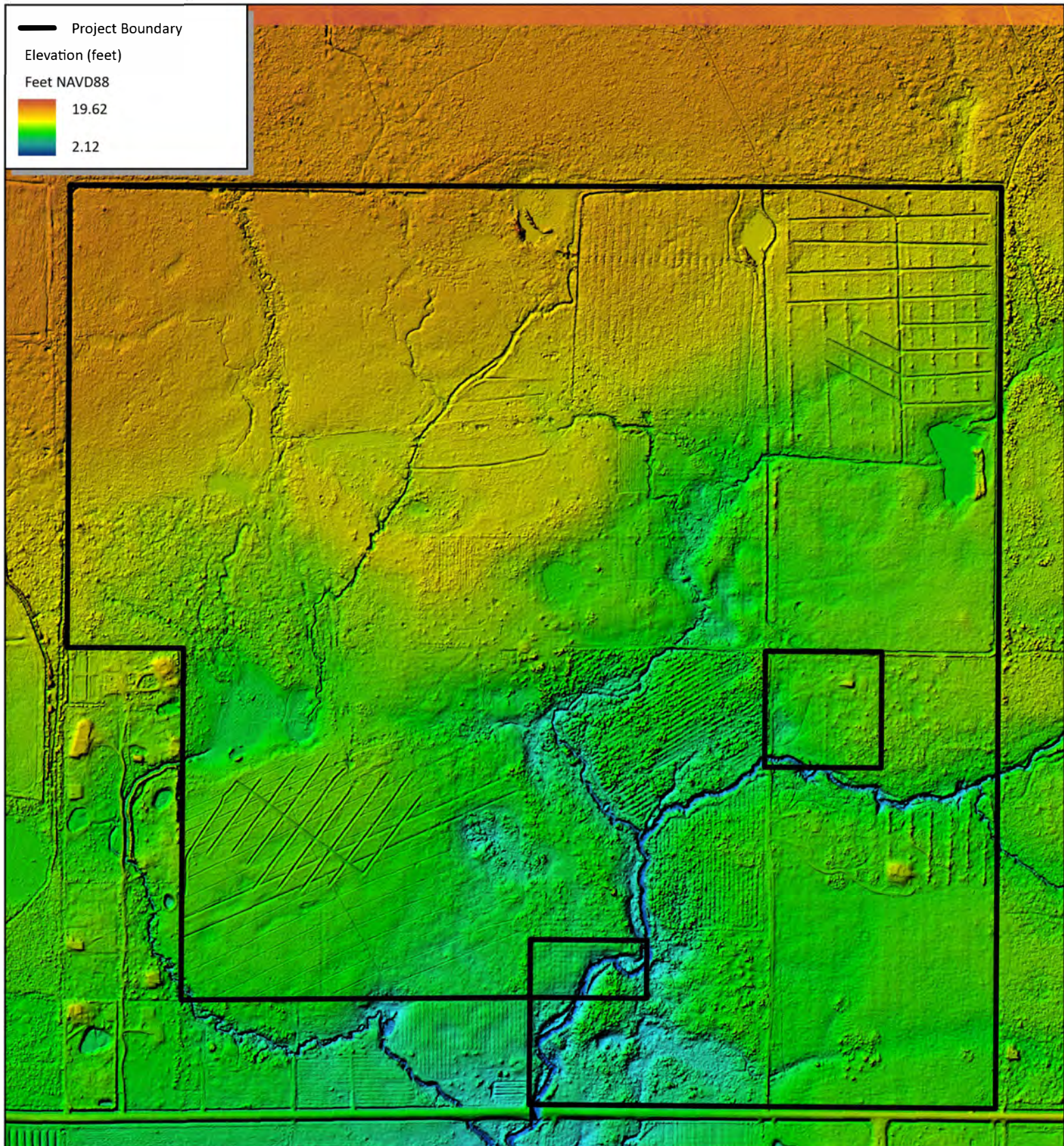


Figure 5 LiDAR Imagery Armeda Lee County, Florida	
RESPEC Company, LLC has provided the images or data presented in this map for informational purposes only. This data is not intended to be used in lieu of official survey data provided by a Professional Surveyor licensed by the State of Florida	10/8/2025
Image: Lee County 1M DEM (NAVD 88)	

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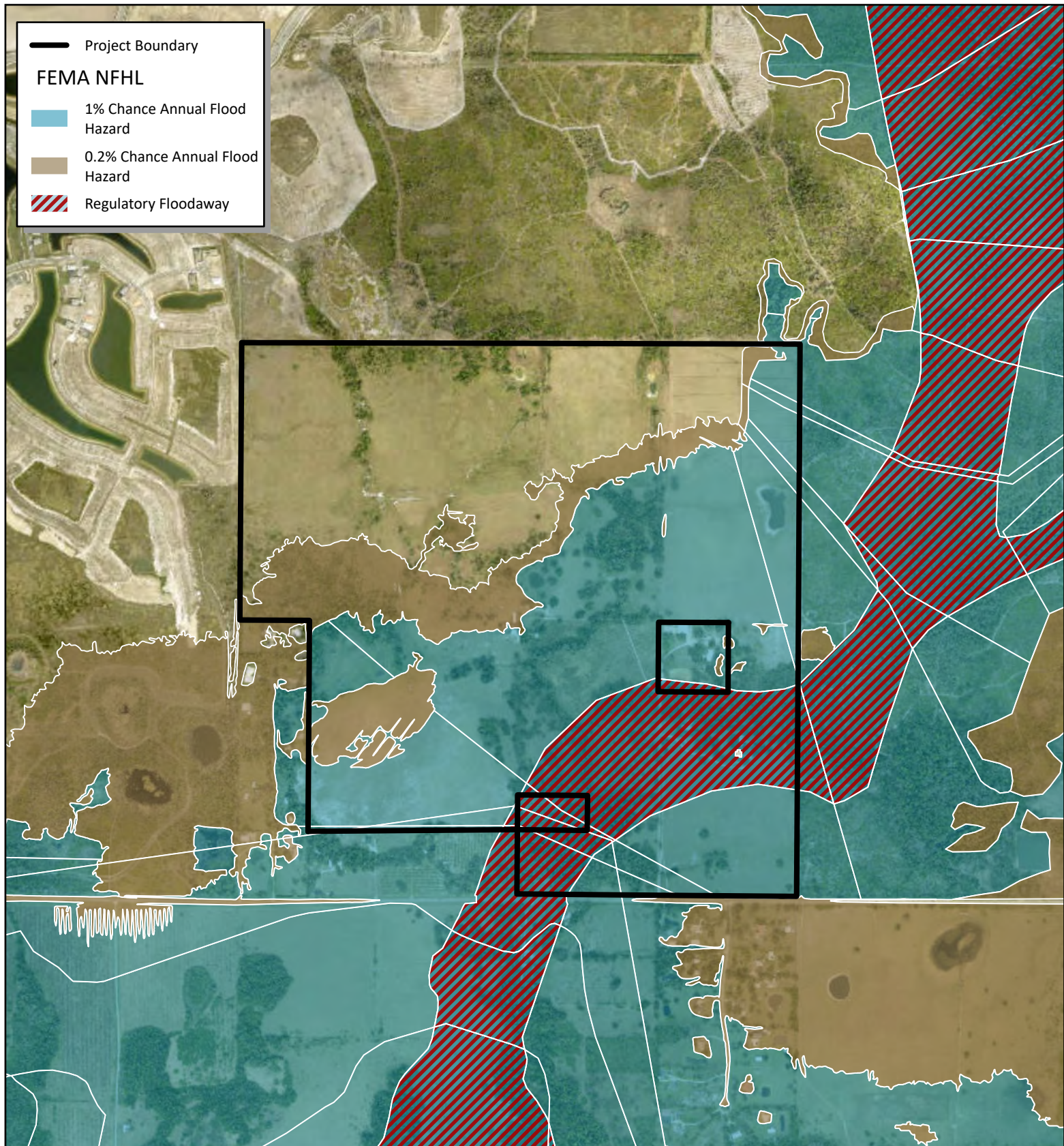


Figure 6 FEMA Flood Zones Armeda <i>Lee County, Florida</i>	
RESPEC Company, LLC has provided the images or data presented in this map for informational purposes only. This data is not intended to be used in lieu of official survey data provided by a Professional Surveyor licensed by the State of Florida	10/7/2025
Image: ESRI World Imagery, FEMA	

N

Scale: 1:15,000

0 375 750 1,500 Feet

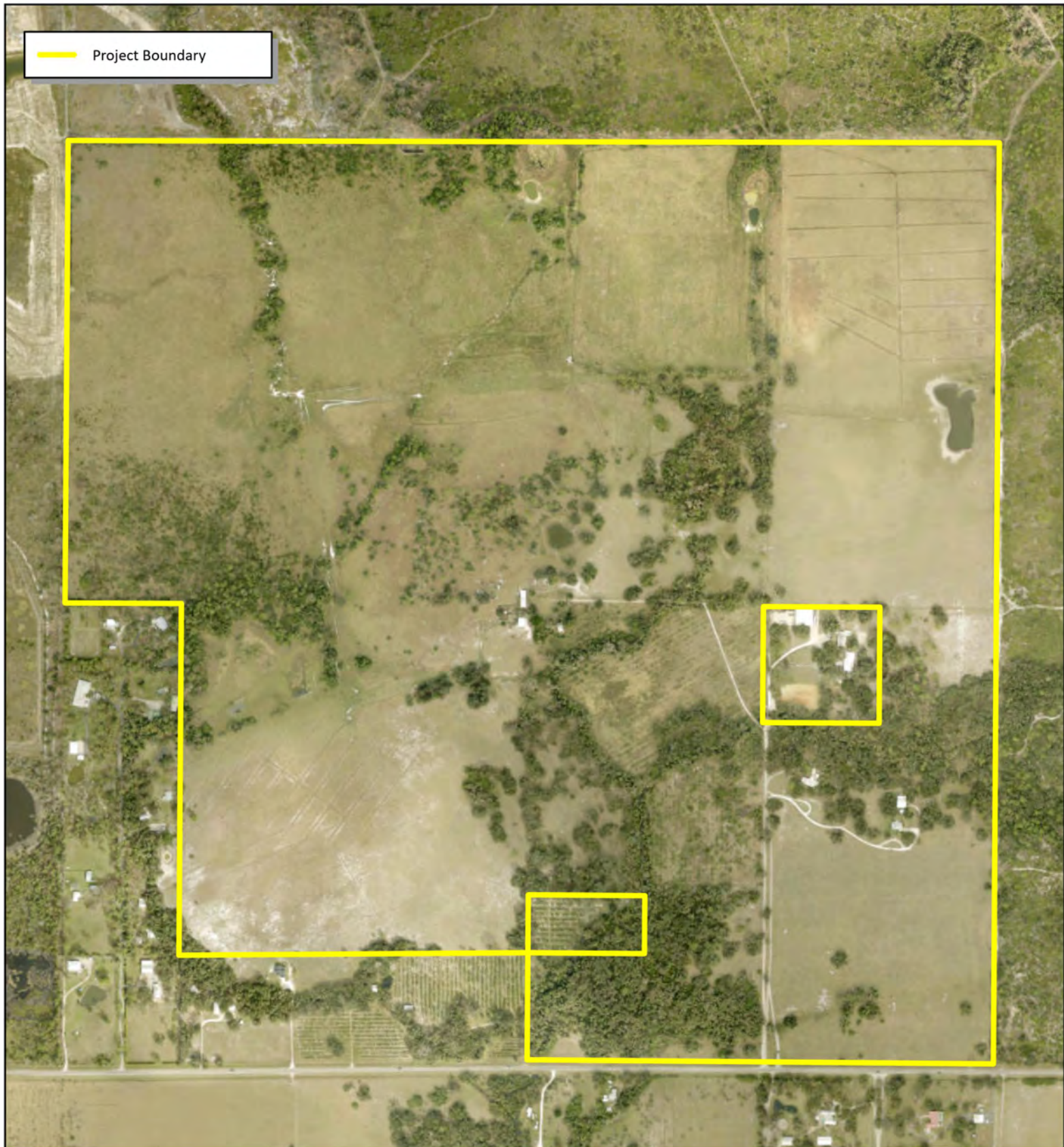


Figure 7 2025 Aerial Imagery Armeda Lee County, Florida	
RESPEC Company, LLC has provided the images or data presented in this map for informational purposes only. This data is not intended to be used in lieu of official survey data provided by a Professional Surveyor licensed by the State of Florida	10/7/2025
Image: ESRI World Imagery	

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	RESPEC

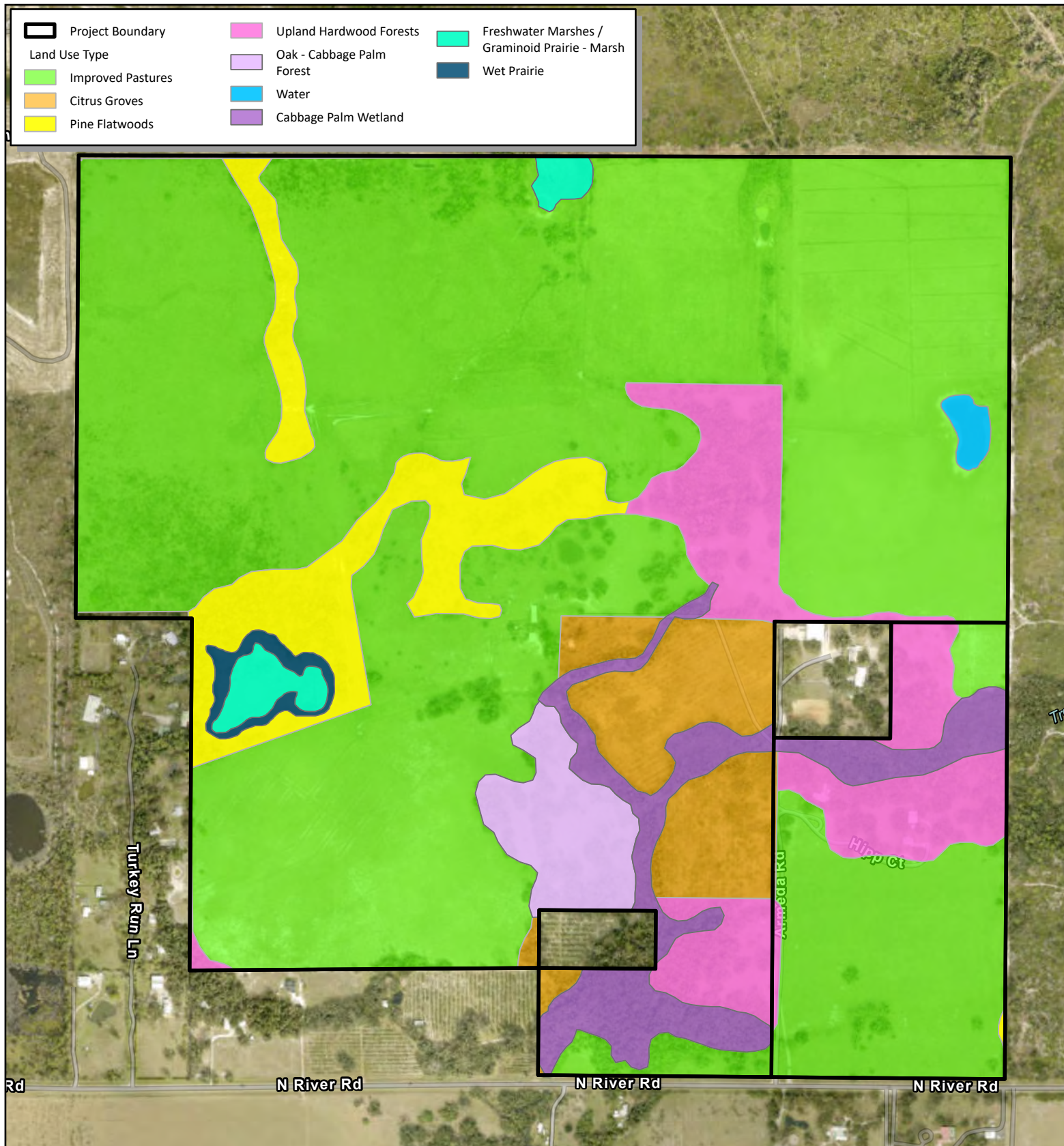


Figure 8 Existing Land Use Armeda Lee County, Florida	
RESPEC Company, LLC has provided the images or data presented in this map for informational purposes only. This data is not intended to be used in lieu of official survey data provided by a Professional Surveyor licensed by the State of Florida	10/7/2025
Image: Florida Department of Environmental Protection	

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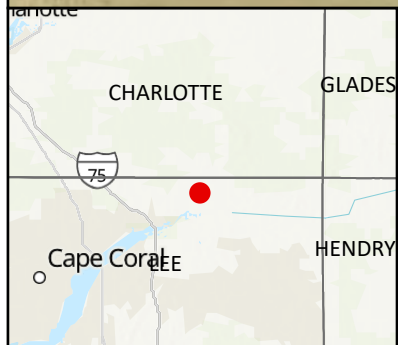
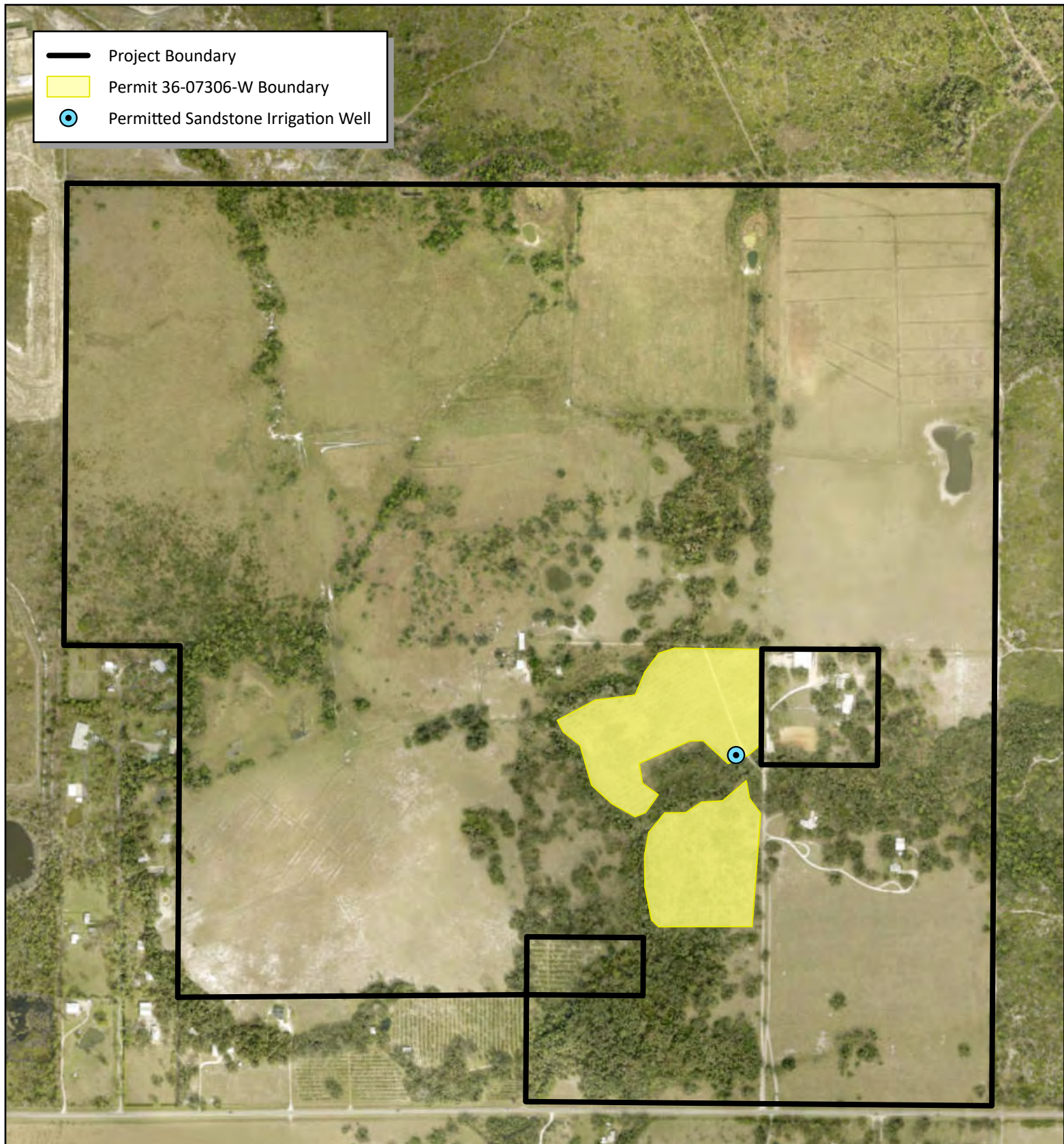
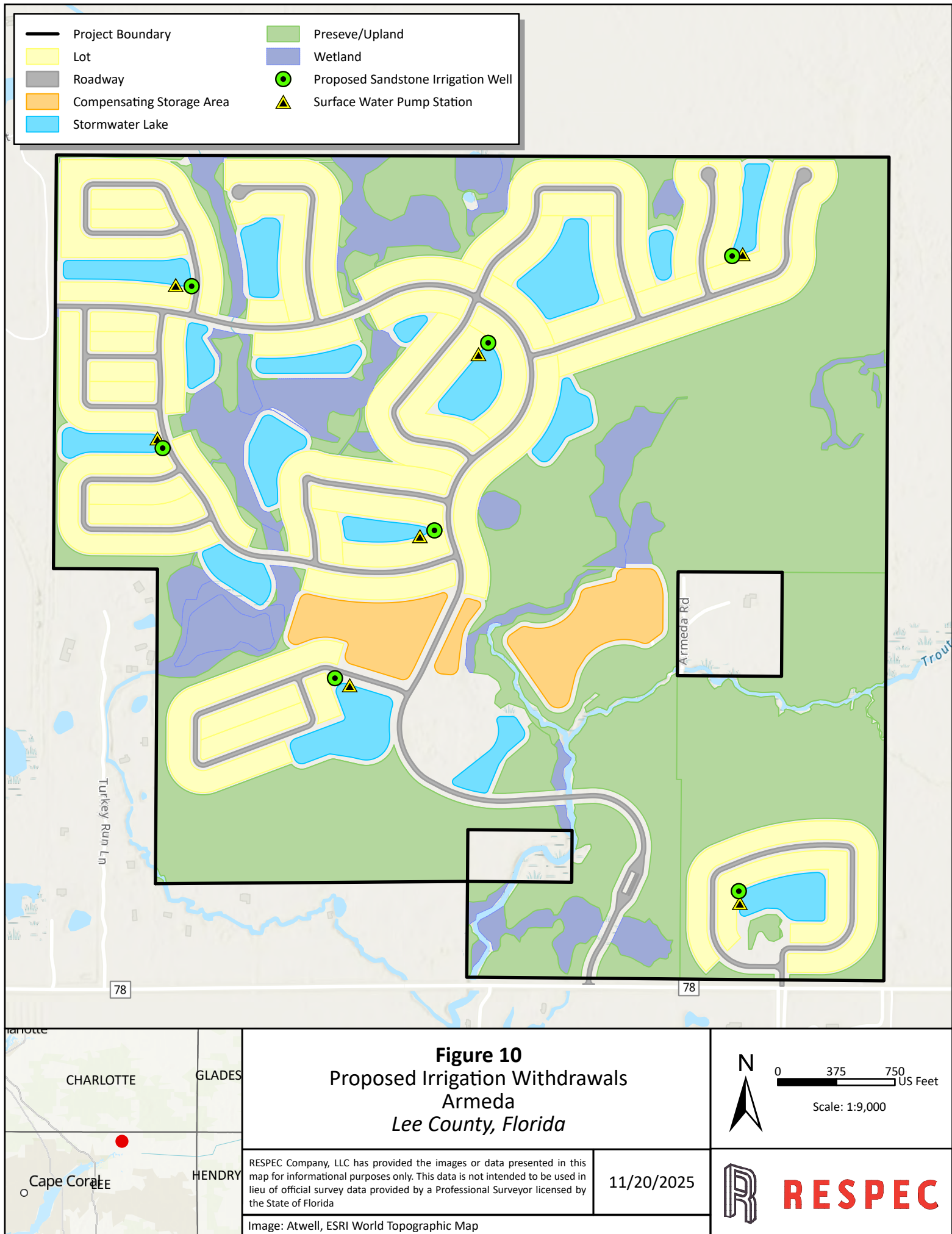


Figure 9 SFWMD Permit No. 36-07306-W Armeda Lee County, Florida	
RESPEC Company, LLC has provided the images or data presented in this map for informational purposes only. This data is not intended to be used in lieu of official survey data provided by a Professional Surveyor licensed by the State of Florida	10/7/2025
Image: ESRI World Imagery, SFWMD	

N 0 375 750 US Feet Scale: 1:9,000	
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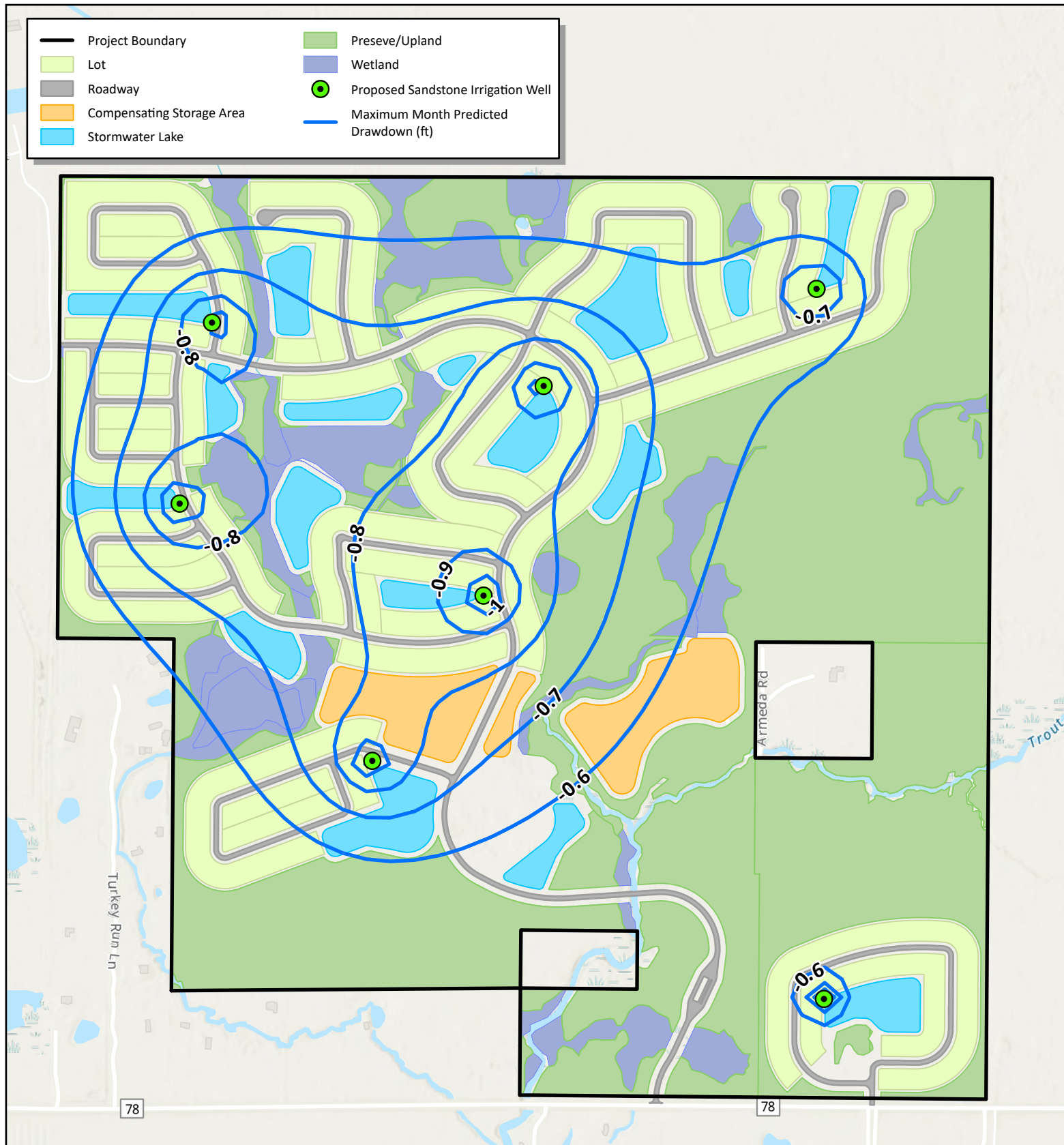


Figure 11
Maximum Month Groundwater Modeling Scenario
Predicted Sandstone Aquifer Drawdown
Armada
Lee County, Florida

RESPEC Company, LLC has provided the images or data presented in this map for informational purposes only. This data is not intended to be used in lieu of official survey data provided by a Professional Surveyor licensed by the State of Florida

Image: Atwell, ESRI World Topographic Map

11/20/2025

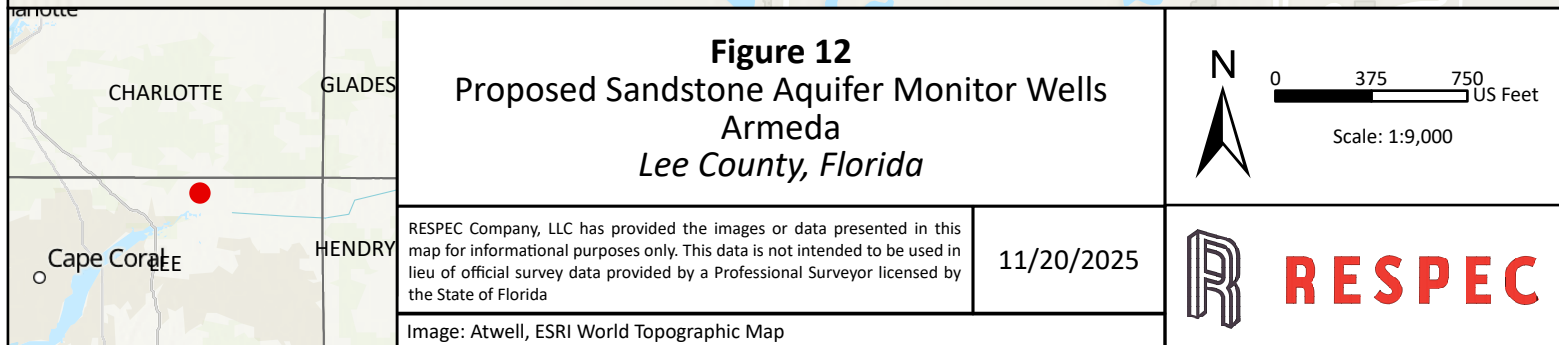
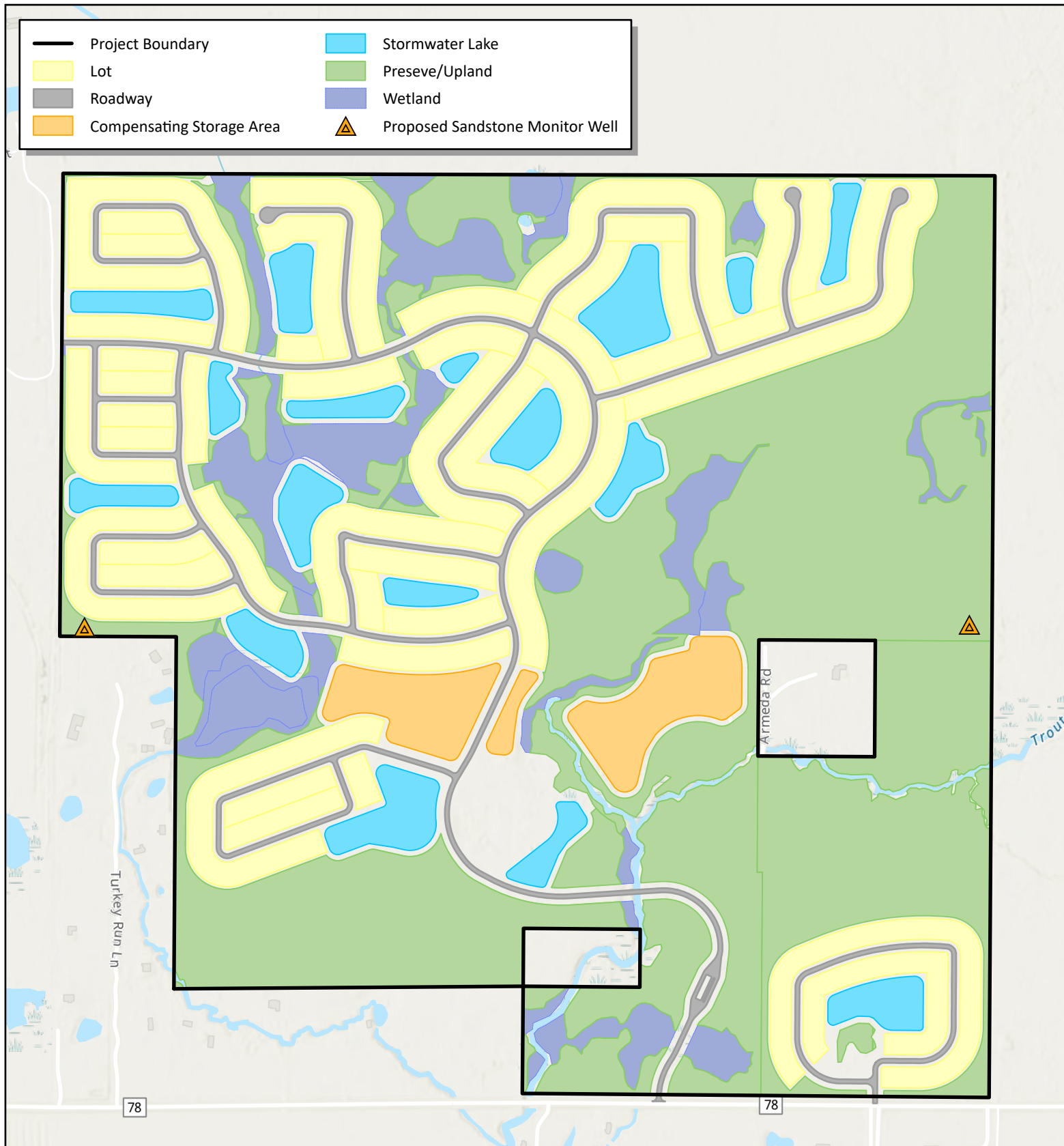


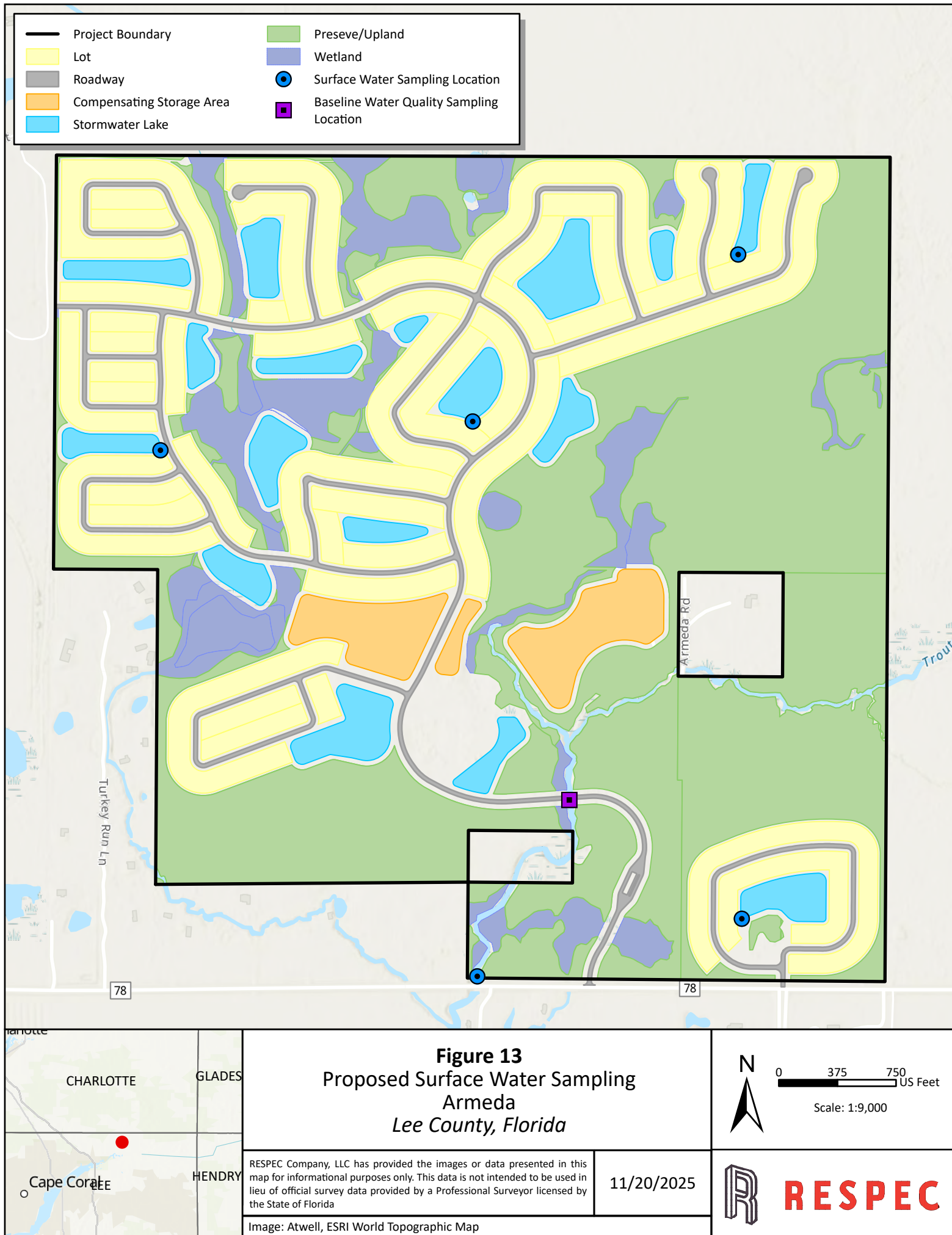
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Scale: 1:9,000



RESPEC





**ATTACHMENT 1
EXISTING AGRICULTURAL
WUP NO. 36-07306-W**



**SOUTH FLORIDA WATER MANAGEMENT DISTRICT
WATER USE INDIVIDUAL PERMIT****APPLICATION NO:** 150423-3**PERMIT NUMBER:** 36-07306-W**DATE ISSUED:** May 21, 2015**EXPIRATION DATE:** May 21, 2035**PERMITTEE:** ARMEDA FAMILY, L L C
19440 ARMEDA ROAD
ALVA, FL 33920**PROJECT NAME:** ARMEDA FAMILY**PROJECT LOCATION:** Lee County, S8/T43S/R26E**PROJECT DESCRIPTION/AUTHORIZING:**

Authorizing: The use of groundwater from the Sandstone aquifer for agricultural irrigation of 25 acres of citrus using a micro-sprinkler irrigation system with an annual allocation of 23.52 million gallons.

This is to notify you of South Florida Water Management District's (District) agency action concerning Permit Application Number 150423-3, received April 23, 2015. This action is taken pursuant to Chapter 373, Part II, Florida Statutes (F.S.), Rule 40E-1.603 and Chapter 40E-2, Florida Administrative Code (F.A.C). Based on the information provided, District rules have been adhered to and a Water Use Individual Permit is in effect for this project subject to:

1. Not receiving a filed request for an administrative hearing pursuant to Section 120.57 and Section 120.569 (F.S.), or request a judicial review pursuant Section 120.68, F.S.; and
2. The attached 22 permit conditions.
3. The attached 6 exhibits.

By acceptance and utilization of the water authorized under this permit, the Permittee agrees to hold and save the District and its successors harmless from any and all damages, claims or liabilities that may arise by reason of the construction, maintenance or use of activities authorized by this permit. Should you object to the permit, please refer to the attached "Notice of Rights" that addresses the procedures to be followed if you desire a public hearing or other review of the proposed agency action. Should you wish to object to the proposed agency action or file a petition or request, please provide written objections, petitions, requests and/or waivers to the District, attention of Office of the District Clerk, South Florida Water Management District, Post Office Box 24680, West Palm Beach, FL 33416-4680.

CERTIFICATION OF SERVICE

I HEREBY CERTIFY THAT this written notice has been mailed or electronically transmitted to the Permittee (and the persons listed in the attached distribution list) this 21st day of May, 2015, in accordance with Section 120.60(3), F.S. Notice was also electronically posted on this date through a link on the home page of the District's website (my.sfwmd.gov/ePermitting).

BY:

A handwritten signature in blue ink that reads "Maria Clemente".

Maria C. Clemente, P.E.
Bureau Chief
Water Use Bureau

SPECIAL PERMIT CONDITIONS

1. This permit is issued to:
Armeda Family, LLC
19440 Armeda Road
Alva, FL 33920
2. This permit shall expire on May 21, 2035.

3. Use classification is:

Agricultural Irrigation

4. Source classification is:

Groundwater from:
Sandstone Aquifer

5. Allocation:

Total annual allocation is 23.52 million gallons (MG). (64,438 GPD)

Total maximum monthly allocation is 4.32 million gallons (MG).

These allocations represent the amount of water required to meet the water demands as a result of a rainfall deficit during a drought with the probability of recurring one year in ten. The Permittee shall not exceed these allocations in hydrologic conditions less than a 1-in-10 year drought event. Compliance with the annual allocation is based on the quantity withdrawn over a 12-month time period. Compliance with the maximum monthly allocation is based on the greatest quantity withdrawn in any single month. The annual allocation expressed in GPD or MGD is for informational purposes only.

If the rainfall deficit is more severe than that expected to recur once every ten years, the withdrawals shall not exceed that amount necessary to continue to meet the reasonable-beneficial demands under such conditions, provided no harm to the water resources occur and:

1. All other conditions of the permit are met; and
2. The withdrawal is otherwise consistent with applicable declared Water Shortage Orders in effect pursuant to Chapter 40E-21, F.A.C.

6. Withdrawal facilities:

Groundwater - Existing:

1 - 8" X 80' X 200 GPM Well Cased To 70 Feet

7. The Permittee shall submit all data as required by the implementation schedule for each of the permit conditions to: SFWMD at www.sfwmd.gov/ePermitting, or Regulatory Support, MSC 9611, P.O. Box 24680, West Palm Beach, FL 33416-4680.
8. The Permittee must submit the appropriate application form incorporated by reference in Rule 40E-2.101, F.A.C., to the District prior to the permit expiration date in order to continue the use of water.
9. The Permittee shall secure a well construction permit prior to construction, repair, or abandonment of all wells, as described in Chapter 40E-3, F.A.C.
10. If at any time there is an indication that the well casing, valves, or controls leak or have become inoperative, repairs or replacement shall be made to restore the system to an operating condition. Failure to make such repairs shall be cause for filling and abandoning the well, in accordance with procedures outlined in Chapter 40E-3, F.A.C.
11. If reclaimed water becomes available prior to the expiration date of this permit, the Permittee shall apply for a modification of the water use permit to reflect that portion of the allocation which is to be provided for by reclaimed water. The permittee is required to request a permit modification when an agreement has been executed between both parties, the transmission lines are constructed to the project site, and the necessary on-site modifications and authorizations are obtained.

1. All water uses authorized by this permit shall be implemented as conditioned by this permit, including any documents incorporated by reference in a permit condition. The District may revoke this permit, in whole or in part, or take enforcement action, pursuant to Section 373.136 or 373.243, F.S., unless a permit modification has been obtained to address the noncompliance.

The Permittee shall immediately notify the District in writing of any previously submitted material information that is later discovered to be inaccurate.

2. The Permittee is advised that this permit does not relieve any person from the requirement to obtain all necessary federal, state, local and special district authorizations.
3. The Permittee shall notify the District in writing within 30 days of any sale, transfer, or conveyance of ownership or any other loss of permitted legal control of the Project and/or related facilities from which the permitted consumptive use is made. Where Permittee's control of the land subject to the permit was demonstrated through a lease, the Permittee must either submit a new or modified lease showing that it continues to have legal control or documentation showing a transfer in control of the permitted system/project to the new landowner or new lessee. All transfers of ownership are subject to the requirements of Rule 40E-1.6107, F.A.C. Alternatively, the Permittee may surrender the consumptive use permit to the District, thereby relinquishing the right to conduct any activities under the permit.
4. Nothing in this permit should be construed to limit the authority of the District to declare a water shortage and issue orders pursuant to Chapter 373, F.S. In the event of a declared water shortage, the Permittee must adhere to the water shortage restrictions, as specified by the District. The Permittee is advised that during a water shortage, reports shall be submitted as required by District rule or order. The Permittee is advised that during a water shortage, pumpage, water levels, and water quality data shall be collected and submitted as required by District orders issued pursuant to Chapter 40E-21, F.A.C.
5. This permit does not convey to the Permittee any property rights or privileges other than those specified herein, nor relieve the permittee from complying with any applicable local government, state, or federal law, rule, or ordinance.
6. With advance notice to the Permittee, District staff with proper identification shall have permission to enter, inspect, observe, collect samples, and take measurements of permitted facilities to determine compliance with the permit conditions and permitted plans and specifications. The Permittee shall either accompany District staff onto the property or make provision for access onto the property.
7. A. The Permittee may seek modification of any term of an unexpired permit. The Permittee is advised that Section 373.239, F.S., and Rule 40E-2.331, F.A.C., are applicable to permit modifications.

B. The Permittee shall notify the District in writing 30 days prior to any changes to the project that

could potentially alter the reasonable demand reflected in the permitted allocation. Such changes include, but are not limited to, change in irrigated acreage, crop type, irrigation system, large users agreements, or water treatment method. Permittee will be required to apply for a modification of the permit for any changes in permitted allocation.

8. If any condition of the permit is violated, the permit shall be subject to review and modification, enforcement action, or revocation pursuant to Chapter 373, F.S.
9. The Permittee shall mitigate interference with existing legal uses that was caused in whole or in part by the Permittee's withdrawals, consistent with the approved mitigation plan. As necessary to offset the interference, mitigation will include pumpage reduction, replacement of the impacted individual's equipment, relocation of wells, change in withdrawal source, or other means.

Interference to an existing legal use is defined as an impact that occurs under hydrologic conditions equal to or less severe than a 1-in-10 year drought event that results in the:

A. Inability to withdraw water consistent with provisions of the permit, such as when remedial structural or operational actions not materially authorized by existing permits must be taken to address the interference; or

B. Change in the quality of water pursuant to primary State Drinking Water Standards to the extent that the water can no longer be used for its authorized purpose, or such change is imminent.

10. The Permittee shall mitigate harm to the natural resources caused by the Permittee's withdrawals, as determined through reference to the conditions for permit issuance. When harm occurs, or is imminent, the District will require the Permittee to modify withdrawal rates or mitigate the harm. Harm, as determined through reference to the conditions for permit issuance includes:

A. Reduction in ground or surface water levels that results in harmful lateral movement of the fresh water/salt water interface,

B. Reduction in water levels that harm the hydroperiod of wetlands,

C. Significant reduction in water levels or hydroperiod in a naturally occurring water body such as a lake or pond,

D. Harmful movement of contaminants in violation of state water quality standards, or

E. Harm to the natural system including damage to habitat for rare or endangered species.

11. The Permittee shall mitigate harm to existing off-site land uses caused by the Permittee's withdrawals, as determined through reference to the conditions for permit issuance. When harm occurs, or is imminent, the District will require the Permittee to modify withdrawal rates or mitigate the harm. Harm as determined through reference to the conditions for permit issuance, includes:

A. Significant reduction in water levels on the property to the extent that the designed function of the water body and related surface water management improvements are damaged, not including aesthetic values. The designed function of a water body is identified in the original permit or other governmental authorization issued for the construction of the water body. In cases where a permit was not required, the designed function shall be determined based on the purpose for the original construction of the water body (e.g. fill for construction, mining, drainage canal, etc.)

B. Damage to agriculture, including damage resulting from reduction in soil moisture resulting from consumptive use; or,

C. Land collapse or subsidence caused by reduction in water levels associated with consumptive use.

NOTICE OF RIGHTS

As required by Sections 120.569(1), and 120.60(3), Fla. Stat., the following is notice of the opportunities which may be available for administrative hearing or judicial review when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Not all the legal proceedings detailed below may be an applicable or appropriate remedy. You may wish to consult an attorney regarding your legal rights.

RIGHT TO REQUEST ADMINISTRATIVE HEARING

A person whose substantial interests are or may be affected by the South Florida Water Management District's (SFWMD or District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Fla. Stat. Persons seeking a hearing on a SFWMD decision which does or may affect their substantial interests shall file a petition for hearing with the District Clerk within 21 days of receipt of written notice of the decision, unless one of the following shorter time periods apply: 1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Fla. Stat.; or 2) within 14 days of service of an Administrative Order pursuant to Subsection 373.119(1), Fla. Stat. "Receipt of written notice of agency decision" means receipt of either written notice through mail, electronic mail, or posting that the SFWMD has or intends to take final agency action, or publication of notice that the SFWMD has or intends to take final agency action. Any person who receives written notice of a SFWMD decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

Filing Instructions

The Petition must be filed with the Office of the District Clerk of the SFWMD. Filings with the District Clerk may be made by mail, hand-delivery, or e-mail. **Filings by facsimile will not be accepted after October 1, 2014.** A petition for administrative hearing or other document is deemed filed upon receipt during normal business hours by the District Clerk at SFWMD headquarters in West Palm Beach, Florida. Any document received by the office of the District Clerk after 5:00 p.m. shall be filed as of 8:00 a.m. on the next regular business day. Additional filing instructions are as follows:

- Filings by mail must be addressed to the Office of the District Clerk, P.O. Box 24680, West Palm Beach, Florida 33416.
- Filings by hand-delivery must be delivered to the Office of the District Clerk. **Delivery of a petition to the SFWMD's security desk does not constitute filing. To ensure proper filing, it will be necessary to request the SFWMD's security officer to contact the Clerk's office.** An employee of the SFWMD's Clerk's office will receive and file the petition.
- Filings by e-mail must be transmitted to the District Clerk's Office at clerk@sfwmd.gov. The filing date for a document transmitted by electronic mail shall be the date the District Clerk receives the complete document. A party who files a document by e-mail shall (1) represent that the original physically signed document will be retained by that party for the duration of the proceeding and of any subsequent appeal or subsequent proceeding in that cause and that the party shall produce it upon the request of other parties; and (2) be responsible for any delay, disruption, or interruption of the electronic signals and accepts the full risk that the document may not be properly filed.

Initiation of an Administrative Hearing

Pursuant to Rules 28-106.201 and 28-106.301, Fla. Admin. Code, initiation of an administrative hearing shall be made by written petition to the SFWMD in legible form and on 8 and 1/2 by 11 inch white paper. All petitions shall contain:

1. Identification of the action being contested, including the permit number, application number, SFWMD file number or any other SFWMD identification number, if known.
2. The name, address and telephone number of the petitioner and petitioner's representative, if any.
3. An explanation of how the petitioner's substantial interests will be affected by the agency decision.
4. A statement of when and how the petitioner received notice of the SFWMD's decision.
5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the SFWMD's proposed action.
7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the SFWMD's proposed action.
8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the SFWMD to take with respect to the SFWMD's proposed action.

A person may file a request for an extension of time for filing a petition. The SFWMD may, for good cause, grant the request. Requests for extension of time must be filed with the SFWMD prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and that the SFWMD and any other parties agree to or oppose the extension. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

If the SFWMD takes action with substantially different impacts on water resources from the notice of intended agency decision, the persons who may be substantially affected shall have an additional point of entry pursuant to Rule 28-106.111, Fla. Admin. Code, unless otherwise provided by law.

Mediation

The procedures for pursuing mediation are set forth in Section 120.573, Fla. Stat., and Rules 28-106.111 and 28-106.401-405, Fla. Admin. Code. The SFWMD is not proposing mediation for this agency action under Section 120.573, Fla. Stat., at this time.

RIGHT TO SEEK JUDICIAL REVIEW

Pursuant to Sections 120.60(3) and 120.68, Fla. Stat., a party who is adversely affected by final SFWMD action may seek judicial review of the SFWMD's final decision by filing a notice of appeal pursuant to Florida Rule of Appellate Procedure 9.110 in the Fourth District Court of Appeal or in the appellate district where a party resides and filing a second copy of the notice with the District Clerk within 30 days of rendering of the final SFWMD action.

Last Date for Agency Action:

July 22, 2015

WATER USE STAFF REPORT

Application Number: 150423-3
Permit Number: 36-07306-W
Project Name: ARMEDA FAMILY
Water Use Permit Status: RENEWAL
Location: LEE COUNTY, S8/T43S/R26E
Applicant's Name and Address: ARMEDA FAMILY, L L C
19440 ARMEDA ROAD
ALVA, FL 33920
Water Use Classification: Agricultural
Total Serviced Acreage: 25 (25 acres of citrus)

Sources:

Groundwater from: Sandstone Aquifer

Authorized Allocation:

Annual Allocation: 23.5 Million Gallons (MG)

Maximum Monthly Allocation: 4.3 Million Gallons (MG)

Existing Withdrawal Facilities - Groundwater

Source: Sandstone Aquifer

1 - 8" X 80' X 200 GPM Well Cased to 70 Feet

<u>Rated Capacity Source</u>	<u>Status Code</u>	<u>GPM</u>	<u>MGM</u>	<u>MGY</u>
Sandstone Aquifer	E	200	8.8	105
Totals:		200	8.8	105

PURPOSE

The purpose of this application is to renew a water use permit for agricultural irrigation of 25 acres of citrus using a micro-sprinkler irrigation system. Withdrawals are from the Sandstone aquifer via one existing withdrawal facility.

PROJECT DESCRIPTION

Armeda Family, LLC (Project) is an existing citrus grove located on Armeda Road in Lee County, Florida on the north side of North River Road (County Road 78) approximately 1.5 miles east of State Road 31 (Exhibits 1 and 2). The source of water for the Project is

PROJECT DESCRIPTION (CONTINUED)

an existing Sandstone aquifer well. The well location is shown on Exhibit 3 and well details are shown in Exhibit 4.

Permit History:

The Armeda family began growing citrus on the property in the 1960s and the grove encompassed approximately 500 acres. By 2010, the existing grove had been reduced to 25 acres due to citrus greening. The water use permit was originally issued in July 2010 (Application 100224-11) for agricultural irrigation of 25 acres of citrus using the Sandstone aquifer with an allocation of 4.3 million gallons per month (MGM) and 24.9 million gallons per year (MGY). Water use was reported between December 2010 and May 2012 and ranged from approximately 0.0 to 0.8 MGM. This application seeks to renew the existing water use permit with a small decrease in allocation from 24.94 to 23.52 million gallons a year due to updated rainfall station data.

PROJECTED WATER USE DEMANDS

The annual and maximum monthly allocations for citrus irrigation are calculated using the Modified Blaney Criddle method as described in Section 2.3.2 of the Applicant's Handbook for Water Use Permit Applications within the South Florida Water Management District, (AH). Using this method, the total Project demands were calculated as 4.32 MGM and 23.52 MGY. Calculations of the supplemental irrigation requirements are detailed in Exhibit 5.

WATER RESOURCE IMPACT EVALUATION**Water Resource Availability****Sandstone Aquifer**

The land surface elevation at the Project is approximately 10 feet National Geodetic Vertical Datum (NGVD). The top of the Sandstone aquifer in the Project area is approximately 95 feet below ground surface or approximately -85 feet NGVD. United States Geological Survey well L-1975 located approximately 1.5 miles southeast of the Project has a water level record since 1975 and the lowest recorded potentiometric surface of the Sandstone aquifer is 4.1 feet NGVD in April 2012. Therefore, there is a minimum of 90 feet of water above the top of the aquifer and 70 feet of water above the maximum developable limit (MDL). Based on the previous water use permit, the Project has withdrawn water from the Sandstone aquifer since 1965 with no observed or reported adverse impacts to the resource. Therefore, the potential for harm to the resource due to the withdrawal of the recommended allocation is considered minimal.

Existing Legal Users**Sandstone Aquifer**

The nearest existing legal user of the Sandstone aquifer is Trout Creek Grove (Water Use Permit 36-02399-W) which is located approximately 0.5 mile southwest of the Project. The Project has utilized the Sandstone aquifer for irrigation water supply since the 1960s without reported or identified harm to existing legal users. Therefore, the potential for harm to occur to existing legal users due to the withdrawal of the

WATER RESOURCE IMPACT EVALUATION (CONTINUED)

recommended allocation is minimal.

Existing Off Site Land Uses**Sandstone Aquifer**

The surrounding land is primarily agricultural. The Sandstone aquifer is hydraulically separated from the Water Table aquifer by approximately 65 feet of confining material. Therefore, pursuant to Section 3.6.2 of the AH, the use is not expected to result in significant reduction in water levels on the property of an existing offsite land use to the extent that the designed function of a water body and related surface water management improvements are damaged (not including aesthetic values), damage to agriculture, including damage resulting from reduction in soil moisture resulting from consumptive use, or land collapse or subsidence caused by reduction in water levels associated with consumptive use.

Migration of Saline Water**Sandstone Aquifer**

The nearest surface source of saline water is the Caloosahatchee River, which is located approximately 1.7 miles south of the Project. According to the most recent chloride data (2013) provided by Blackburn Groves (Water Use Permit 36-00594-W), located 1.0 mile southwest of the Project, the chloride concentration in the Sandstone aquifer is around 175 milligrams per liter (mg/L). The Project has historically utilized the Sandstone aquifer for irrigation without identified saline intrusion. Therefore, the potential for saline water migration or intrusion due to the withdrawal of the recommended allocation is considered minimal.

Wetland Environments**Sandstone Aquifer**

The Project site includes 25 acres of citrus trees with one connected cabbage palm Category 2 wetland. The Sandstone aquifer is hydraulically separated from the Water Table aquifer by approximately 65 feet of confining material. This Project has historically withdrawn from the Sandstone aquifer with no reported or identified harm to wetlands. Therefore, the potential adverse impacts to wetlands due to the withdrawal of the recommended allocation are minimal.

Sources of Pollution**Sandstone Aquifer**

There are no known sources of pollution in the Sandstone aquifer within one mile of the Project. Therefore, the potential for movement of contaminants, if present, from known pollution sources as a result of the withdrawal of the recommended allocation is considered minimal.

ADDITIONAL INFORMATION**Regional Issues****Restricted Allocation Areas or Maximum Developable Limits**

This Project does not occur or draw from water from an area with a Restricted Allocation. The Sandstone aquifer has a MDL of 20 feet above the uppermost strata of the aquifer. Section 3.9.3 of the AH states that the water level in the aquifer shall not drop below the MDL during a 1-in-10 drought condition. As stated in the Water Resource Availability section of this staff report, withdrawal of the recommended allocation for this water use permit does not impact the MDL for the Sandstone aquifer in the vicinity of the Project.

Project Site Issues**Legal Control and Land Use**

Information supplied by Armeda Family, LLC (Owner) and records from the Florida Division of Corporations demonstrate that the Permittee maintains legal control over the Project site. All withdrawal facilities are located within the Project site. The water allocation requested for agricultural irrigation is compatible with the land use categories at this site (Section 2.1 of the AH).

Water Use Accounting

Pursuant to Section 4.1.1 of the AH, Permittees with an average daily allocation less than 100,000 gallons per day are not required to monitor and report withdrawal quantities.

Potential Use of Reclaimed Water

The Permittee has provided documentation from Lee County Utilities that indicates reclaimed water is not available to the Project at this time. If reclaimed water becomes available prior to the expiration date of this permit, the Permittee shall apply for a modification of the water use permit to reflect that portion of the allocation which is to be provided for by reclaimed water. The permittee is required to request a permit modification when an agreement has been executed between both parties, the transmission lines are constructed to the project site, and the necessary on-site modifications and authorizations are obtained. (Special Condition 11).

Permit Duration

The Project is renewing its water use permit and has historically used the source listed in this permit since 1965. The source of water for this Project is the Sandstone aquifer. Pursuant to Section 1.5.1 of the AH, staff recommends a water use permit duration of 20 years.

ENVIRONMENTAL RESOURCE PERMIT STATUS:

Not Applicable

RIGHT OF WAY PERMIT STATUS:

Not Applicable

RECOMMENDATIONS

Project Name: ARMEDA FAMILY

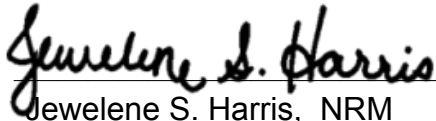
Application Number: 150423-3

Permit Number: 36-07306-W

RECOMMENDATION

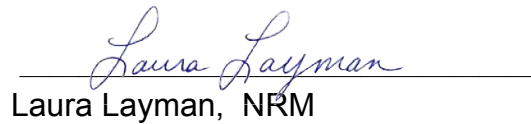
Authorizing: The use of ground water from the Sandstone aquifer for agricultural irrigation of 25 acres of citrus using a micro-sprinkler irrigation system with an annual allocation of 23.52 million gallons.

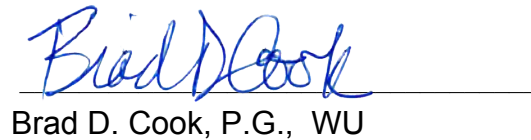
STAFF EVALUATION**REVIEWER:**


Jewelene S. Harris, NRM


Toby Schwetje, WU

SUPERVISOR:


Laura Layman, NRM


Brad D. Cook, P.G., WU

CONSULTING HYDROGEOLOGIST:


Stephanie Lancaster, P.G.

Date: 5/21/15

SPECIAL PERMIT CONDITIONS

1. This permit is issued to:

Armeda Family, LLC
19440 Armeda Road
Alva, FL 33920

2. This permit shall expire 20 years from final action date.

3. Use classification is:

Agricultural Irrigation

4. Source classification is:

Groundwater from:
Sandstone Aquifer

5. Allocation:

Total annual allocation is 23.52 million gallons (MG). (64,438 GPD)

Total maximum monthly allocation is 4.32 million gallons (MG).

These allocations represent the amount of water required to meet the water demands as a result of a rainfall deficit during a drought with the probability of recurring one year in ten. The Permittee shall not exceed these allocations in hydrologic conditions less than a 1-in-10 year drought event. Compliance with the annual allocation is based on the quantity withdrawn over a 12-month time period. Compliance with the maximum monthly allocation is based on the greatest quantity withdrawn in any single month. The annual allocation expressed in GPD or MGD is for informational purposes only.

If the rainfall deficit is more severe than that expected to recur once every ten years, the withdrawals shall not exceed that amount necessary to continue to meet the reasonable-beneficial demands under such conditions, provided no harm to the water resources occur and:

1. All other conditions of the permit are met; and

2. The withdrawal is otherwise consistent with applicable declared Water Shortage Orders in effect pursuant to Chapter 40E-21, F.A.C.

6. Withdrawal facilities:

Groundwater - Existing:

SPECIAL PERMIT CONDITIONS

1 - 8" X 80' X 200 GPM Well Cased To 70 Feet

7. The Permittee shall submit all data as required by the implementation schedule for each of the permit conditions to: SFWMD at www.sfwmd.gov/ePermitting, or Regulatory Support, MSC 9611, P.O. Box 24680, West Palm Beach, FL 33416-4680.
8. The Permittee must submit the appropriate application form incorporated by reference in Rule 40E-2.101, F.A.C., to the District prior to the permit expiration date in order to continue the use of water.
9. The Permittee shall secure a well construction permit prior to construction, repair, or abandonment of all wells, as described in Chapter 40E-3, F.A.C.
10. If at any time there is an indication that the well casing, valves, or controls leak or have become inoperative, repairs or replacement shall be made to restore the system to an operating condition. Failure to make such repairs shall be cause for filling and abandoning the well, in accordance with procedures outlined in Chapter 40E-3, F.A.C.
11. If reclaimed water becomes available prior to the expiration date of this permit, the Permittee shall apply for a modification of the water use permit to reflect that portion of the allocation which is to be provided for by reclaimed water. The permittee is required to request a permit modification when an agreement has been executed between both parties, the transmission lines are constructed to the project site, and the necessary on-site modifications and authorizations are obtained.

STANDARD PERMIT CONDITIONS

1. All water uses authorized by this permit shall be implemented as conditioned by this permit, including any documents incorporated by reference in a permit condition. The District may revoke this permit, in whole or in part, or take enforcement action, pursuant to Section 373.136 or 373.243, F.S., unless a permit modification has been obtained to address the noncompliance.

The Permittee shall immediately notify the District in writing of any previously submitted material information that is later discovered to be inaccurate.

2. The Permittee is advised that this permit does not relieve any person from the requirement to obtain all necessary federal, state, local and special district authorizations.
3. The Permittee shall notify the District in writing within 30 days of any sale, transfer, or conveyance of ownership or any other loss of permitted legal control of the Project and/or related facilities from which the permitted consumptive use is made. Where Permittee's control of the land subject to the permit was demonstrated through a lease, the Permittee must either submit a new or modified lease showing that it continues to have legal control or documentation showing a transfer in control of the permitted system/project to the new landowner or new lessee. All transfers of ownership are subject to the requirements of Rule 40E-1.6107, F.A.C. Alternatively, the Permittee may surrender the consumptive use permit to the District, thereby relinquishing the right to conduct any activities under the permit.
4. Nothing in this permit should be construed to limit the authority of the District to declare a water shortage and issue orders pursuant to Chapter 373, F.S. In the event of a declared water shortage, the Permittee must adhere to the water shortage restrictions, as specified by the District. The Permittee is advised that during a water shortage, reports shall be submitted as required by District rule or order. The Permittee is advised that during a water shortage, pumpage, water levels, and water quality data shall be collected and submitted as required by District orders issued pursuant to Chapter 40E-21, F.A.C.
5. This permit does not convey to the Permittee any property rights or privileges other than those specified herein, nor relieve the permittee from complying with any applicable local government, state, or federal law, rule, or ordinance.
6. With advance notice to the Permittee, District staff with proper identification shall have permission to enter, inspect, observe, collect samples, and take measurements of permitted facilities to determine compliance with the permit conditions and permitted plans and specifications. The Permittee shall either accompany District staff onto the property or make provision for access onto the property.

7. A. The Permittee may seek modification of any term of an unexpired permit. The Permittee is advised that Section 373.239, F.S., and Rule 40E-2.331, F.A.C., are applicable to permit modifications.

B. The Permittee shall notify the District in writing 30 days prior to any changes to the project that could potentially alter the reasonable demand reflected in the permitted allocation. Such changes include, but are not limited to, change in irrigated acreage, crop type, irrigation system, large users agreements, or water treatment method. Permittee will be required to apply for a modification of the permit for any changes in permitted allocation.

8. If any condition of the permit is violated, the permit shall be subject to review and modification, enforcement action, or revocation pursuant to Chapter 373, F.S.
9. The Permittee shall mitigate interference with existing legal uses that was caused in whole or in part by the Permittee's withdrawals, consistent with the approved mitigation plan. As necessary to offset the interference, mitigation will include pumpage reduction, replacement of the impacted individual's equipment, relocation of wells, change in withdrawal source, or other means.

Interference to an existing legal use is defined as an impact that occurs under hydrologic conditions equal to or less severe than a 1-in-10 year drought event that results in the:

A. Inability to withdraw water consistent with provisions of the permit, such as when remedial structural or operational actions not materially authorized by existing permits must be taken to address the interference; or

B. Change in the quality of water pursuant to primary State Drinking Water Standards to the extent that the water can no longer be used for its authorized purpose, or such change is imminent.

10. The Permittee shall mitigate harm to the natural resources caused by the Permittee's withdrawals, as determined through reference to the conditions for permit issuance. When harm occurs, or is imminent, the District will require the Permittee to modify withdrawal rates or mitigate the harm. Harm, as determined through reference to the conditions for permit issuance includes:

A. Reduction in ground or surface water levels that results in harmful lateral movement of the fresh water/salt water interface,

B. Reduction in water levels that harm the hydroperiod of wetlands,

C. Significant reduction in water levels or hydroperiod in a naturally occurring water body such as a lake or pond,

D. Harmful movement of contaminants in violation of state water quality standards, or

E. Harm to the natural system including damage to habitat for rare or endangered species.

11. The Permittee shall mitigate harm to existing off-site land uses caused by the Permittee's withdrawals, as determined through reference to the conditions for permit issuance. When harm occurs, or is imminent, the District will require the Permittee to modify withdrawal rates or mitigate the harm. Harm as determined through reference to the conditions for permit issuance, includes:

A. Significant reduction in water levels on the property to the extent that the designed function of the water body and related surface water management improvements are damaged, not including aesthetic values. The designed function of a water body is identified in the original permit or other governmental authorization issued for the construction of the water body. In cases where a permit was not required, the designed function shall be determined based on the purpose for the original construction of the water body (e.g. fill for construction, mining, drainage canal, etc.)

B. Damage to agriculture, including damage resulting from reduction in soil moisture resulting from consumptive use; or,

C. Land collapse or subsidence caused by reduction in water levels associated with consumptive use.

R 21

R 22

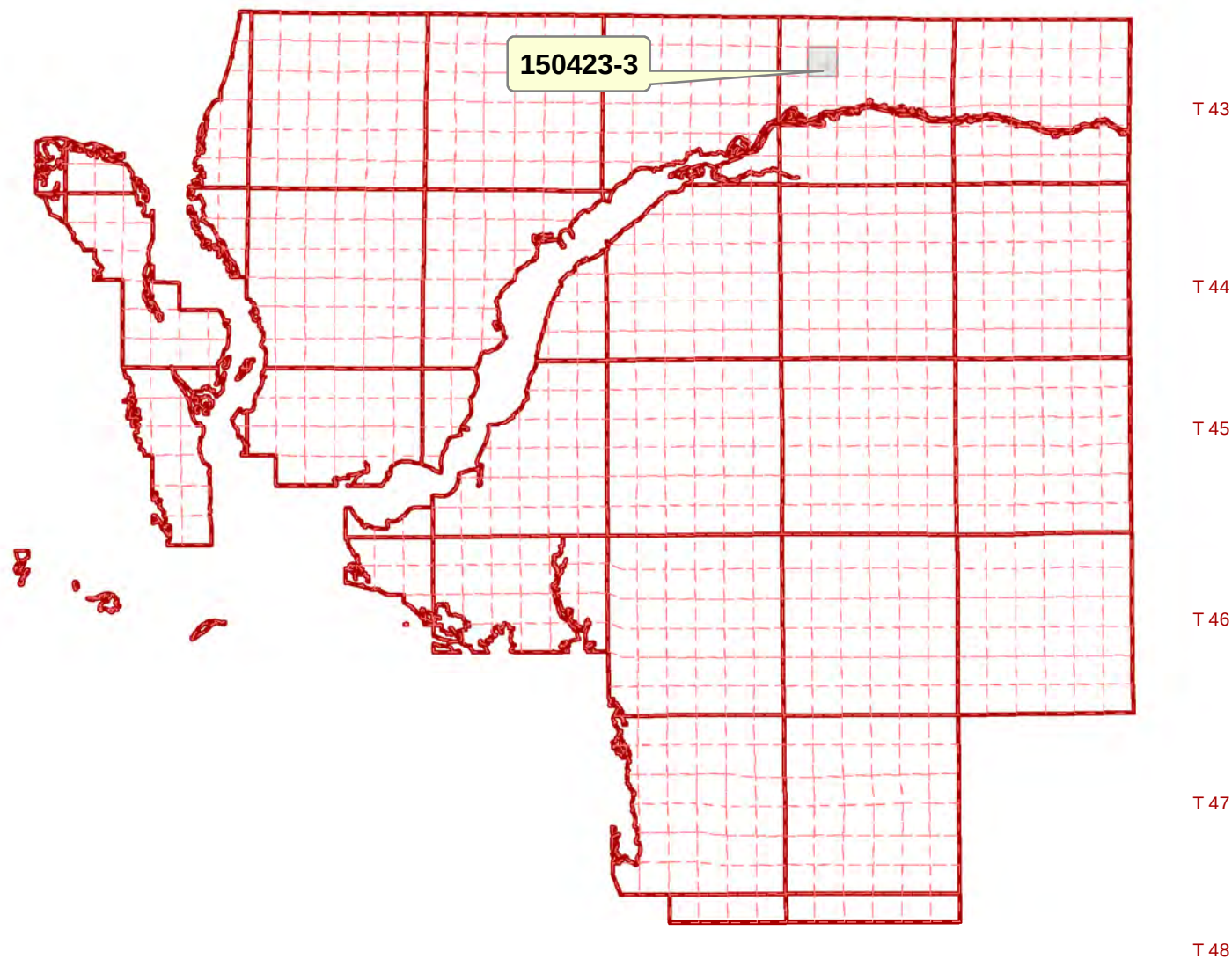
R 23

R 24

R 25

R 26

R 27



LEE COUNTY, FLORIDA

Application No: 150423-3

Permit No: 36-07306-W

Sec 8 / Twp 43 / Rge 26

Project Name: ARMEDA FAMILY

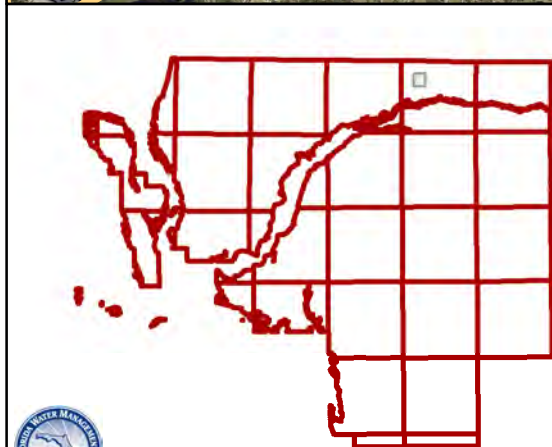
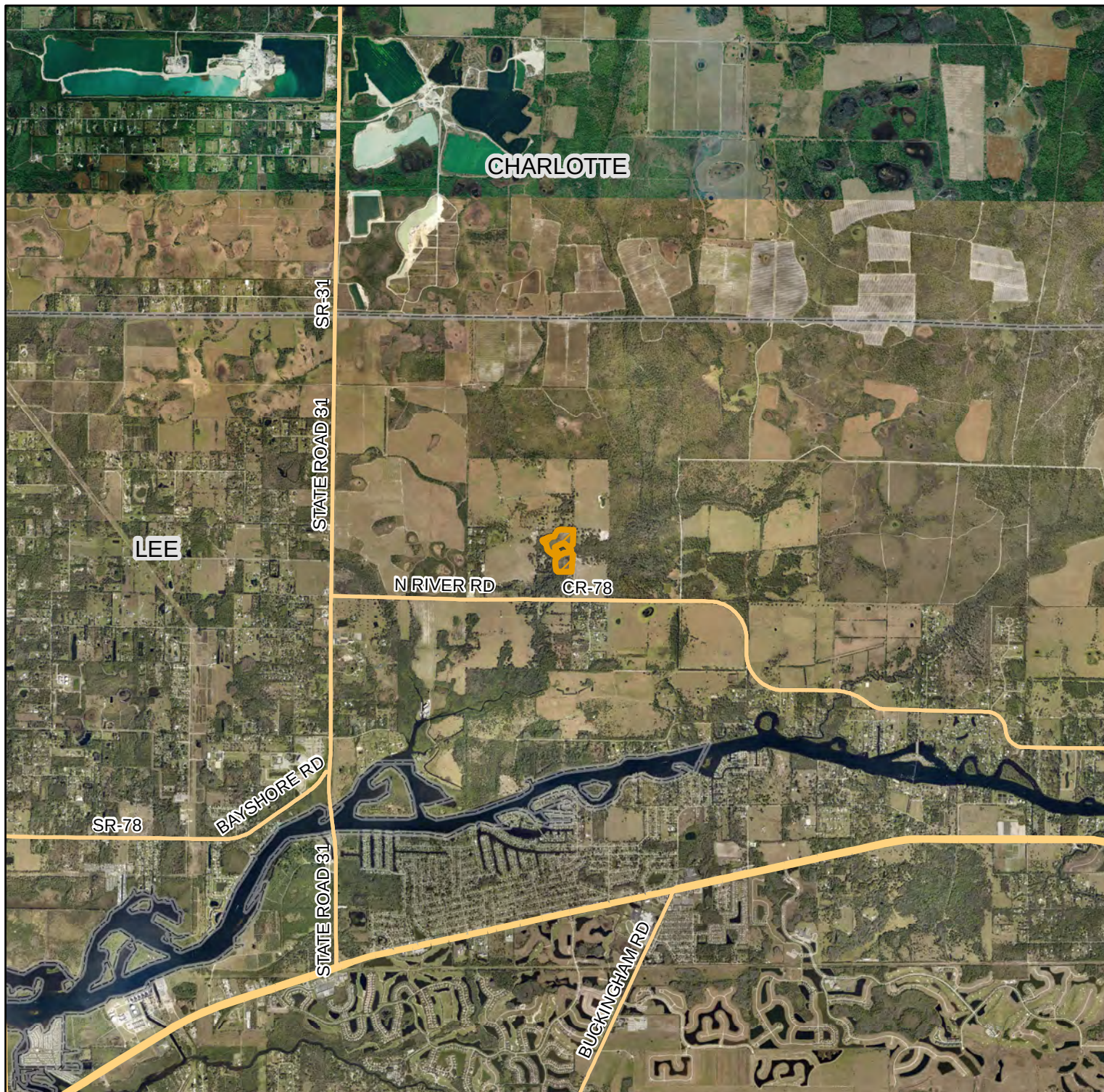
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Map Date: 2015-04-27

0 5 10
Miles

Exhibit No: 1



LEE COUNTY, FLORIDA

Legend

 Application

Application No: 150423-3

Sec 8 / Twp 43 / Rge 26

Project Name: ARMEDA FAMILY

N

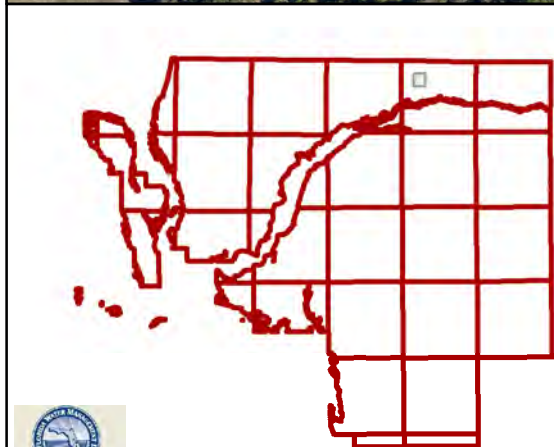


Map Date: 2015-04-27

Permit No: 36-07306-W

0 0.5 1 2
Miles

Exhibit No: 2



LEE COUNTY, FLORIDA

 Application WELL

Application No: 150423-3

Sec 8 / Twp 43 / Rge 26

Project Name: ARMEDA FAMILY

0 125 250 500
 Feet

N



Map Date: 2015-04-27

Permit No: 36-07306-W

Exhibit No: 3

TABLE - A
Description Of Wells.

Application Number: 150423-3

Well ID	254459
Name	Well 1
Map Designator	Well 1
FLUWID Number	
Well Field	
Existing/Proposed	E
Well Diameter(Inches)	8
Total Depth(feet)	80
Cased Depth(feet)	70
Facility Elev. (ft. NGVD)	
Screened Interval	
From	
To	
Pumped Or Flowing	P
Pump Type	Centrifugal
Pump Int. Elev.	
Feet (NGVD)	
Feet (BLS)	0
Pump Capacity(GPM)	200
Year Drilled	
Planar Location	
Source	REVIEWER
Feet East	416834
Feet North	877404
Accounting Method	Flow Meter
Use Status	Primary
Water Use Type	Irrigation
Aquifer	Sandstone Aquifer

Calculations Of Irrigation Requirements**APPLICATION NUMBER: 150423-3****RAINFALL STATION:** Ft. Myers**CROP:** Citrus**IRRIGATION SYSTEM:** Micro-Sprinkler**SOIL TYPE:** 0.8**PARCEL ACREAGE:** 25**PARCEL NAME:** ARMEDA FAMILY LLC**LAND USE:** Agricultural**IRR. MULTIPLIER:** 1.18

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
MEAN RAINFALL	1.90	2.00	1.50	1.90	4.10	9.40	8.70	8.60	8.40	3.50	1.50	1.50	53.00
EVAPOTRANSPIRATION	2.39	2.48	3.44	4.21	5.39	5.87	6.21	6.02	5.22	4.24	3.07	2.50	51.04
AVG. EFFECTIVE RAIN	0.91	0.96	0.78	1.01	2.13	4.45	4.25	4.17	3.91	1.74	0.76	0.74	25.81
DROUGHT RAINFALL	0.77	0.81	0.65	0.85	1.79	3.74	3.57	3.50	3.28	1.46	0.64	0.62	21.68
AVERAGE IRRIGATION	1.48	1.52	2.66	3.20	3.26	1.42	1.96	1.85	1.31	2.50	2.31	1.76	25.23
DROUGHT IRRIGATION	1.62	1.67	2.79	3.36	3.60	2.13	2.64	2.52	1.94	2.78	2.43	1.88	29.36

ANNUAL SUPPLEMENTAL CROP REQUIREMENT: 29.36 INCHES**ANNUAL SUPPLEMENTAL CROP WATER USE:**

29.36 IN X 25 AC X 1.18 X 0.02715 MG/AC-IN = 23.52MG

MAXIMUM MONTHLY SUPPLEMENTAL CROP REQUIREMENT: 5.39 INCHES**MAXIMUM MONTHLY SUPPLEMENTAL CROP WATER USE:**

5.39 IN X 25 AC X 1.18 X 0.02715 MG/AC-IN = 4.32MG

TOTAL ANNUAL DEMAND: 23.52 MG**TOTAL MAXIMUM MONTHLY DEMAND:** 4.32MG

STAFF REPORT DISTRIBUTION LIST

ADDRESSES

Armeda Family, L L C
19440 Armeda Road
Alva FL 33920
bcook@sfwmd.gov

Application No:150423-3

Exhibit No:6



ATTACHMENT 2 BLANEY-CRIDDLE IRRIGATION DEMANDS



Calculations of Irrigation Requirements

(1-in-10)

Rainfall Station:	Ft. Myers	1-in-10	Crop No.: 1
Irrigation System:	Sprinkler		Parcel Name:
Irrigated Acreage:	55.68		Crop No. in Parcel: 1
Crop:	Turf Grass		
Soil Type:	0.80		
Multiplier	1.30		
Efficiency	0.77		

Calculations	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Average Rainfall (inches)	1.90	2.00	1.50	1.90	4.10	9.40	8.70	8.60	8.40	3.50	1.50	1.50	53.00
Evapotranspiration (inches)	1.86	2.14	3.70	5.11	6.83	7.60	8.05	7.72	6.48	4.92	3.07	2.15	59.63
Average Effective Rainfall (inches)	0.88	0.94	0.79	1.06	2.31	4.91	4.71	4.58	4.19	1.81	0.76	0.72	27.66
1-in-10 Effective Rainfall (inches)	0.74	0.79	0.66	0.89	1.94	4.12	3.96	3.85	3.52	1.52	0.64	0.61	23.24
Average Irrigation (inches)	0.98	1.20	2.91	4.05	4.52	2.69	3.34	3.14	2.29	3.11	2.31	1.43	31.97
1-in-10 Irrigation (inches)	1.12	1.35	3.04	4.22	4.89	3.48	4.09	3.87	2.96	3.40	2.43	1.54	36.39

1-in-10 Annual Supplemental Crop Requirement = 36.39 inches

Annual Supplemental Crop Water Use:

$$36.39 \text{ inches} \times 55.68 \text{ Acres} \times 1.3 \times 0.02715 \text{ MG/AC-IN} = 71.51 \text{ MG}$$

1-in-10 Maximum Monthly Supplemental Crop Requirement = 4.89 inches

Maximum Monthly Supplemental Crop Water Use:

$$4.89 \text{ inches} \times 55.68 \text{ Acres} \times 1.3 \times 0.02715 \text{ MG/AC-IN} = 9.61 \text{ MG}$$

Notes:

Evapotranspiration was calculated using a modified Blaney-Criddle method.

Average effective rainfall is the amount that is useful to crops in an average year

Drought rainfall is the rainfall minimum representative of a 1-in-10 year drought

Drought effective rainfall is the amount that is useful to crops in a 1-in-10 year drought event.

Average irrigation is the net amount that should be required for maximum yields during an average year.

Drought irrigation is the net amount that should be required for maximum yields during a 1-in-10 year drought.

EXHIBIT



ATTACHMENT 3 DEEP LAKE AERATION DEVICE





Vertex Water Features Pond and Lake Aeration

BOTTOM AERATION

With
Vertex
MicronBubble™
Technology



AIR3 XL2™

The Vertex Air3 XL2™ pond aerator is a super-efficient, affordable and safe system. In a typical pond, an Air3 XL2™ can aerate approximately 3-4 acres depending on shape, slope, oxygen demand and other factors. A 1/2hp (0.37kW) Brookwood™ SafeStart™ compressor, housed in our rustproof aluminum outdoor cabinet, feeds three bottom mounted CoActive AirStations™ utilizing Vertex's MicronBubble™ technology. The rising force of millions of bubbles circulates the entire water column, entraining bottom water up to the surface allowing vital oxygen to be absorbed and poisonous gasses expelled. With no electricity in the water, Vertex's aeration systems are safe for any type of water recreation.

Our systems have a full 3-year Vertex warranty, excluding wearable parts (air filters and compressor maintenance kits) plus a Limited Lifetime warranty against rust and corrosion on the cabinet, 5-year warranty on the AirStations™ and a 15-year warranty on BottomLine™ supply tubing.



FEATURES

AIRSTATIONXL2™

- ◆ Total pumping capacity of up to 11,400 GPM
- ◆ Six 9" flexible membrane discs with MicronBubble™ technology
- ◆ Shallow water Airstation optional for depths lower than 8'
- ◆ Self-cleaning, low maintenance
- ◆ Powder-coated stainless steel self-sinking base unit designed to prevent sinking into soft bottom sediments
- ◆ 5-year "No Questions" warranty

BROOKWOOD™ COMPRESSOR

- ◆ 3-year Vertex warranty, excluding wearable parts (air filters and compressor maintenance kits)
- ◆ Vertex SafeStart™ Technology
- ◆ UL, 115v or 230v, 35 Max PSI
- ◆ Thermal overload protection
- ◆ 1/2hp (0.37kW): low electrical costs
- ◆ 2-3 year extended duty cycle between scheduled maintenance

QUIETAIR™ CABINET

- ◆ Class "A" GFCI protection on all 115v circuits
- ◆ Powder coated aluminum for a durable attractive finish
- ◆ High capacity 290 CFM fan
- ◆ Easy access design with cam lock
- ◆ Easy plug-in connection to waterside electrical service
- ◆ Disconnect switch
- ◆ Heavy duty, light weight mounting pad included
- ◆ Sound dampening kit optional
- ◆ Limited lifetime warranty against rust

BOTTOMLINE™ TUBING

- ◆ Over-sized I.D. for high flow
- ◆ Self-weighted for easy installation
- ◆ Available in 100' and 500' increments
- ◆ 15-year Vertex warranty

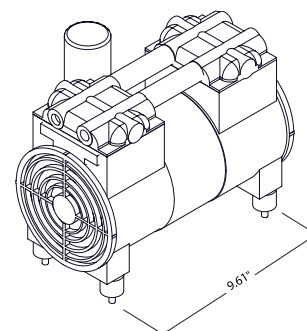
BENEFITS TO THE LAKE

- ◆ High pumping rate easily penetrates stratification layers
- ◆ Circulates entire water column
- ◆ Increases oxygen levels throughout water column
- ◆ Promotes beneficial bacteria growth
- ◆ Prevents low oxygen fish kills
- ◆ Reduces nutrient levels and associated algae growth
- ◆ Oxidizes/reduces bottom muck
- ◆ Expands oxygenated habitat for improved fisheries
- ◆ Reduces aquatic midge and mosquito insect hatches
- ◆ Eliminates foul odors from undesirable dissolved gases
- ◆ Safe entry – no electricity in the water
- ◆ Extremely energy efficient

SPECIFICATIONS: AIR3XL2™ LAKE AERATION SYSTEM

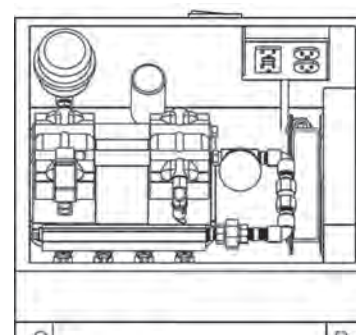
BROOKWOOD™ COMPRESSOR

1/2hp (0.37kW), 115v or 230v, Single Phase piston type compressor. Built for continuous 24/7 operation and equipped with Vertex SafeStart™ technology allowing auto restart under maximum rated pressure without motor damage. Super-duty Brookwood™ compressors incorporate upgraded rotors, stators, valve plates, bearings and capacitors and are thermally protected, oil-free, and require no lubrication; just periodic cleaning of included washable air filter. Extended duty cycle is approximately 2 to 3 years for compressor maintenance, about 2 to 3 times the duty cycle of ordinary piston and rotary vane compressors. All Brookwood™ SafeStart™ compressors carry a 3-year Vertex warranty, excluding wearable parts (air filters and compressor maintenance kits).



QUIETAIR™ CABINET

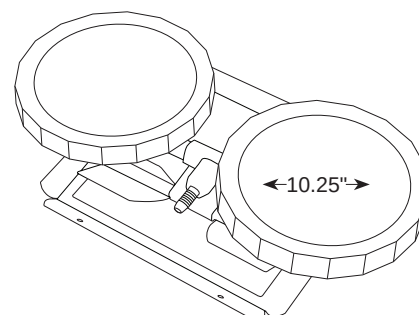
Enclosure comes equipped with cam lock for security, fully gasketed and constructed of aluminum with gray electrostatically-bonded powder coating to provide Limited Lifetime warranty against cabinet rust and corrosion. Enclosure furnished with stamped ventilation grills to insure forced air circulation and an integral cooling fan with thermal protection, producing 290 CFM to guard against excessive compressor operating temperatures. Cabinet provided with HDPE mounting pad. Enclosure comes with class a GFCI protection on both the compressor and fan circuits. Quick disconnect switch included. Side mounted muffler box and additional insulation optional for quieter operation.



19.25" W x 12.25" L x 17" H

AIRSTATION XL2™ ASSEMBLY

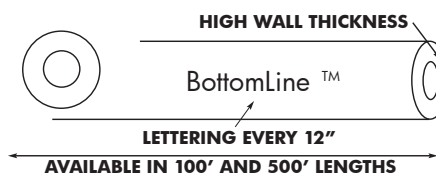
Diffuser station consists of two self-cleaning, 9" diameter, flexible membrane diffusers of EPDM compound with 100% rebound memory, each producing millions of fine 500 to 3000 micron bubbles – the majority 500 to 1000 microns. Each diffuser station base unit is made of powder-coated stainless steel and designed to prevent settling into soft bottom sediments. AIRSTATION™ is designed with adjustable diffuser riser to accommodate any site requirements. AirStations are independently tested and verified to provide stated pumping rates. 5-year warranty.



14.375" W x 18.625" L x 8.375" H

BOTTOMLINE™ SUPPLY TUBING

Self-weighted, direct burial submersible tubing for connection from compressor to diffuser stations. Tubing is flexible PVC composite construction for use with standard PVC solvent weld cement and insert fittings. Tubing has 0.58" I.D. and high wall thickness for long term durability and protection against punctures. Remains flexible in cold temperatures.



LETTERING EVERY 12"

AVAILABLE IN 100' AND 500' LENGTHS



Vertex Water Features
Pond and Lake Aeration

(844) 432-4303 • info@vertexwaterfeatures.com

www.vertexwaterfeatures.com

Install all electrical equipment in accordance with Article 682 of the National Electrical Code and all local codes. Vertex Water Features reserves the right to improve and change our designs and/or specifications of our aerators without notice or obligation.

©Vertex Water Features rev.051116

ATTACHMENT 4
LEE COUNTY
WUP NO.36-00152-W



**SOUTH FLORIDA WATER MANAGEMENT DISTRICT****WATER USE
LETTER MODIFICATION****APPLICATION NUMBER:** 240105-8**PERMIT NUMBER:** 36-00152-W**DATE ISSUED:** February 9, 2024**EXPIRATION DATE:** August 26, 2040**PERMITTEE:** LEE COUNTY UTILITIES
1500 MONROE STREET, THIRD FLOOR
FORT MYERS, FL 33902**PROJECT NAME:** NORTH LEE COUNTY PWS**PROJECT LOCATION:** LEE COUNTY, SS1-4, 9-11, 15, 16, 21/T44S/R24E
SS14-16, 19-22, 25-31/T44S/R25E
SS3-5, 8-11, 14-16, 22-29, 33-36/T43S/R24E

District staff has reviewed the information submitted in support of the referenced application for permit modification(s) and determined that the proposed activities are in compliance with the previous permit and the appropriate provisions of Rule 40E-2.331 (4)(a), Florida Administrative Code. The permit modification(s) include the following:

The purpose of this letter modification is to relocate five of the permitted proposed production wells (PW-37, PW-38, PW-39, PW-40 and PW-41) approximately 0.5 mile to 1 mile east of the original locations, as shown in Exhibit 1. Additionally, the Permittee is requesting to remove from the permit one of the monitoring wells (TW-7). Monitoring well TW-7 is located within the right-of-way of North River Road and will be plugged and abandoned due to the proposed road widening. The proposed locations of the production wells are on parcels owned by Lee County along North River Road and Telegraph Creek Preserve. No changes to the construction details for the proposed Lower Hawthorn aquifer (LHA) production wells are requested. The project well locations are shown in Exhibit 1 and their construction details are shown in Exhibit 2.

In support of this letter modification, the Permittee provided results of the groundwater flow and solute transport model utilized in the previous permit (Application 200604-15). Model results (Exhibit 3) show that the drawdown due to withdrawals from the new locations of the production wells is expected to provide a slight improvement to the combined feedwater to the North Lee County Reverse Osmosis Water Treatment Plant, because the proposed production wells will be installed in an area with better water quality (lower chloride concentration) in the LHA. A hydrograph of the historic chloride concentrations for the project's wellfield is provided in Exhibit 4. The model predicts an estimated chloride concentration of approximately 1,514 milligrams per liter (mg/L) for 2041 due to the relocation of the proposed production wells versus 1,526 mg/L for the currently permitted wellfield without the relocation of the five proposed production wells. The LHA area near the proposed relocation wells will be monitored by an existing monitoring well (TW-14, installed in 2022) located in the easternmost portion of the wellfield (Exhibit 1). More precise predictions will be provided by solute transport model results after completion of the construction of the proposed production wells. No other changes to the permit are requested.

This permit remains subject to the 29 Limiting Conditions and all other terms of the permit authorization as previously issued.

A handwritten signature in blue ink, reading "Brad D. Cook", is written over a horizontal line.

Brad D. Cook, P.G.
Section Leader
Water Use Bureau

SPECIAL PERMIT CONDITIONS

1. This permit is issued to:

Lee County Utilities
1500 Monroe Street, Third Floor
Fort Myers, FL 33902

2. This permit shall expire on August 26, 2040.

3. Use classification is:

Public Water Supply

4. Source classification is:

Groundwater from:
Lower Hawthorn Aquifer

5. Allocation:

Total annual allocation is 5,667.50 million gallons (MG). (15.53 MGD)

Total maximum monthly allocation is 587.30 million gallons (MG).

These allocations represent the amount of water required to meet the water demands as a result of a rainfall deficit during a drought with the probability of recurring one year in ten. The Permittee shall not exceed these allocations in hydrologic conditions less than a 1-in-10 year drought event. Compliance with the annual allocation is based on the quantity withdrawn over a 12-month time period. Compliance with the maximum monthly allocation is based on the greatest quantity withdrawn in any single month. The annual allocation expressed in GPD or MGD is for informational purposes only.

If the rainfall deficit is more severe than that expected to recur once every ten years, the withdrawals shall not exceed that amount necessary to continue to meet the reasonable-beneficial demands under such conditions, provided no harm to the water resources occur and:

1. All other conditions of the permit are met; and
2. The withdrawal is otherwise consistent with applicable declared Water Shortage Orders in effect pursuant to Chapter 40E-21, F.A.C.

6. Withdrawal facilities:

Groundwater - Proposed:

21 - 17" X 700' X 700 GPM Wells Cased To 500 Feet

Groundwater - Existing:

1 - 17" X 653' X 780 GPM Well Cased To 451 Feet
1 - 17" X 700' X 725 GPM Well Cased To 500 Feet
1 - 16" X 803' X 700 GPM Well Cased To 597 Feet
1 - 14" X 747' X 700 GPM Well Cased To 538 Feet
1 - 17" X 592' X 800 GPM Well Cased To 441 Feet
1 - 14" X 639' X 0 GPM Well Cased To 541 Feet
1 - 14" X 800' X 700 GPM Well Cased To 572 Feet
1 - 17" X 670' X 550 GPM Well Cased To 500 Feet
1 - 16" X 500' X 700 GPM Well Cased To 418 Feet
1 - 17" X 637' X 700 GPM Well Cased To 500 Feet
1 - 16" X 734' X 725 GPM Well Cased To 530 Feet
1 - 14" X 700' X .001 GPM Well Cased To 590 Feet
1 - 16" X 667' X 700 GPM Well Cased To 542 Feet
1 - 17" X 642' X 0 GPM Well Cased To 540 Feet
1 - 17" X 600' X 700 GPM Well Cased To 470 Feet
1 - 16" X 489' X 725 GPM Well Cased To 457 Feet
1 - 16" X 748' X 725 GPM Well Cased To 538 Feet
1 - 17" X 700' X 700 GPM Well Cased To 478 Feet
1 - 16" X 700' X 700 GPM Well Cased To 513 Feet
1 - 17" X 700' X 700 GPM Well Cased To 493 Feet

7. The Permittee shall submit all data as required by the implementation schedule for each of the permit conditions to: SFWMD at www.sfwmd.gov/ePermitting, or Regulatory Support, 3301 Gun Club Road, West Palm Beach, FL 33406.
8. The Permittee must submit the appropriate application form incorporated by reference in Rule 40E-2.101, F.A.C., to the District prior to the permit expiration date in order to continue the use of water.
9. The Permittee shall secure a well construction permit prior to construction, repair, or abandonment of all wells, as described in Chapter 40E-3, F.A.C.

10. Prior to any withdrawals at the project, the Permittee shall provide the results of the calibration testing of the identified water accounting method(s) and equip all existing and proposed withdrawal facilities with approved water use accounting method(s) pursuant to Subsection 4.1.1 of the Applicant's Handbook for Water Use Permit Applications within the South Florida Water Management District.
11. Every five years from the date of last calibration, the Permittee shall submit re-calibration data for each withdrawal facility.
12. Monthly withdrawals for each withdrawal facility shall be reported to the District quarterly. The water accounting method and means of calibration shall be stated on each report.
13. The Permittee shall notify the District within 30 days of any change in service area boundary that results in a change in demand that affects its permitted allocation. The allocation shall be modified to effectuate such change.
14. The Permittee shall maintain an accurate flow meter at the intake of the water treatment plant for the purpose of measuring daily inflow of water.
15. If at any time there is an indication that the well casing, valves, or controls leak or have become inoperative, repairs or replacement shall be made to restore the system to an operating condition. Failure to make such repairs shall be cause for filling and abandoning the well, in accordance with procedures outlined in Chapter 40E-3, F.A.C.
16. The Standard Water Conservation Plan described in Subsection 2.3.2.F.1.a of the Applicant's Handbook for Water Use Permits within the South Florida Water Management District and Exhibit 13 (Application 200604-15) must continue being implemented.
17. The Permittee shall submit to the District an updated "Summary of Groundwater (Well) Facilities" table ("Section IV - Sources of Water", Water Use Permit Application Form 1379) within 90 days of completion of the proposed wells identifying the actual total and cased depths, pump manufacturer and model numbers, pump types, intake depths and type of meters.

18. The Permittee shall notify the District within 30 days of entering into an inter-local agreement, contract, or other similar instrument to deliver or receive water outside of its service area or to serve a demand not identified to determine the allocation described in this permit. A copy of such agreement shall be provided to the District. The monthly volume of water delivered and/or received via each inter-local agreement, contract, or other similar instrument shall be submitted to the District at the same reporting frequency as the withdrawals for each withdrawal facility required in this permit.
19. The Permittee shall implement the wellfield operating plan submitted in support of the permit application, as described in the District staff report. Details of the wellfield operation plan are shown on Exhibit 12 (Application 200604-15).
20. The Permittee shall determine unaccounted-for distribution system losses (for the entire distribution system) on a monthly basis, including the way these losses are calculated. Reports shall be submitted to the District on a yearly basis and are due by April 30th of each year.

If unaccounted-for distribution system losses are greater than 10 percent for any given year, the Permittee shall submit to the District for approval, a formal leak detection program that meets the requirements of Subsection 4.1.2 of the Applicant's Handbook for Water Use Permit Applications within the South Florida Water Management District, to address the reduction of such water loss.

21. The Permittee shall maintain an accurate flow meter at the point of discharge from the treatment plant for the purpose of measuring the daily flow of water.
22. Entities that control, either directly or indirectly, a wastewater treatment plant and/or reuse distribution system, and which have determined pursuant to Section 403.064, F.S., that use of reclaimed water is feasible, must provide the District with annual updates of the following information: (A) the status of distribution system construction, including location and capacity of lines; (B) a summary of uncommitted supplies for the next year; (C) copies of any new or amended local mandatory reclaimed water reuse zone ordinances; and (D) a list of end-users who have contracted to receive reclaimed water and the agreed upon quantity of water to be delivered.
Reports shall be submitted to the District annually and are due by April 30th of each year.

23. If a proposed well location is different from a location specified in the application, the Permittee shall submit to the District an evaluation of the impact of pumpage from the proposed well location on adjacent existing legal uses, pollution sources, environmental features, the saline water interface, and water bodies one month prior to all new well construction. The Permittee is advised the proposed well locations and resulting impacts must be in compliance with all permitting criteria and performance standards in effect at that time.
24. The Permittee shall submit to the District an updated "Summary of Groundwater (Well) or Surface Water (Pump or Culvert) Facilities" table ("Section IV - Sources of Water", Water Use Permit Application Form 1379) at least 30 days prior to a change in any facility status (e.g. installation, relocation, abandonment) to include all specifications of the well, pump or culvert (e.g. actual total and cased depths, pump manufacturer and model numbers, pump types, intake depths and type of meters, culvert type, length, cross-section, diameter, height, width, invert elevation, control device, and water use accounting method).
25. The Permittee shall implement the following saline water intrusion monitoring program:
Water samples from all production and monitoring wells shall be analyzed monthly for dissolved chloride concentration and the results shall be submitted to the District on quarterly basis.
26. The Permittee shall continue to submit monitoring data in accordance with the approved water level monitoring program for this project.
The Permittee shall continue monthly water level monitoring in each production and monitor well and submit data to the District on a quarterly basis.
27. Pursuant to Section 373.236(4), F.S., every ten years from the date of permit issuance, the Permittee shall submit a water use compliance report for review and approval by District Staff to SFWMD at www.sfwmd.gov/ePermitting, or Regulatory Support, 3301 Gun Club Road, West Palm Beach, FL 33406.
28. Thirty (30) days prior to installation of any of the proposed wells located outside the current service area, the Permittee shall provide to the District ownership or lease documentation proving the Permittee has legal control of the well site.
29. The Permittee shall provide a quarterly report that identifies the number of days

Olga plant was shut down, the reason for the shut down and monthly amount of water supplied by North Lee County WTP (to be submitted to the District on the quarterly basis).

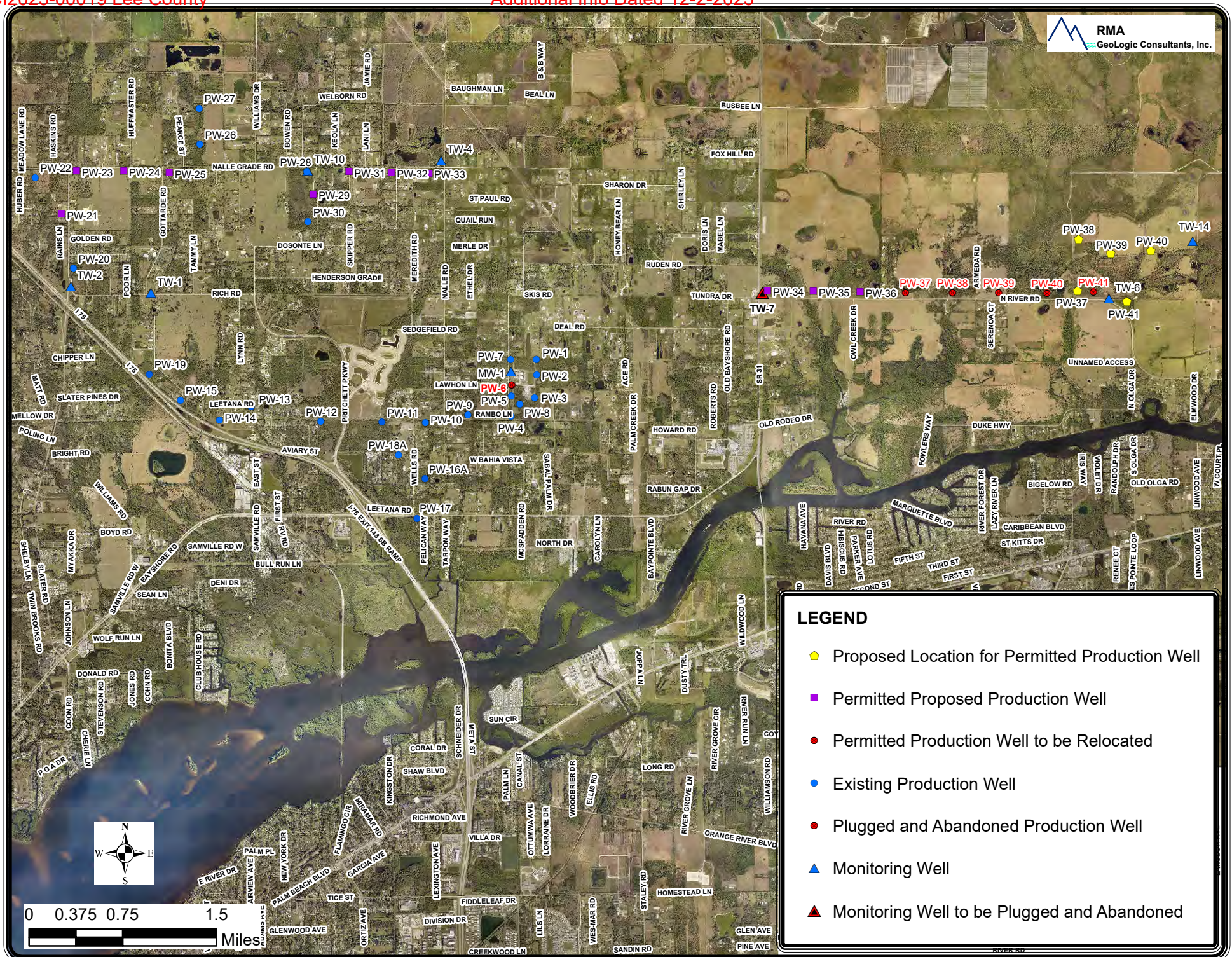


EXHIBIT 1- AERIAL PHOTO SHOWING LOCATION OF NORTH LEE COUNTY WELLFIELD AND PROPOSED MODIFICATION.

TABLE - A
Description Of Wells.

Application Number: 240105-8

Well ID	142438	142439	142440	142450	142441	142442
Name	PW-1	PW-2	PW-3	PW-4	PW-5	PW-6
Map Designator	PW-1	PW-2	PW-3	PW-4	PW-5	PW-6
FLUWID Number						
Well Field						
Existing/Proposed	E	E	E	E	E	A
Well Diameter(Inches)	17	17	17	17	17	17
Total Depth(feet)	637	700	592	653	670	700
Cased Depth(feet)	500	493	441	451	500	475
Facility Elev. (ft. NGVD)	25	25	25	25	25	25
Screened Interval From						
To						
Pumped Or Flowing	P	P	P	P	P	P
Pump Type	Submersible	Submersible	Turbine	Submersible	Submersible	None
Pump Int. Elev. Feet (NGVD)	-95	-95	-95	-95	-95	
Feet (BLS)	120	120	120	120	120	
Pump Capacity(GPM)	700	700	800	780	550	0
Year Drilled	2003	2003	2002	2002	2002	2003
Planar Location Source	APPLICANT	APPLICANT	APPLICANT	APPLICANT	APPLICANT	APPLICANT
Feet East	398380	398396	398305	397297	397311	397333
Feet North	872896	872249	871294	870522	871368	871842
Accounting Method	Flow Meter	Flow Meter	Flow Meter	Flow Meter	Flow Meter	None
Use Status	Standby	Primary	Primary	Primary	Standby	Abandoned
Water Use Type	Public Water Supply Monitor	Public Water Supply Monitor	Public Water Supply Monitor	Public Water Supply Monitor	Public Water Supply Monitor	Public Water Supply Monitor
Aquifer	Lower Hawthorn Aquifer	Lower Hawthorn Aquifer	Lower Hawthorn Aquifer	Lower Hawthorn Aquifer	Lower Hawthorn Aquifer	Lower Hawthorn Aquifer

TABLE - A
Description Of Wells.

Application Number: 240105-8

Well ID	142449	142443	142545	142546	142547	142548
Name	PW-7	PW-8	MW-2 (PW-9)	PW-10	PW-11	PW-12
Map Designator	PW-7	PW-8	MW-2 (PW-9)	PW-10	PW-11	PW-12
FLUWID Number						
Well Field						
Existing/Proposed	E	E	E	E	E	E
Well Diameter(Inches)	17	17	14	14	16	16
Total Depth(feet)	700	600	639	747	748	734
Cased Depth(feet)	478	470	541	538	538	530
Facility Elev. (ft. NGVD)	25	25	16.5	17	16	21
Screened Interval From To						
Pumped Or Flowing	P	P	P	P	P	P
Pump Type	Submersible	Turbine	None	Submersible	Turbine	Turbine
Pump Int. Elev. Feet (NGVD)	-115	-95		-103	-104	-99
Feet (BLS)	140	120		120	120	120
Pump Capacity(GPM)	700	700	0	700	725	725
Year Drilled	2002	2003	2008	2008	2010	2012
Planar Location Source	APPLICANT	APPLICANT	APPLICANT	DIGITIZED	APPLICANT	DIGITIZED
Feet East	397301	397670	395477	393675	391822	389254
Feet North	872914	871043	870587	870272	870317	870363
Accounting Method	Flow Meter	Flow Meter	Flow Meter	Flow Meter	Flow Meter	Flow Meter
Use Status	Primary	Primary	Primary	Standby	Primary	Primary
Water Use Type	Public Water Supply Monitor	Public Water Supply Monitor	Monitor Public Water Supply	Public Water Supply Monitor	Public Water Supply Monitor	Public Water Supply Monitor
Aquifer	Lower Hawthorn Aquifer	Lower Hawthorn Aquifer	Lower Hawthorn Aquifer	Lower Hawthorn Aquifer	Lower Hawthorn Aquifer	Lower Hawthorn Aquifer

TABLE - A
Description Of Wells.

Application Number: 240105-8

Well ID	142637	142638	142639	142640	220604	220605
Name	PW-13A	PW-14	PW-15	PW-16A	PW-17A	PW-18A
Map Designator	PW-13A	PW-14	PW-15	PW-16A	PW-17A	PW-18A
FLUWID Number						
Well Field						
Existing/Proposed	E	E	E	E	E	E
Well Diameter(Inches)	16	16	16	16	16	14
Total Depth(feet)	489	700	803	667	500	800
Cased Depth(feet)	457	513	597	542	418	572
Facility Elev. (ft. NGVD)	21	21	20	13	8	12
Screened Interval From						
To						
Pumped Or Flowing	P	P	P	P	P	P
Pump Type	Turbine	Turbine	Turbine	Turbine	Turbine	Submersible
Pump Int. Elev. Feet (NGVD)	-99	-99	-100	-107	-112	-108
Feet (BLS)	120	120	120	120	120	120
Pump Capacity(GPM)	725	700	700	700	700	700
Year Drilled	2011	2012	2011	2010	2010	2009
Planar Location						
Source	APPLICANT	APPLICANT	APPLICANT	APPLICANT	APPLICANT	APPLICANT
Feet East	386308	384970	383325	393596	393268	392563
Feet North	871026	870455	871313	868045	866240	868941
Accounting Method	Flow Meter	Flow Meter	Flow Meter	Flow Meter	Flow Meter	Flow Meter
Use Status	Standby	Standby	Primary	Standby	Primary	Primary
Water Use Type	Public Water Supply Monitor	Public Water Supply Monitor	Public Water Supply Monitor	Public Water Supply Monitor	Public Water Supply Monitor	Public Water Supply Monitor
Aquifer	Lower Hawthorn Aquifer	Lower Hawthorn Aquifer	Lower Hawthorn Aquifer	Lower Hawthorn Aquifer	Lower Hawthorn Aquifer	Lower Hawthorn Aquifer

TABLE - A
Description Of Wells.

Application Number: 240105-8

Well ID	262850	262851	262852	262853	262854	262855
Name	PW-19	PW-20	PW-21	PW-22	PW-23	PW-24
Map Designator	PW-19	PW-20	PW-21	PW-22	PW-23	PW-24
FLUWID Number						
Well Field						
Existing/Proposed	E	P	P	E	P	P
Well Diameter(Inches)	14	17	17	17	17	17
Total Depth(feet)	700	700	700	700	700	700
Cased Depth(feet)	590	500	500	500	500	500
Facility Elev. (ft. NGVD)	25					
Screened Interval From						
To						
Pumped Or Flowing	P	P	P	P	P	P
Pump Type	Turbine	Turbine	Turbine	Turbine	Turbine	Turbine
Pump Int. Elev. Feet (NGVD)	-95					
Feet (BLS)	120	120	120	120	120	120
Pump Capacity(GPM)	.001	700	700	725	700	700
Year Drilled	2015	2021	2021	2021	2022	2022
Planar Location						
Source	APPLICANT	APPLICANT	APPLICANT	APPLICANT	APPLICANT	APPLICANT
Feet East	382404	378774	378514	377065	378972	381084
Feet North	872654	876821	879065	880756	881126	880971
Accounting Method	Flow Meter	Flow Meter	Flow Meter	Flow Meter	Flow Meter	Flow Meter
Use Status	Standby	Primary	Primary	Primary	Primary	Primary
Water Use Type	Public Water Supply Monitor	Public Water Supply Monitor	Public Water Supply Monitor	Public Water Supply Monitor	Public Water Supply Monitor	Public Water Supply Monitor
Aquifer	Lower Hawthorn Aquifer	Lower Hawthorn Aquifer	Lower Hawthorn Aquifer	Lower Hawthorn Aquifer	Lower Hawthorn Aquifer	Lower Hawthorn Aquifer

TABLE - A
Description Of Wells.

Application Number: 240105-8

Well ID	262856	285295	285296	285297	285298	285299
Name	PW-25	PW-26	PW-27	PW-28	PW-29	PW-30
Map Designator	PW-25	PW-26	PW-27	PW-28	PW-29	PW-30
FLUWID Number						
Well Field						
Existing/Proposed	P	P	P	P	P	P
Well Diameter(Inches)	17	17	17	17	17	17
Total Depth(feet)	700	700	700	700	700	700
Cased Depth(feet)	500	500	500	500	500	500
Facility Elev. (ft. NGVD)						
Screened Interval From						
To						
Pumped Or Flowing	P	P	P	P	P	P
Pump Type	Turbine	Turbine	Turbine	Turbine	Turbine	Turbine
Pump Int. Elev. Feet (NGVD)						
Feet (BLS)	120	120	120	120	120	120
Pump Capacity(GPM)	700	700	700	700	700	700
Year Drilled	2022	2023	2023	2023	2023	2023
Planar Location						
Source	APPLICANT	APPLICANT	APPLICANT	APPLICANT	APPLICANT	APPLICANT
Feet East	383120	384210	384195	388914	388988	388758
Feet North	880911	882100	883614	880949	879979	878867
Accounting Method	Flow Meter	Flow Meter	Flow Meter	Flow Meter	Flow Meter	Flow Meter
Use Status	Primary	Primary	Primary	Primary	Primary	Primary
Water Use Type	Public Water Supply Monitor	Public Water Supply Monitor	Public Water Supply Monitor	Public Water Supply Monitor	Public Water Supply Monitor	Public Water Supply Monitor
Aquifer	Lower Hawthorn Aquifer	Lower Hawthorn Aquifer	Lower Hawthorn Aquifer	Lower Hawthorn Aquifer	Lower Hawthorn Aquifer	Lower Hawthorn Aquifer

TABLE - A
Description Of Wells.

Application Number: 240105-8

Well ID	285300	285301	285302	285303	285304	285305
Name	PW-31	PW-32	PW-33	PW-34	PW-35	PW-36
Map Designator	PW-31	PW-32	PW-33	PW-34	PW-35	PW-36
FLUWID Number						
Well Field						
Existing/Proposed	P	P	P	P	P	P
Well Diameter(Inches)	17	17	17	17	17	17
Total Depth(feet)	700	700	700	700	700	700
Cased Depth(feet)	500	500	500	500	500	500
Facility Elev. (ft. NGVD)						
Screened Interval From						
To						
Pumped Or Flowing	P	P	P	P	P	P
Pump Type	Turbine	Turbine	Turbine	Turbine	Turbine	Turbine
Pump Int. Elev. Feet (NGVD)						
Feet (BLS)	120	120	120	120	120	120
Pump Capacity(GPM)	700	700	700	700	700	700
Year Drilled	2023	2023	2026	2026	2028	2028
Planar Location						
Source	APPLICANT	APPLICANT	APPLICANT	APPLICANT	APPLICANT	APPLICANT
Feet East	390470	392455	394106	408102	410138	412116
Feet North	880782	880804	880743	875791	875131	875608
Accounting Method	Flow Meter	Flow Meter	Flow Meter	Flow Meter	Flow Meter	Flow Meter
Use Status	Primary	Primary	Primary	Primary	Primary	Primary
Water Use Type	Public Water Supply Monitor	Public Water Supply Monitor	Public Water Supply Monitor	Public Water Supply Monitor	Public Water Supply Monitor	Public Water Supply Monitor
Aquifer	Lower Hawthorn Aquifer	Lower Hawthorn Aquifer	Lower Hawthorn Aquifer	Lower Hawthorn Aquifer	Lower Hawthorn Aquifer	Lower Hawthorn Aquifer

TABLE - A
Description Of Wells.

Application Number: 240105-8

Well ID	285306	285307	285308	285309	285310	262857
Name	PW-37	PW-38	PW-39	PW-40	PW-41	PW-42 (ASR)
Map Designator	PW-37	PW-38	PW-39	PW-40	PW-41	PW-42 (ASR)
FLUWID Number						
Well Field						
Existing/Proposed	P	P	P	P	P	E
Well Diameter(Inches)	17	17	17	17	17	17
Total Depth(feet)	700	700	700	700	700	642
Cased Depth(feet)	500	500	500	500	500	540
Facility Elev. (ft. NGVD)						
Screened Interval From						
To						
Pumped Or Flowing	P	P	P	P	P	P
Pump Type	Turbine	Turbine	Turbine	Turbine	Turbine	Turbine
Pump Int. Elev. Feet (NGVD)						
Feet (BLS)	120	120	120	120	120	120
Pump Capacity(GPM)	700	700	700	700	700	0
Year Drilled	2028	2032	2032	2034	2034	1999
Planar Location						
Source	APPLICANT	APPLICANT	APPLICANT	APPLICANT	APPLICANT	APPLICANT
Feet East	421259	421388	422694	424385	423352	382564
Feet North	875648	877806	877201	877297	875147	865467
Accounting Method	Flow Meter	Flow Meter	Flow Meter	Flow Meter	Flow Meter	Flow Meter
Use Status	Primary	Primary	Primary	Primary	Primary	Standby
Water Use Type	Public Water Supply Monitor	Public Water Supply Monitor	Public Water Supply Monitor	Public Water Supply Monitor	Public Water Supply Monitor	Public Water Supply Monitor
Aquifer	Lower Hawthorn Aquifer	Lower Hawthorn Aquifer	Lower Hawthorn Aquifer	Lower Hawthorn Aquifer	Lower Hawthorn Aquifer	Lower Hawthorn Aquifer

TABLE - A
Description Of Wells.

Application Number: 240105-8

Well ID	142805	285312	285314	262846	285315	285316
Name	MW-1	TW-1	TW-2	TW-4	TW-6	TW-7
Map Designator	MW-1	TW-1	TW-2	TW-4	TW-6	TW-7
FLUWID Number						
Well Field						
Existing/Proposed	E	E	E	E	E	E
Well Diameter(Inches)	8	8	8	8	8	8
Total Depth(feet)	612	750	776	624	725	750
Cased Depth(feet)	537	478	461	414	538	528
Facility Elev. (ft. NGVD)	26	26	26	25	25	25
Screened Interval From						
To						
Pumped Or Flowing	F	F	F	F	F	F
Pump Type	None	None	None	None	None	None
Pump Int. Elev. Feet (NGVD)						
Feet (BLS)						
Pump Capacity(GPM)	0	0	0	0	0	0
Year Drilled	2002	2018	2018	2019	2019	2019
Planar Location						
Source	APPLICANT	APPLICANT	APPLICANT	APPLICANT	APPLICANT	APPLICANT
Feet East	397309	382141	378730	394429	422600	408003
Feet North	872419	875860	876141	881320	875282	875629
Accounting Method	None	None	None	None	None	None
Use Status	Monitor	Monitor	Monitor	Monitor	Monitor	Monitor
Water Use Type	Monitor	Monitor	Monitor	Monitor	Monitor	Monitor
Aquifer	Lower Hawthorn Aquifer	Lower Hawthorn Aquifer	Lower Hawthorn Aquifer	Lower Hawthorn Aquifer	Lower Hawthorn Aquifer	Lower Hawthorn Aquifer

TABLE - A
Description Of Wells.

Application Number: 240105-8

Well ID	285317	295146
Name	TW-10	TW-14
Map Designator	TW-10	TW-14
FLUWID Number		
Well Field		
Existing/Proposed	E	E
Well Diameter(Inches)	8	8
Total Depth(feet)	810	792
Cased Depth(feet)	542	587
Facility Elev. (ft. NGVD)	25	
Screened Interval		
From		
To		
Pumped Or Flowing	F	
Pump Type	None	None
Pump Int. Elev.		
Feet (NGVD)		
Feet (BLS)		
Pump Capacity(GPM)	0	0
Year Drilled	2019	2022
Planar Location		
Source	APPLICANT	APPLICANT
Feet East	388786	426156
Feet North	880945	877690
Accounting Method	None	None
Use Status	Monitor	Monitor
Water Use Type	Monitor	Monitor
Aquifer	Lower Hawthorn Aquifer	Lower Hawthorn Aquifer

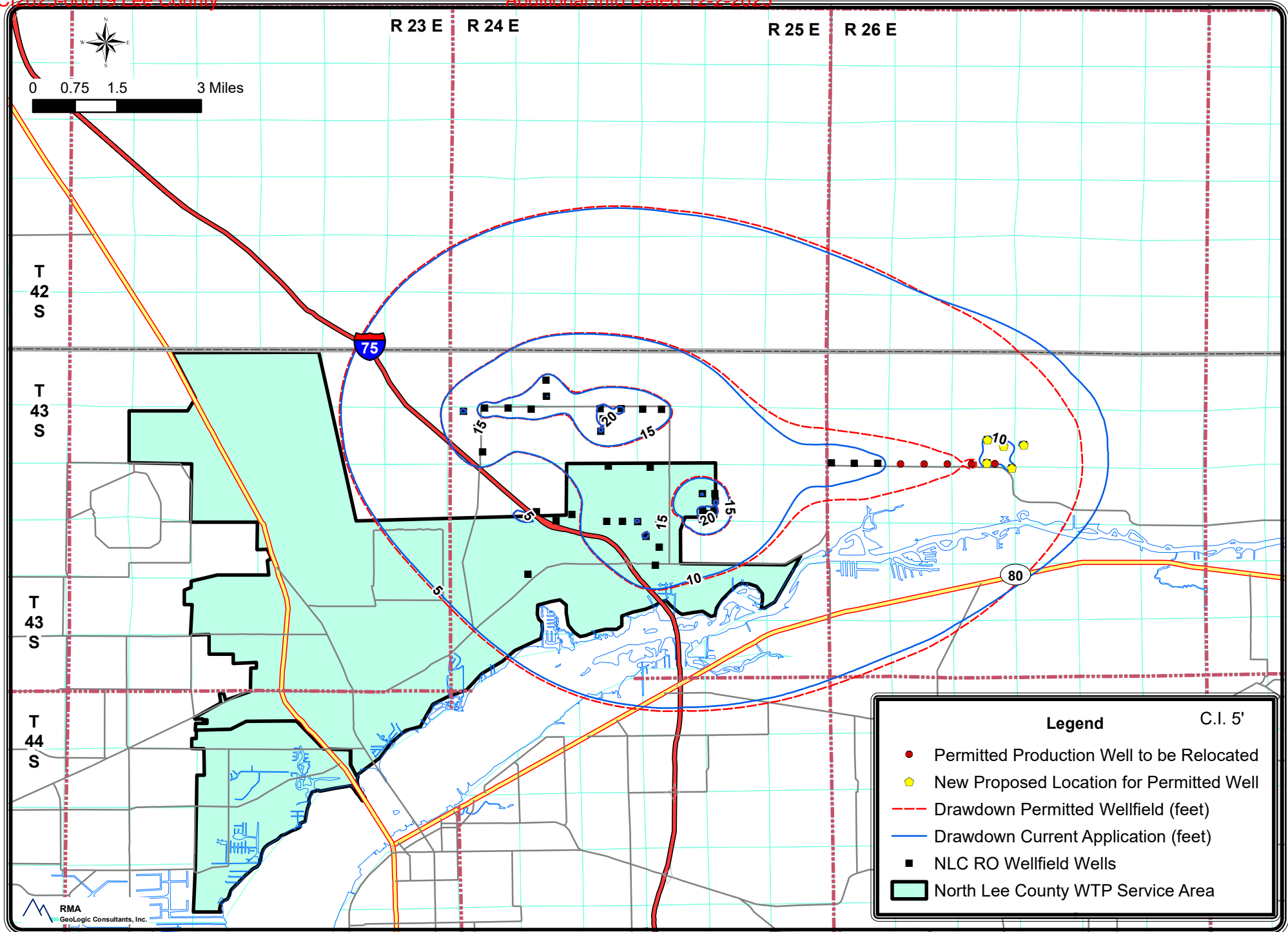


EXHIBIT 3- INDIVIDUAL POTENTIOMETRIC WATER LEVEL DRAWDOWN CONTOUR MAP BY THE END OF MAY IN THE UPPER FLORIDAN AQUIFER DUE TO THE PERMITTED MAXIMUM DAILY QUANTITY (19.3 MGD) WITHDRAWAL FROM THE NORTH LEE COUNTY WELLFIELD.

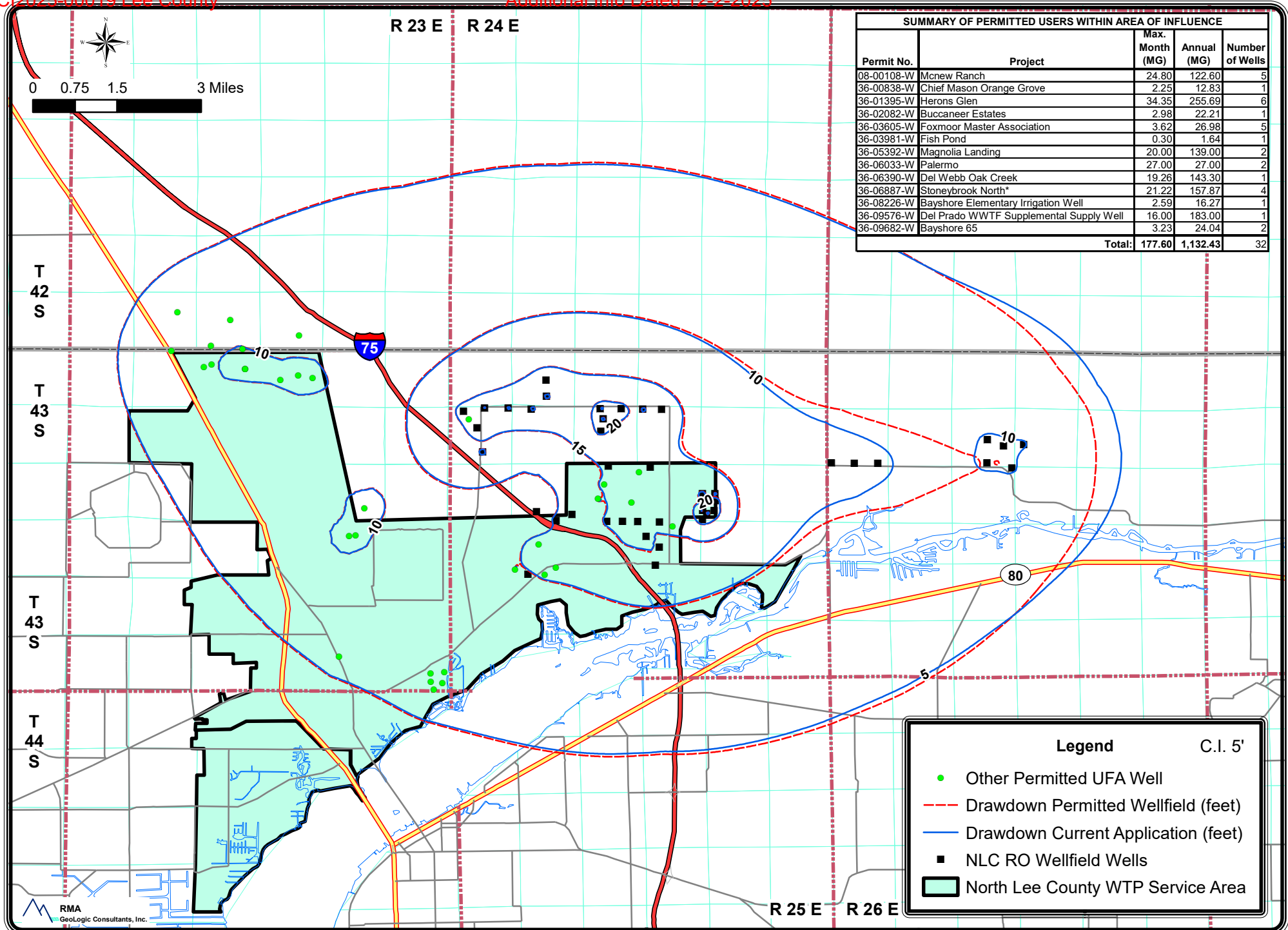


EXHIBIT 3 - CUMULATIVE POTENTIOMETRIC WATER LEVEL DRAWDOWN CONTOUR MAP BY THE END OF MAY IN THE UPPER FLORIDAN AQUIFER DUE TO THE PERMITTED MAXIMUM DAILY QUANTITY (19.3 MGD) WITHDRAWAL FROM THE NORTH LEE COUNTY WELLFIELD AND PERMITTED ALLOCATIONS FROM NEARBY UFA USERS.

CHARLOTTE COUNTY

LEE COUNTY

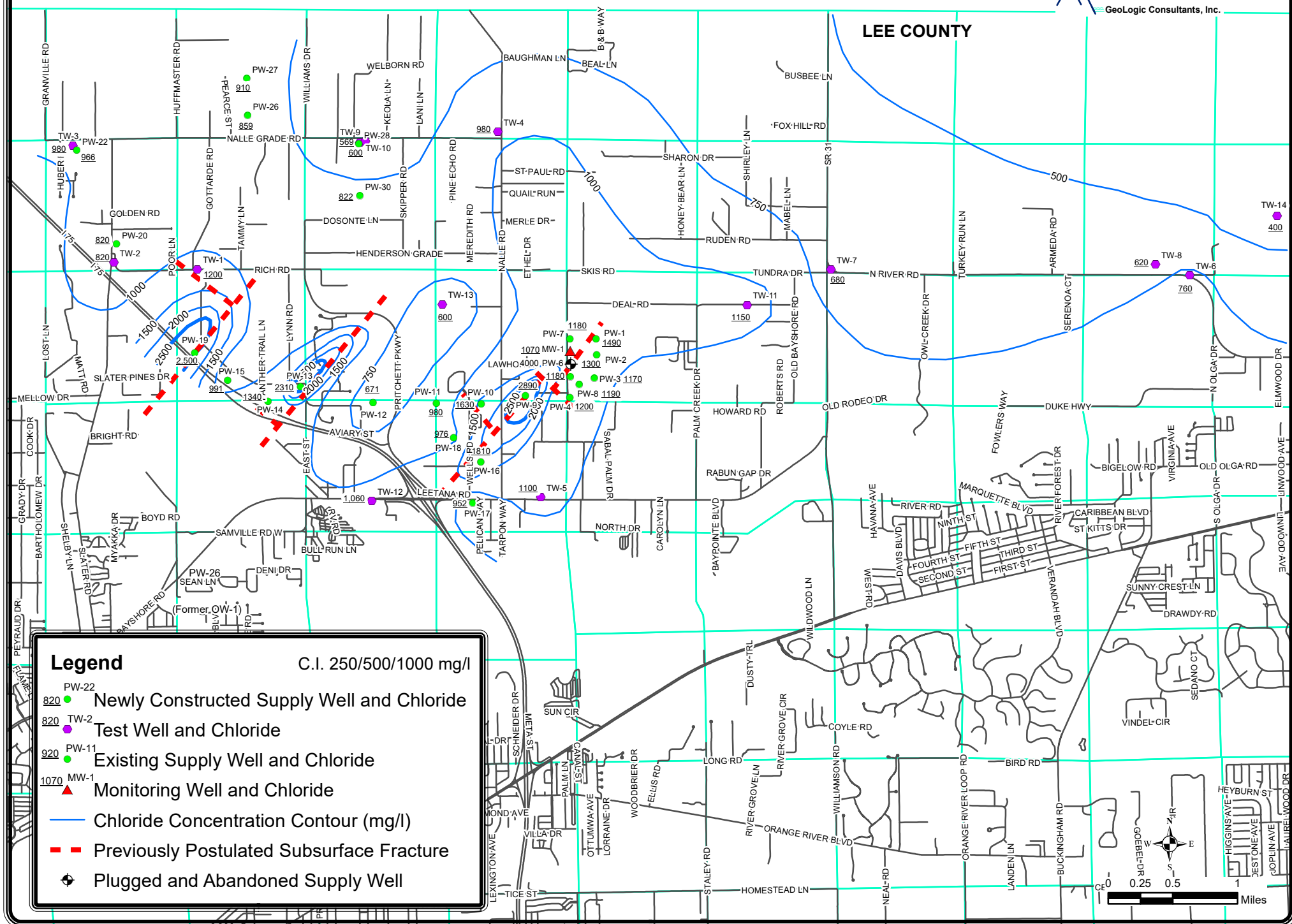
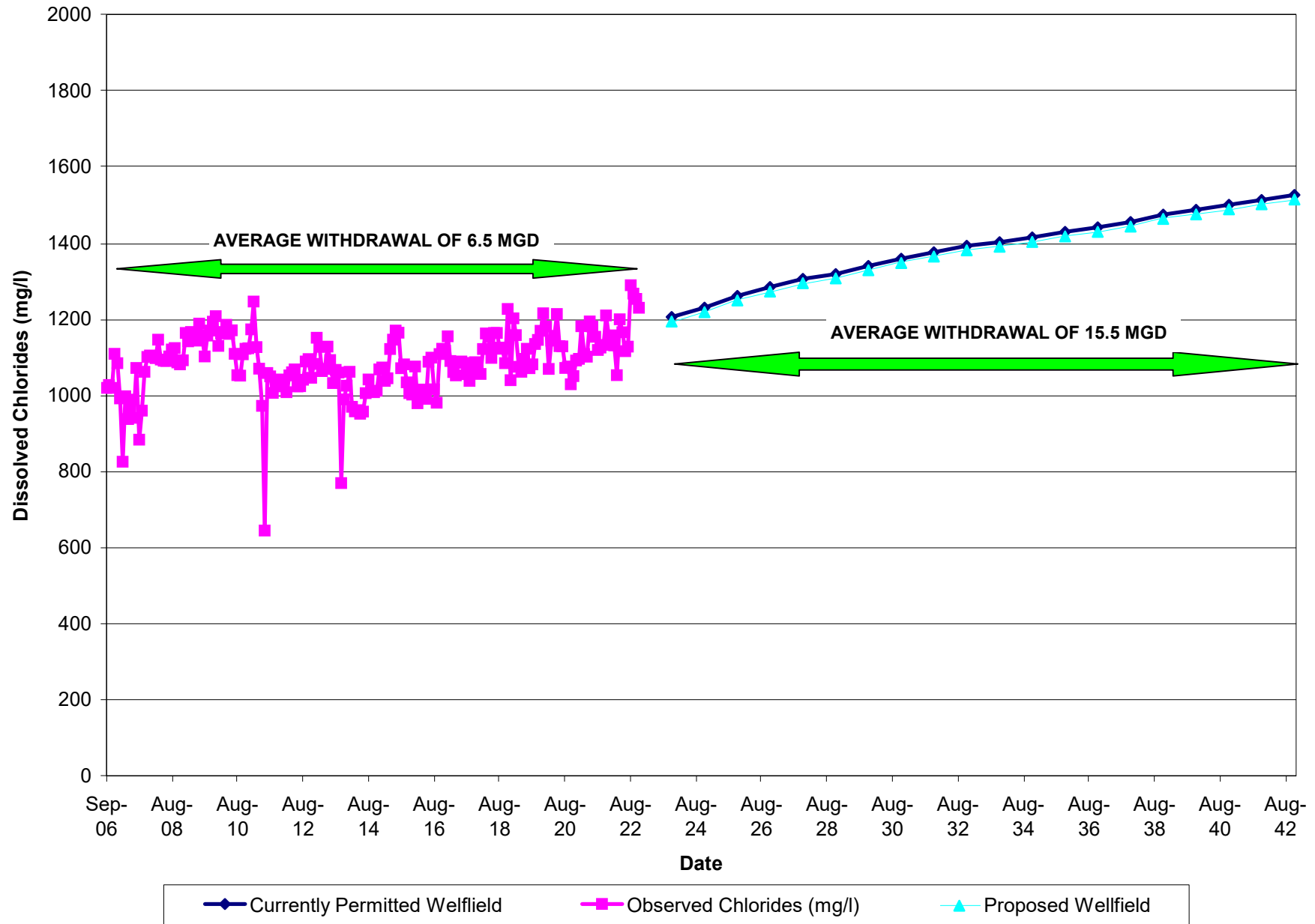
RMA
GeoLogic Consultants, Inc.

EXHIBIT 4 - CHLORIDE CONTOUR MAP FOR THE NORTH LEE COUNTY WELDFIELD UPDATED WITH DATA FROM THE TEST WELLS AND NEWLY CONSTRUCTED SUPPLY WELLS.

FIGURE 6- PLOT OF PROJECTED CHLORIDE CONCENTRATIONS FOR THE NEXT 20 YEARS FOR THE COMBINED PRODUCED GROUNDWATER FROM THE NORTH LEE COUNTY WELLFIELD (AVERAGE WITHDRAWAL RATE OF 15.5 MGD).



Requirement by Permit Condition Report

App No: 240105-8

Permit No: 36-00152-W

Project Name: NORTH LEE COUNTY PWS

Permit Condition No: 11		Permit Condition Code: <u>WUSTD021-2</u>			
Facility Name	Requirement Name	Col Freq	Sub Freq	Due Date	
WELL - PW-1	Calibration report for WELL PW-1	Every Five Years	Every Five Years	31-MAR-2027	
WELL - PW-2	Calibration report for WELL PW-2	Every Five Years	Every Five Years	31-MAR-2027	
WELL - PW-3	Calibration report for WELL PW-3	Every Five Years	Every Five Years	31-MAR-2027	
WELL - PW-5	Calibration report for WELL PW-5	Every Five Years	Every Five Years	31-MAR-2027	
WELL - PW-8	Calibration report for WELL PW-8	Every Five Years	Every Five Years	31-MAR-2027	
WELL - PW-7	Calibration report for WELL PW-7	Every Five Years	Every Five Years	31-MAR-2027	
WELL - PW-4	Calibration report for WELL PW-4	Every Five Years	Every Five Years	31-MAR-2027	
WELL - MW-2 (PW-9)	Calibration report for WELL MW-2 (PW-9)	Every Five Years	Every Five Years	31-MAR-2027	
WELL - PW-10	Calibration report for WELL PW-10	Every Five Years	Every Five Years	31-MAR-2027	
WELL - PW-11	Calibration report for WELL PW-11	Every Five Years	Every Five Years	30-APR-2027	
WELL - PW-12	Calibration report for WELL PW-12	Every Five Years	Every Five Years	30-APR-2027	
WELL - PW-13A	Calibration report for WELL PW-13A	Every Five Years	Every Five Years	30-APR-2027	
WELL - PW-14	Calibration report for WELL PW-14	Every Five Years	Every Five Years	30-APR-2027	
WELL - PW-15	Calibration report for WELL PW-15	Every Five Years	Every Five Years	30-APR-2027	
WELL - PW-16A	Calibration report for WELL PW-16A	Every Five Years	Every Five Years	31-MAR-2027	
WELL - PW-17A	Calibration report for WELL PW-17A	Every Five Years	Every Five Years	31-MAR-2027	
WELL - PW-18A	Calibration report for WELL PW-18A	Every Five Years	Every Five Years	31-MAR-2027	
WELL - PW-19	Calibration report for WELL PW-19	Every Five Years	Every Five Years	31-OCT-2024	
WELL - PW-20	Calibration report for WELL PW-20	Every Five Years	Every Five Years	31-OCT-2024	
WELL - PW-21	Calibration report for WELL PW-21	Every Five Years	Every Five Years	31-OCT-2024	
WELL - PW-22	Calibration report for WELL PW-22	Every Five Years	Every Five Years	30-APR-2027	
WELL - PW-23	Calibration report for WELL PW-23	Every Five Years	Every Five Years	31-OCT-2024	
WELL - PW-24	Calibration report for WELL PW-24	Every Five Years	Every Five Years	31-OCT-2024	
WELL - PW-25	Calibration report for WELL PW-25	Every Five Years	Every Five Years	31-OCT-2024	
WELL - PW-42 (ASR)	Calibration report for WELL PW-42 (ASR)	Every Five Years	Every Five Years	31-OCT-2024	
WELL - PW-26	Calibration report for WELL PW-	Every Five Years	Every Five Years	31-OCT-2024	

Requirement by Permit Condition Report

Facility Name	Requirement Name	Col Freq	Sub Freq	Due Date
	26			
WELL - PW-27	Calibration report for WELL PW-27	Every Five Years	Every Five Years	31-OCT-2024
WELL - PW-28	Calibration report for WELL PW-28	Every Five Years	Every Five Years	31-OCT-2024
WELL - PW-29	Calibration report for WELL PW-29	Every Five Years	Every Five Years	31-OCT-2024
WELL - PW-30	Calibration report for WELL PW-30	Every Five Years	Every Five Years	31-OCT-2024
WELL - PW-31	Calibration report for WELL PW-31	Every Five Years	Every Five Years	31-OCT-2024
WELL - PW-32	Calibration report for WELL PW-32	Every Five Years	Every Five Years	31-OCT-2024
WELL - PW-33	Calibration report for WELL PW-33	Every Five Years	Every Five Years	31-OCT-2024
WELL - PW-34	Calibration report for WELL PW-34	Every Five Years	Every Five Years	31-OCT-2024
WELL - PW-35	Calibration report for WELL PW-35	Every Five Years	Every Five Years	31-OCT-2024
WELL - PW-36	Calibration report for WELL PW-36	Every Five Years	Every Five Years	31-OCT-2024
WELL - PW-37	Calibration report for WELL PW-37	Every Five Years	Every Five Years	31-OCT-2024
WELL - PW-38	Calibration report for WELL PW-38	Every Five Years	Every Five Years	31-OCT-2024
WELL - PW-39	Calibration report for WELL PW-39	Every Five Years	Every Five Years	31-OCT-2024
WELL - PW-40	Calibration report for WELL PW-40	Every Five Years	Every Five Years	31-OCT-2024
WELL - PW-41	Calibration report for WELL PW-41	Every Five Years	Every Five Years	31-OCT-2024

Permit Condition No: 12

Permit Condition Code: WUSTD022-2

Facility Name	Requirement Name	Col Freq	Sub Freq	Due Date
WELL - PW-1	Monthly withdrawal for WELL PW-1	Monthly	Quarterly	31-MAR-2027
WELL - PW-2	Monthly withdrawal for WELL PW-2	Monthly	Quarterly	31-MAR-2027
WELL - PW-3	Monthly withdrawal for WELL PW-3	Monthly	Quarterly	31-MAR-2027
WELL - PW-5	Monthly withdrawal for WELL PW-5	Monthly	Quarterly	31-MAR-2027
WELL - PW-8	Monthly withdrawal for WELL PW-8	Monthly	Quarterly	31-MAR-2027
WELL - PW-7	Monthly withdrawal for WELL PW-7	Monthly	Quarterly	31-MAR-2027
WELL - PW-4	Monthly withdrawal for WELL PW-4	Monthly	Quarterly	31-MAR-2027
WELL - MW-2 (PW-9)	Monthly withdrawal for WELL MW-2 (PW-9)	Monthly	Quarterly	31-MAR-2027
WELL - PW-10	Monthly withdrawal for WELL PW-10	Monthly	Quarterly	31-MAR-2027

Requirement by Permit Condition Report

Facility Name	Requirement Name	Col Freq	Sub Freq	Due Date
WELL - PW-11	Monthly withdrawal for WELL PW-11	Monthly	Quarterly	30-APR-2027
WELL - PW-12	Monthly withdrawal for WELL PW-12	Monthly	Quarterly	30-APR-2027
WELL - PW-13A	Monthly withdrawal for WELL PW-13A	Monthly	Quarterly	30-APR-2027
WELL - PW-14	Monthly withdrawal for WELL PW-14	Monthly	Quarterly	30-APR-2027
WELL - PW-15	Monthly withdrawal for WELL PW-15	Monthly	Quarterly	30-APR-2027
WELL - PW-16A	Monthly withdrawal for WELL PW-16A	Monthly	Quarterly	31-MAR-2027
WELL - PW-17A	Monthly withdrawal for WELL PW-17A	Monthly	Quarterly	31-MAR-2027
WELL - PW-18A	Monthly withdrawal for WELL PW-18A	Monthly	Quarterly	31-MAR-2027
WELL - PW-19	Monthly withdrawal for WELL PW-19	Monthly	Quarterly	31-OCT-2024
WELL - PW-20	Monthly withdrawal for WELL PW-20	Monthly	Quarterly	31-OCT-2024
WELL - PW-21	Monthly withdrawal for WELL PW-21	Monthly	Quarterly	31-OCT-2024
WELL - PW-22	Monthly withdrawal for WELL PW-22	Monthly	Quarterly	31-OCT-2024
WELL - PW-23	Monthly withdrawal for WELL PW-23	Monthly	Quarterly	31-OCT-2024
WELL - PW-24	Monthly withdrawal for WELL PW-24	Monthly	Quarterly	31-OCT-2024
WELL - PW-25	Monthly withdrawal for WELL PW-25	Monthly	Quarterly	31-OCT-2024
WELL - PW-42 (ASR)	Monthly withdrawal for WELL PW-42 (ASR)	Monthly	Quarterly	31-OCT-2024
WELL - PW-26	Monthly withdrawal for WELL PW-26	Monthly	Quarterly	31-OCT-2024
WELL - PW-27	Monthly withdrawal for WELL PW-27	Monthly	Quarterly	31-OCT-2024
WELL - PW-28	Monthly withdrawal for WELL PW-28	Monthly	Quarterly	31-OCT-2024
WELL - PW-29	Monthly withdrawal for WELL PW-29	Monthly	Quarterly	31-OCT-2024
WELL - PW-30	Monthly withdrawal for WELL PW-30	Monthly	Quarterly	31-OCT-2024
WELL - PW-31	Monthly withdrawal for WELL PW-31	Monthly	Quarterly	31-OCT-2024
WELL - PW-32	Monthly withdrawal for WELL PW-32	Monthly	Quarterly	31-OCT-2024
WELL - PW-33	Monthly withdrawal for WELL PW-33	Monthly	Quarterly	31-OCT-2024
WELL - PW-34	Monthly withdrawal for WELL PW-34	Monthly	Quarterly	31-OCT-2024
WELL - PW-35	Monthly withdrawal for WELL	Monthly	Quarterly	31-OCT-2024

Requirement by Permit Condition Report

Facility Name	Requirement Name	Col Freq	Sub Freq	Due Date
	PW-35			
WELL - PW-36	Monthly withdrawal for WELL PW-36	Monthly	Quarterly	31-OCT-2024
WELL - PW-37	Monthly withdrawal for WELL PW-37	Monthly	Quarterly	31-OCT-2024
WELL - PW-38	Monthly withdrawal for WELL PW-38	Monthly	Quarterly	31-OCT-2024
WELL - PW-39	Monthly withdrawal for WELL PW-39	Monthly	Quarterly	31-OCT-2024
WELL - PW-40	Monthly withdrawal for WELL PW-40	Monthly	Quarterly	31-OCT-2024
WELL - PW-41	Monthly withdrawal for WELL PW-41	Monthly	Quarterly	31-OCT-2024

Permit Condition No: 17

Permit Condition Code: WUWC004-1

Facility Name	Requirement Name	Col Freq	Sub Freq	Due Date
WELL - PW-19	Table "A" for Well PW-19	One time Only	One time Only	01-MAY-2024
WELL - PW-20	Table "A" for Well PW-20	One time Only	One time Only	01-MAY-2024
WELL - PW-21	Table "A" for Well PW-21	One time Only	One time Only	01-MAY-2024
WELL - PW-23	Table "A" for Well PW-23	One time Only	One time Only	01-MAY-2024
WELL - PW-24	Table "A" for Well PW-24	One time Only	One time Only	01-MAY-2024
WELL - PW-25	Table "A" for Well PW-25	One time Only	One time Only	01-MAY-2024
WELL - PW-26	Table "A" for Well PW-26	One time Only	One time Only	01-MAY-2024
WELL - PW-27	Table "A" for Well PW-27	One time Only	One time Only	01-MAY-2024
WELL - PW-28	Table "A" for Well PW-28	One time Only	One time Only	01-MAY-2024
WELL - PW-29	Table "A" for Well PW-29	One time Only	One time Only	01-MAY-2024
WELL - PW-30	Table "A" for Well PW-30	One time Only	One time Only	01-MAY-2024
WELL - PW-31	Table "A" for Well PW-31	One time Only	One time Only	01-MAY-2024
WELL - PW-32	Table "A" for Well PW-32	One time Only	One time Only	01-MAY-2024
WELL - PW-33	Table "A" for Well PW-33	One time Only	One time Only	01-MAY-2024
WELL - PW-34	Table "A" for Well PW-34	One time Only	One time Only	01-MAY-2024
WELL - PW-35	Table "A" for Well PW-35	One time Only	One time Only	01-MAY-2024
WELL - PW-36	Table "A" for Well PW-36	One time Only	One time Only	01-MAY-2024
WELL - PW-37	Table "A" for Well PW-37	One time Only	One time Only	01-MAY-2024
WELL - PW-38	Table "A" for Well PW-38	One time Only	One time Only	01-MAY-2024
WELL - PW-39	Table "A" for Well PW-39	One time Only	One time Only	01-MAY-2024
WELL - PW-40	Table "A" for Well PW-40	One time Only	One time Only	01-MAY-2024
WELL - PW-41	Table "A" for Well PW-41	One time Only	One time Only	01-MAY-2024

Permit Condition No: 18

Permit Condition Code: WUPWS009-1

Facility Name	Requirement Name	Col Freq	Sub Freq	Due Date
PERMIT	Bulk water delivered to PERMIT	Monthly	Quarterly	30-APR-2024

Permit Condition No: 20

Permit Condition Code: WUPWS003-1

Facility Name	Requirement Name	Col Freq	Sub Freq	Due Date
PERMIT	Unaccounted for Water Loss Report for NORTH LEE COUNTY PWS	Monthly	Yearly	30-APR-2024

Permit Condition No: 22

Permit Condition Code: WURWF007-2

Facility Name	Requirement Name	Col Freq	Sub Freq	Due Date
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Requirement by Permit Condition Report

Facility Name	Requirement Name	Col Freq	Sub Freq	Due Date
PERMIT	Reuse Information Update for NORTH LEE COUNTY PWS	Yearly	Yearly	30-APR-2024
Permit Condition No: 25	Permit Condition Code:	<u>WUSLT001-2</u>		
Facility Name	Requirement Name	Col Freq	Sub Freq	Due Date
WELL - PW-1	Chloride for WELL PW-1	Monthly	Quarterly	30-APR-2024
WELL - PW-2	Chloride for WELL PW-2	Monthly	Quarterly	30-APR-2024
WELL - PW-3	Chloride for WELL PW-3	Monthly	Quarterly	30-APR-2024
WELL - PW-4	Chloride for WELL PW-4	Monthly	Quarterly	30-APR-2024
WELL - PW-5	Chloride for WELL PW-5	Monthly	Quarterly	30-APR-2024
WELL - PW-7	Chloride for WELL PW-7	Monthly	Quarterly	30-APR-2024
WELL - PW-8	Chloride for WELL PW-8	Monthly	Quarterly	30-APR-2024
WELL - MW-2 (PW-9)	Chloride for WELL MW-2 (PW-9)	Monthly	Quarterly	30-APR-2024
WELL - PW-10	Chloride for WELL PW-10	Monthly	Quarterly	30-APR-2024
WELL - PW-11	Chloride for WELL PW-11	Monthly	Quarterly	30-APR-2024
WELL - PW-12	Chloride for WELL PW-12	Monthly	Quarterly	30-APR-2024
WELL - PW-13A	Chloride for WELL PW-13A	Monthly	Quarterly	30-APR-2024
WELL - PW-14	Chloride for WELL PW-14	Monthly	Quarterly	30-APR-2024
WELL - PW-15	Chloride for WELL PW-15	Monthly	Quarterly	30-APR-2024
WELL - PW-16A	Chloride for WELL PW-16A	Monthly	Quarterly	30-APR-2024
WELL - PW-17A	Chloride for WELL PW-17A	Monthly	Quarterly	30-APR-2024
WELL - PW-18A	Chloride for WELL PW-18A	Monthly	Quarterly	30-APR-2024
WELL - PW-19	Chloride for WELL PW-19	Monthly	Quarterly	30-APR-2024
WELL - PW-20	Chloride for WELL PW-20	Monthly	Quarterly	30-APR-2024
WELL - PW-21	Chloride for WELL PW-21	Monthly	Quarterly	30-APR-2024
WELL - PW-22	Chloride for WELL PW-22	Monthly	Quarterly	30-APR-2024
WELL - PW-23	Chloride for WELL PW-23	Monthly	Quarterly	30-APR-2024
WELL - PW-24	Chloride for WELL PW-24	Monthly	Quarterly	30-APR-2024
WELL - PW-25	Chloride for WELL PW-25	Monthly	Quarterly	30-APR-2024
WELL - PW-26	Chloride for WELL PW-26	Monthly	Quarterly	30-APR-2024
WELL - PW-27	Chloride for WELL PW-27	Monthly	Quarterly	30-APR-2024
WELL - PW-28	Chloride for WELL PW-28	Monthly	Quarterly	30-APR-2024
WELL - PW-29	Chloride for WELL PW-29	Monthly	Quarterly	30-APR-2024
WELL - PW-30	Chloride for WELL PW-30	Monthly	Quarterly	30-APR-2024
WELL - PW-31	Chloride for WELL PW-31	Monthly	Quarterly	30-APR-2024
WELL - PW-32	Chloride for WELL PW-32	Monthly	Quarterly	30-APR-2024
WELL - PW-33	Chloride for WELL PW-33	Monthly	Quarterly	30-APR-2024
WELL - PW-34	Chloride for WELL PW-34	Monthly	Quarterly	30-APR-2024
WELL - PW-35	Chloride for WELL PW-35	Monthly	Quarterly	30-APR-2024
WELL - PW-36	Chloride for WELL PW-36	Monthly	Quarterly	30-APR-2024
WELL - PW-37	Chloride for WELL PW-37	Monthly	Quarterly	30-APR-2024
WELL - PW-38	Chloride for WELL PW-38	Monthly	Quarterly	30-APR-2024
WELL - PW-39	Chloride for WELL PW-39	Monthly	Quarterly	30-APR-2024
WELL - PW-40	Chloride for WELL PW-40	Monthly	Quarterly	30-APR-2024
WELL - PW-41	Chloride for WELL PW-41	Monthly	Quarterly	30-APR-2024
WELL - PW-42 (ASR)	Chloride for WELL PW-42	Monthly	Quarterly	30-APR-2024
WELL - MW-1	Chloride for WELL MW-1	Monthly	Quarterly	30-APR-2024

Requirement by Permit Condition Report

Facility Name	Requirement Name	Col Freq	Sub Freq	Due Date
WELL - TW-1	Chloride for WELL TW-1	Monthly	Quarterly	30-APR-2024
WELL - TW-2	Chloride for WELL TW-2	Monthly	Quarterly	30-APR-2024
WELL - TW-4	Chloride for WELL TW-4	Monthly	Quarterly	30-APR-2024
WELL - TW-6	Chloride for WELL TW-6	Monthly	Quarterly	30-APR-2024
WELL - TW-7	Chloride for WELL TW-7	Monthly	Quarterly	30-APR-2024
WELL - TW-10	Chloride for WELL TW-10	Monthly	Quarterly	30-APR-2024
WELL - TW-14	Chloride for WELL TW-14	Monthly	Quarterly	30-APR-2024

Permit Condition No: 26

Permit Condition Code:

WUWLM001-4

Facility Name	Requirement Name	Col Freq	Sub Freq	Due Date
WELL - PW-1	Water Level for Well PW-1	Monthly	Quarterly	30-APR-2024
WELL - PW-2	Water Level for Well PW-2	Monthly	Quarterly	30-APR-2024
WELL - PW-3	Water Level for Well PW-3	Monthly	Quarterly	30-APR-2024
WELL - PW-4	Water Level for Well PW-4	Monthly	Quarterly	30-APR-2024
WELL - PW-5	Water Level for Well PW-5	Monthly	Quarterly	30-APR-2024
WELL - PW-7	Water Level for Well PW-7	Monthly	Quarterly	30-APR-2024
WELL - PW-8	Water Level for Well PW-8	Monthly	Quarterly	30-APR-2024
WELL - MW-2 (PW-9)	Water Level for Well MW-2 (PW-9)	Monthly	Quarterly	30-APR-2024
WELL - PW-10	Water Level for Well PW-10	Monthly	Quarterly	30-APR-2024
WELL - PW-11	Water Level for Well PW-11	Monthly	Quarterly	30-APR-2024
WELL - PW-12	Water Level for Well PW-12	Monthly	Quarterly	30-APR-2024
WELL - PW-13A	Water Level for Well PW-13A	Monthly	Quarterly	30-APR-2024
WELL - PW-14	Water Level for Well PW-14	Monthly	Quarterly	30-APR-2024
WELL - PW-15	Water Level for Well PW-15	Monthly	Quarterly	30-APR-2024
WELL - PW-16A	Water Level for Well PW-16A	Monthly	Quarterly	30-APR-2024
WELL - PW-17A	Water Level for Well PW-17A	Monthly	Quarterly	30-APR-2024
WELL - PW-18A	Water Level for Well PW-18A	Monthly	Quarterly	30-APR-2024
WELL - PW-19	Water Level for Well PW-19	Monthly	Quarterly	30-APR-2024
WELL - PW-20	Water Level for Well PW-20	Monthly	Quarterly	30-APR-2024
WELL - PW-21	Water Level for Well PW-21	Monthly	Quarterly	30-APR-2024
WELL - PW-22	Water Level for Well PW-22	Monthly	Quarterly	30-APR-2024
WELL - PW-23	Water Level for Well PW-23	Monthly	Quarterly	30-APR-2024
WELL - PW-24	Water Level for Well PW-24	Monthly	Quarterly	30-APR-2024
WELL - PW-25	Water Level for Well PW-25	Monthly	Quarterly	30-APR-2024
WELL - PW-26	Water Level for Well PW-26	Monthly	Quarterly	30-APR-2024
WELL - PW-27	Water Level for Well PW-27	Monthly	Quarterly	30-APR-2024
WELL - PW-28	Water Level for Well PW-28	Monthly	Quarterly	30-APR-2024
WELL - PW-29	Water Level for Well PW-29	Monthly	Quarterly	30-APR-2024
WELL - PW-30	Water Level for Well PW-30	Monthly	Quarterly	30-APR-2024
WELL - PW-31	Water Level for Well PW-31	Monthly	Quarterly	30-APR-2024
WELL - PW-32	Water Level for Well PW-32	Monthly	Quarterly	30-APR-2024
WELL - PW-33	Water Level for Well PW-33	Monthly	Quarterly	30-APR-2024
WELL - PW-34	Water Level for Well PW-34	Monthly	Quarterly	30-APR-2024
WELL - PW-35	Water Level for Well PW-35	Monthly	Quarterly	30-APR-2024
WELL - PW-36	Water Level for Well PW-36	Monthly	Quarterly	30-APR-2024
WELL - PW-37	Water Level for Well PW-37	Monthly	Quarterly	30-APR-2024

Requirement by Permit Condition Report

Facility Name	Requirement Name	Col Freq	Sub Freq	Due Date
WELL - PW-38	Water Level for Well PW-38	Monthly	Quarterly	30-APR-2024
WELL - PW-39	Water Level for Well PW-39	Monthly	Quarterly	30-APR-2024
WELL - PW-40	Water Level for Well PW-40	Monthly	Quarterly	30-APR-2024
WELL - PW-41	Water Level for Well PW-41	Monthly	Quarterly	30-APR-2024
WELL - PW-42 (ASR)	Water Level for Well PW-42 (ASR)	Monthly	Quarterly	30-APR-2024
WELL - TW-1	Water Level for Well TW-1	Monthly	Quarterly	30-APR-2024
WELL - MW-1	Water Level for Well MW-1	Monthly	Quarterly	30-APR-2024
WELL - TW-2	Water Level for Well TW-2	Monthly	Quarterly	30-APR-2024
WELL - TW-4	Water Level for Well TW-4	Monthly	Quarterly	30-APR-2024
WELL - TW-6	Water Level for Well TW-6	Monthly	Quarterly	30-APR-2024
WELL - TW-7	Water Level for Well TW-7	Monthly	Quarterly	30-APR-2024
WELL - TW-10	Water Level for Well TW-10	Monthly	Quarterly	30-APR-2024
WELL - TW-14	Water Level for Well TW-14	Monthly	Quarterly	30-APR-2024
Permit Condition No: 27	Permit Condition Code: <u>WUCOMP010-1</u>			
Facility Name	Requirement Name	Col Freq	Sub Freq	Due Date
PERMIT	Ten Year Water Use Compliance Report for NORTH LEE COUNTY PWS	Every Ten Years	Every Ten Years	30-APR-2034
Permit Condition No: 29	Permit Condition Code: <u>WUZZUD001-2</u>			
Facility Name	Requirement Name	Col Freq	Sub Freq	Due Date
PERMIT	Quarterly Report for Olga WTP shut-down and deliveries	Monthly	Quarterly	30-APR-2024
PERMIT	Monthly Withdrawals (Quarterly Report) Delivered to Olga Service Area	Monthly	Quarterly	30-APR-2024

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NORTH LEE COUNTY PWS

Application No: 240105-8

Permit No: 36-00152-W

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Exhibit No:6



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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**

November 19, 2025



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

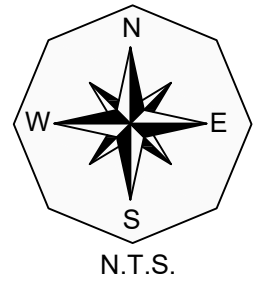


I. INTRODUCTION

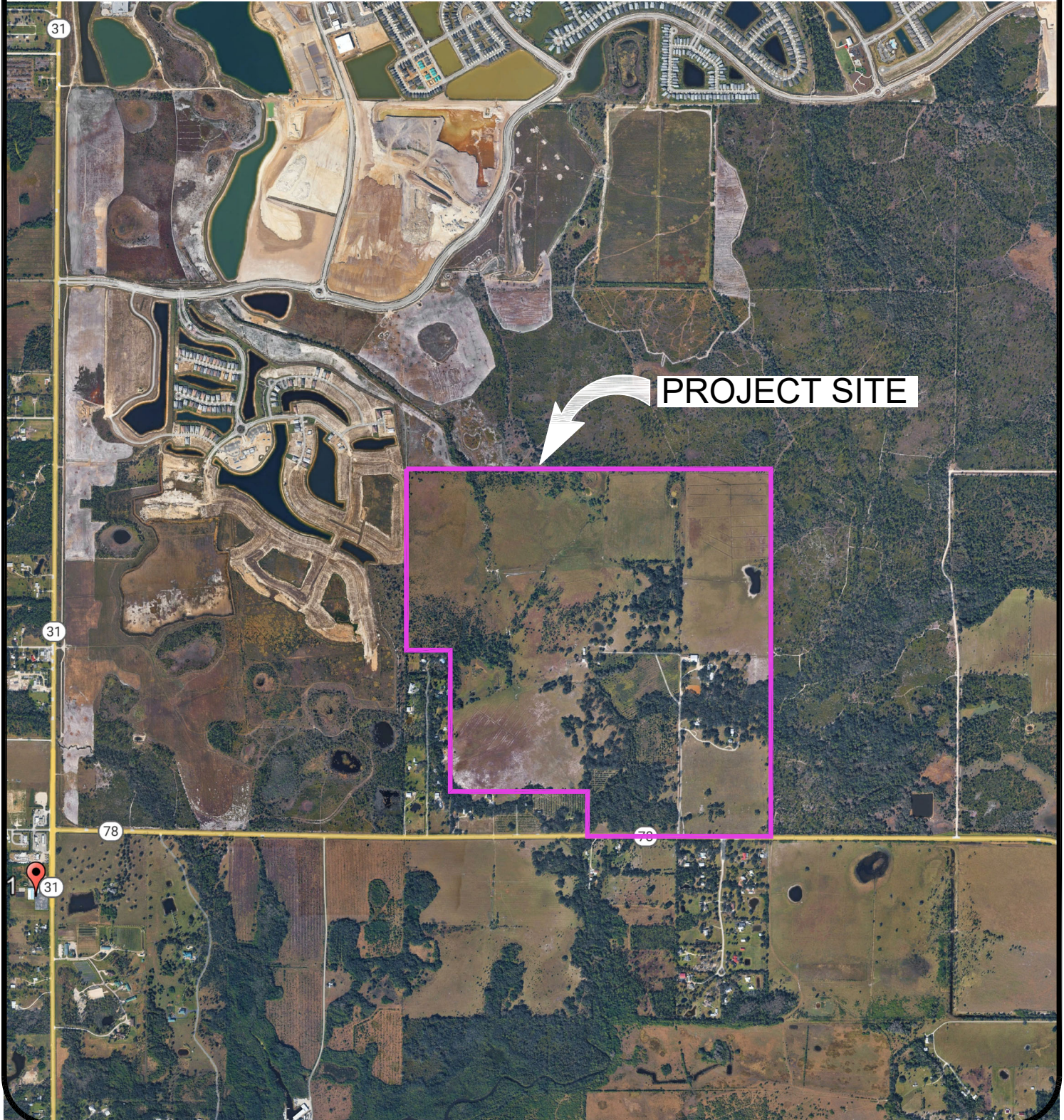
TR Transportation Consultants, Inc. has conducted a traffic impact statement to fulfill requirements set forth by the Lee County Department of Community Development for projects seeking amendment to the Comprehensive Land Use Plan and re-zoning approval. The subject site is located along the north side 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 and Wetlands land use category to permit the development of the subject site with a residential community on the overall 561-acre site. Approximately 507-acres is currently in the DR/GR Future Land Use Category and approximately 54-acres is in the Wetlands Future Land Use Category. With the proposed land use category (Rural & Wetlands), 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.



F2507.08





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 north and east, North River Road to the south, and by residential uses to the west.

North River Road is a two-lane undivided arterial that borders the subject site to the south. 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 by the Babcock Ranch Independent Special District (ISD) which is funding the construction of the widening of SR 31 from SR 78 north through Cook-Brown Road to a four-lane divided roadway.

This four-lane improvement will be expandable to a future six-lane facility. Improvements to the existing 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 plans for this intersection are 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 the approximately 561-acres from DR/GR to Rural & Wetlands. Under the existing DR/GR and Wetlands land use category, the site could be developed with up to approximately 53 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	53 Dwelling Units DR/GR $\approx$ 507.57 acres @ 1 DU/10-Acres & Wetlands $\approx$ 54.06 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 (53 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 (53 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 561-acres from DR/GR & Wetlands to a Rural & Wetlands 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 of the Financially Feasible Plan for 2045, SR 31 is shown as a multi-lane roadway from SR 80 north to the Charlotte County line by 2045. SR 78 is shown on the plan as a multi-lane road from SR 31 to I-75 with a reconstructed interchange and Buckingham Road is shown as a multi-lane roadway from SR 80 south to Orange River Boulevard. On the Needs Plan for 2045, SR 80 is shown to be widened from 4-lanes to 6-lanes from SR 31 to Buckingham Road and the Del Prado Extension is shown from U.S. 41 over I-75 with a new interchange to SR 31. These projects are all **within a 3-mile radius of the site** shown on the 2045 Long Rang Transportation 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 80 and SR 78 to a six-lane roadway. 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 previously mentioned, the segment of SR 31 from SR 78 through Cook-Brown Road is currently under construction to be widened to a 4-lane divided roadway.

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 561-acres from DR/GR & Wetlands to Rural & Wetlands. 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 561-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 two access connections.



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). In a rezoning application, the analysis examines the impact of the change in the impacts the zoning will have on the infrastructure. In this case, the change in residential density results in an



increase in residential units from 440 units to 773 units. The applicant does not have to go through any zoning approvals to construct the 440 dwelling units on the subject site. At the time of the Development Order application, the impacts of the entire project (all 773 units should the rezoning be approved) will be analyzed as to the impacts on the adjacent roadways and what site specific turn lane improvements will be warranted at the site access drive intersections.

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 Lee County Department of Transportation.

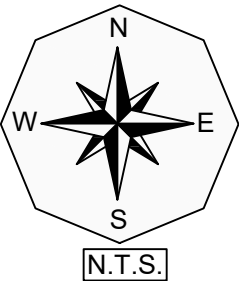
IX. CONCLUSION

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.

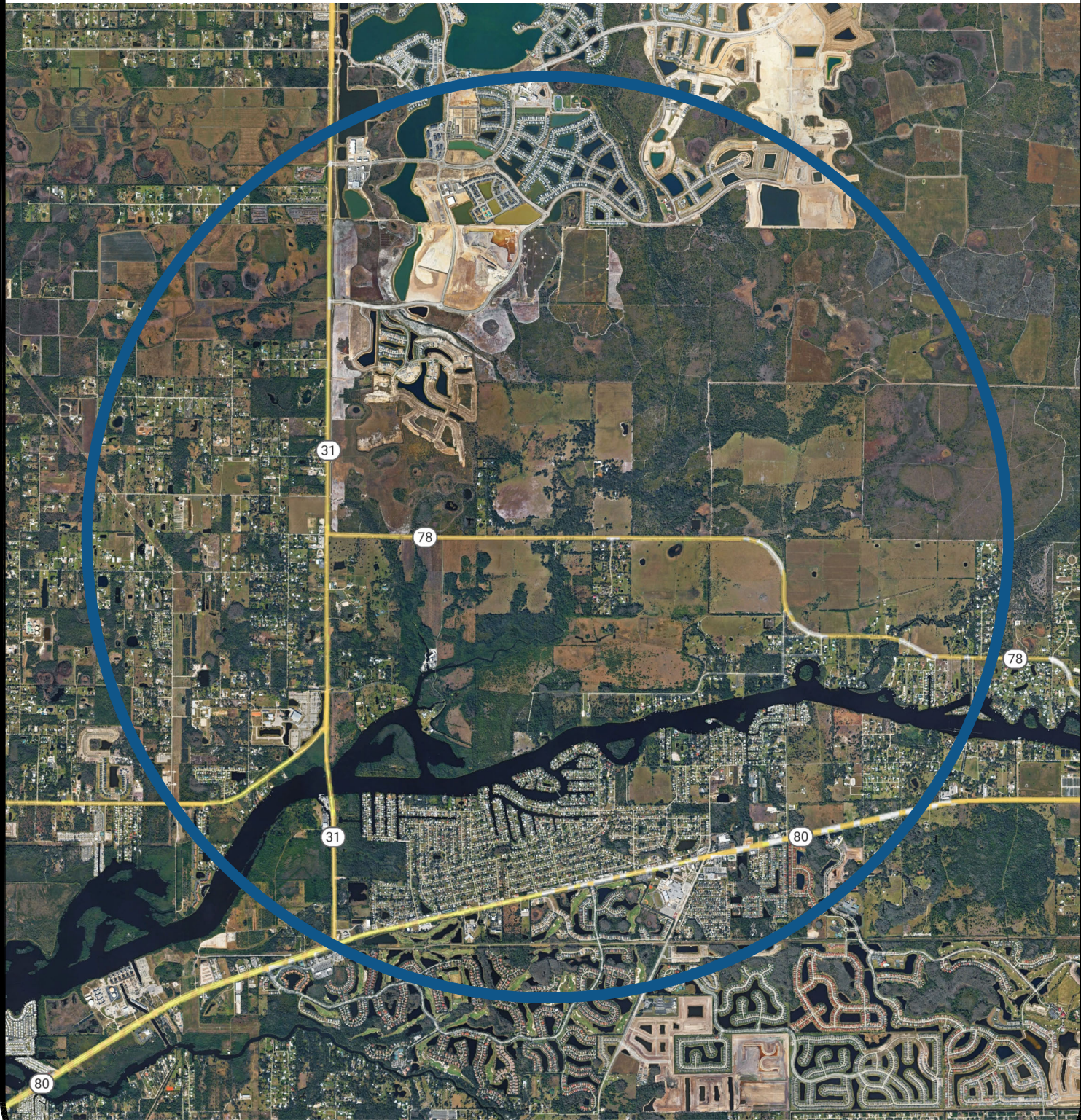
The 2045 Financially Feasible Roadway network and the short term 5-year Capital Improvement Program currently in place in the Lee County will not require any modification in order to accommodate the proposed Land Use Change. The rezoning analysis also indicates that the subject site will not have an 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

3-MILE RADIUS



F2507.08



3-MILE RADIUS
ARMEDA RPD

TABLES 1A & 2A
2045 LOS ANALYSIS

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

Revised 11-19-2025

<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	2,882	2,944	2,944
	S. of North River Rd	6LD	C3R	0	0	2,882	2,944	2,944
	S. of SR 78	6LD	C3R	0	0	2,882	2,944	2,944
SR 78 (Bayshore Rd)	W. of SR 31	4LD	C3R	0	0	1,870	2,036	2,036
SR 80 (Palm Beach Blvd)	W. of SR 31	6LD	C3C	0	0	2,596	2,948	2,948
	E. of SR 31	4LD	C3C	0	0	1,672	1,990	1,990

- 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

Revised 11-19-2025

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

ROADWAY	ROADWAY SEGMENT	2045											2045 BACKGROUND PLUS PROJ	
		2045	COUNTY PCS /	AADT	K-100	100TH HIGHEST	D	PM PK HR	PEAK DIRECTION		PROJECT	PK DIR	PEAK DIRECTION	
		FSUTMS		BACKGROUND		HOUR PK DIR		PEAK	TRAFFIC VOLUMES & LOS			TRAFFIC	PM PROJ	TRAFFIC VOLUMES & LOS
		AADT	FDOT SITE #	TRAFFIC	FACTOR	2-WAY VOLUME	FACTOR	DIRECTION	VOLUME	LOS	DIST.	TRAFFIC	VOLUME	LOS
N. River Rd	E. of SR 31	12,426	124650	12,426	0.089	1,106	0.6	EAST	664	C	90%	311	975	D
	E. of Site	11,371	124650	11,371	0.089	1,012	0.6	EAST	607	C	10%	35	642	C
SR 31	N. of North River Rd.	69,826	120273	69,826	0.095	6,633	0.55	SOUTH	2,985	F	20%	69	3,054	F
	S. of North River Rd.	59,332	121001	59,332	0.095	5,637	0.55	NORTH	3,100	F	70%	242	3,342	F
	S. of SR 78	54,311	120030	54,311	0.090	4,888	0.55	SOUTH	2,200	C	50%	173	2,373	C
SR 78 (Bayshore Rd)	W. of SR 31	30,972	121002	30,972	0.090	2,787	0.55	EAST	1,533	C	20%	69	1,602	C
SR 80 (Palm Beach Blvd)	W. of SR 31	53,399	126005	53,399	0.090	4,806	0.55	EAST	2,643	D	35%	121	2,764	D
	E. of SR 31	50,780	120085	50,780	0.090	4,570	0.55	EAST	2,514	F	10%	35	2,549	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**

Revised 11-19-2025

<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	2,882	2,944	2,944
	S. of North River Rd.	4LD	C3R	0	0	2,882	2,944	2,944
	S. of SR 78	6LD	C3R	0	0	2,882	2,944	2,944
SR 78 (Bayshore Rd)	W. of SR 31	2LU	C3R	0	0	1,870	2,036	2,036
SR 80 (Palm Beach Blvd)	W. of SR 31	6LD	C3C	0	0	2,596	2,948	2,948
	E. of SR 31	4LD	C3C	0	0	1,672	1,990	1,990

- Denotes the LOS Standard for each roadway segment

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

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

TABLE 4A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
ARMEDA CPA

TOTAL PROJECT TRAFFIC AM =		462	VPH	IN =	126	OUT=	336	<u>FDOT Sta. #</u>		<u>K</u>	<u>D</u>									
TOTAL PROJECT TRAFFIC PM =		556	VPH	IN=	345	OUT=	211	120273		0.095	0.534									
								121001		0.095	0.550									
								120030		0.090	0.550	Revised 11-19-2025								
								121002		0.090	0.550									
								126005		0.090	0.550									
								120085		0.090	0.550									
		LCDOT PCS OR BASE YR		2021	YRS OF	ANNUAL	PK SEASON	2029		PERCENT		2029			2029			2029		
								PK HR				BCKGRND			BCKGRND			BCKGRND		
								PK HR PK SEASON												
<u>ROADWAY</u>		<u>ROADWAY SEGMENT</u>	<u>FDOT SITE #</u>	<u>ADT</u>	<u>GROWTH. ¹</u>	<u>RATE</u>	<u>PEAK DIR. ²</u>	<u>VOLUME</u>	<u>LOS</u>	<u>Ratio</u>	<u>TRAFFIC</u>	<u>TRAFFIC</u>	<u>TRAFFIC</u>	<u>VOLUME</u>	<u>LOS</u>	<u>Ratio</u>	<u>VOLUME</u>	<u>LOS</u>	<u>Ratio</u>	
N. River Rd	E. of SR 31	348	2,693	3,400	8	2.96%	224	283	B	0.23	90%	302	311	585	C	0.48	593	C	0.49	
	E. of Site	348	2,693	3,400	8	2.96%	224	283	B	0.23	10%	34	35	316	B	0.26	317	B	0.26	
SR 31	N. of North River Rd.	120273	7,300	17,300	8	7.37%	878	1,550	C	0.53	20%	67	69	1,617	C	0.55	1,619	C	0.55	
	S. of North River Rd.	121001	8,800	22,000	8	8.64%	1,150	2,231	C	0.76	70%	235	242	2,466	C	0.84	2,472	C	0.84	
	S. of SR 78	120030	11,200	20,900	8	5.02%	1,035	1,531	C	0.52	50%	168	173	1,699	C	0.58	1,703	C	0.58	
SR 78 (Bayshore Rd)	W. of SR 31	121002	9,200	14,500	8	3.69%	718	959	C	0.47	20%	67	69	1,026	C	0.50	1,028	C	0.50	
SR 80 (Palm Beach Blvd)	W. of SR 31	126005	34,000	36,500	8	2.00%	1,807	2,117	C	0.72	35%	118	121	2,234	C	0.76	2,238	C	0.76	
	E. of SR 31	120085	33,500	48,500	8	3.12%	2,401	3,070	F	1.54	10%	34	35	3,103	F	1.56	3,104	F	1.56	

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

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

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

TABLES 5A & 6A
ZONING LOS ANALYSIS

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

Revised 11-19-2025

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

ROADWAY	ROADWAY SEGMENT	# LANES	ROADWAY DESIGNATION	PERCENT					PROJECT TRAFFIC	PROJECT TRAFFIC	PROJ/ LOS C
				LOS A VOLUME	LOS B VOLUME	LOS C VOLUME	LOS D VOLUME	LOS E VOLUME			
N. River Rd	E. of Site	2LU	Uninterrupted Flow Highway	130	420	850	1,210	1,640	10%	60	7.0%
	W. of Site	2LU	Uninterrupted Flow Highway	130	420	850	1,210	1,640	90%	536	63.1%
SR 31	N. of N. River Rd.	4LD	C3R	0	0	1,874	2,040	2,040	20%	119	6.4%
	S. of N. River Rd.	4LD	C3R	0	0	1,874	2,040	2,040	70%	417	22.3%
	S. of SR 78	6LD	C3R	0	0	2,882	2,944	2,944	50%	298	10.3%
SR 78 (Bayshore Rd)	W. of SR 31	2LU	C3R	0	0	1,068	1,222	1,222	20%	119	11.2%
	W. of I-75	4LD	C3R	0	0	1,870	2,036	2,036	10%	60	3.2%
SR 80 (Palm Beach Blvd)	W. of SR 31	6LD	C3C	0	0	2,596	2,948	2,948	35%	209	8.0%
	E. of SR 31	4LD	C3C	0	0	1,672	1,990	1,990	10%	60	3.6%
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				120273	0.095	0.550							
TOTAL PROJECT TRAFFIC PM =		604	VPH	IN=	596	OUT=	350				121001	0.095	0.550	Revised 11-19-2025						
											120030	0.090	0.550							
											121002	0.090	0.550							
											2023	2030			2030			2030		
											PK HR	PK HR PK SEASON		PERCENT	BCKGRND			BCKGRND		
LCDOT PCS OR BASE YR		2023	YRS OF	ANNUAL	PK SEASON	PEAK DIRECTION	V/C	PROJECT	AM PROJ	PM PROJ	+ AM PROJ	V/C	+ PM PROJ	V/C						
ROADWAY	ROADWAY SEGMENT	FDOT SITE #	ADT	ADT	GROWTH. ¹	RATE	PEAK DIR. ²	VOLUME	LOS	Ratio	TRAFFIC	TRAFFIC	TRAFFIC	VOLUME	LOS	Ratio	VOLUME	LOS	Ratio	
N. River Rd	E. of Site	348	2,693	3,400	8	2.96%	224	291	B	0.18	10%	36	60	328	B	0.20	351	B	0.21	
	W. of Site	348	2,693	3,400	8	2.96%	224	291	B	0.18	90%	328	536	619	C	0.38	828	C	0.50	
SR 31	N. of N. River Rd.	120273	5,719	11,660	15	4.86%	609	934	C	0.50	20%	73	119	1,007	C	0.54	1,053	C	0.56	
	S. of N. River Rd.	121001	11,100	16,000	15	2.47%	836	1,041	C	0.56	70%	255	417	1,296	C	0.69	1,458	C	0.78	
	S. of SR 78	120030	12,500	15,900	15	2.00%	787	941	C	0.32	50%	182	298	1,123	C	0.38	1,239	C	0.42	
SR 78 (Bayshore Rd)	W. of SR 31	121002	8,400	12,400	15	2.63%	614	775	C	0.63	20%	73	119	848	C	0.69	895	C	0.73	

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 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 AADT by the appropriate K and D factors.

LEE COUNTY GENERALIZED SERVICE VOLUME TABLE

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 MULTIMODAL
QUALITY/LEVEL OF SERVICE
HANDBOOK PEAK HOUR
DIRECTIONAL VOLUMES**

C3C & C3R

Motor Vehicle Arterial Generalized Service Volume Tables

Peak Hour Directional



	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	**

(C3C-Suburban Commercial)

Peak Hour Two-Way

	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	**

AADT

	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	**

(C3R-Suburban Residential)

	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: 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

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

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: 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

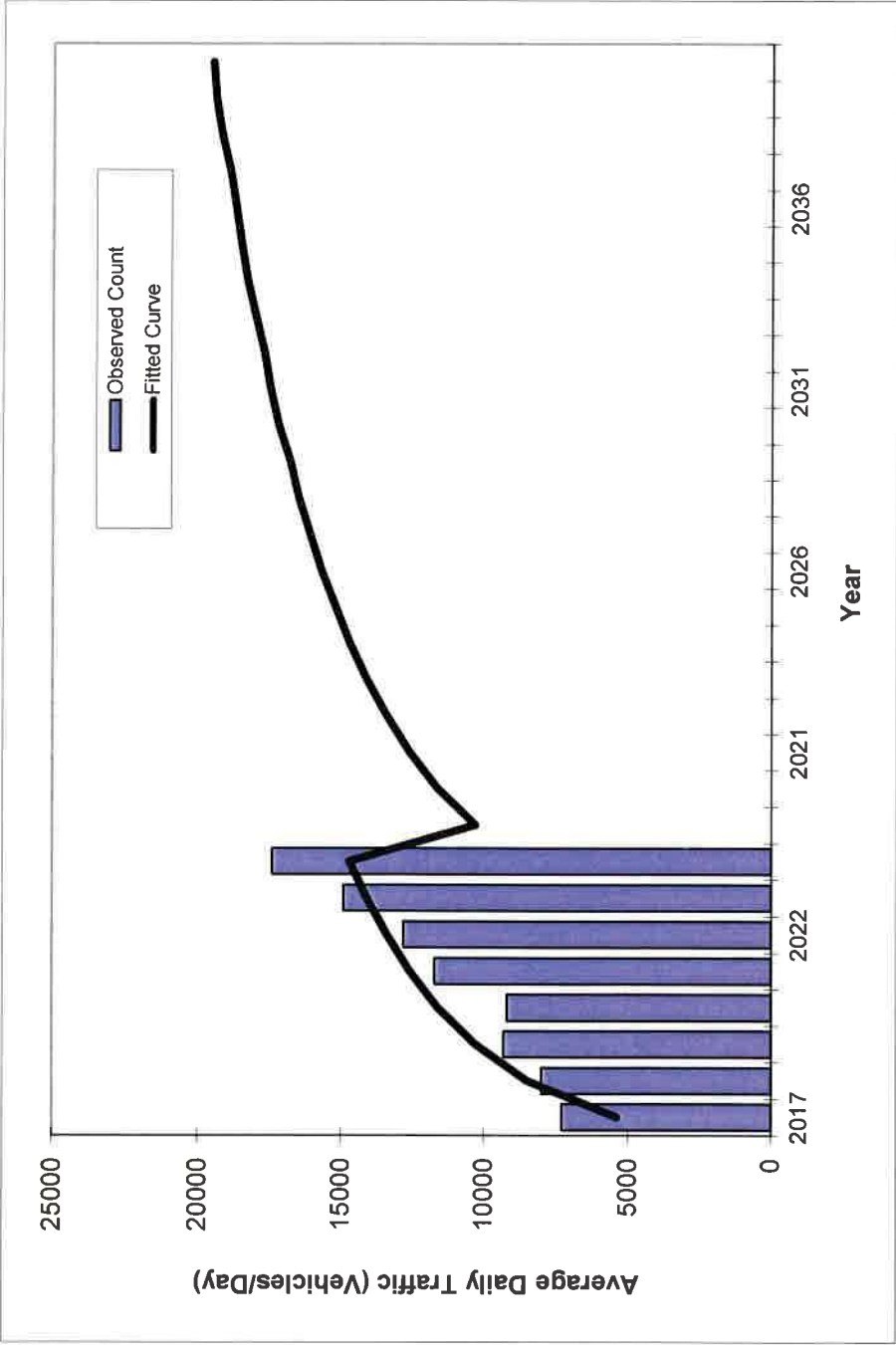
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FDOT TRAFFIC TRENDS ANALYSIS

Traffic Trends - V03.a

SR 31 --

FIN#	SR 31	Lee
Location	N. of Foxhill Rd.	120273
		SR 31



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	

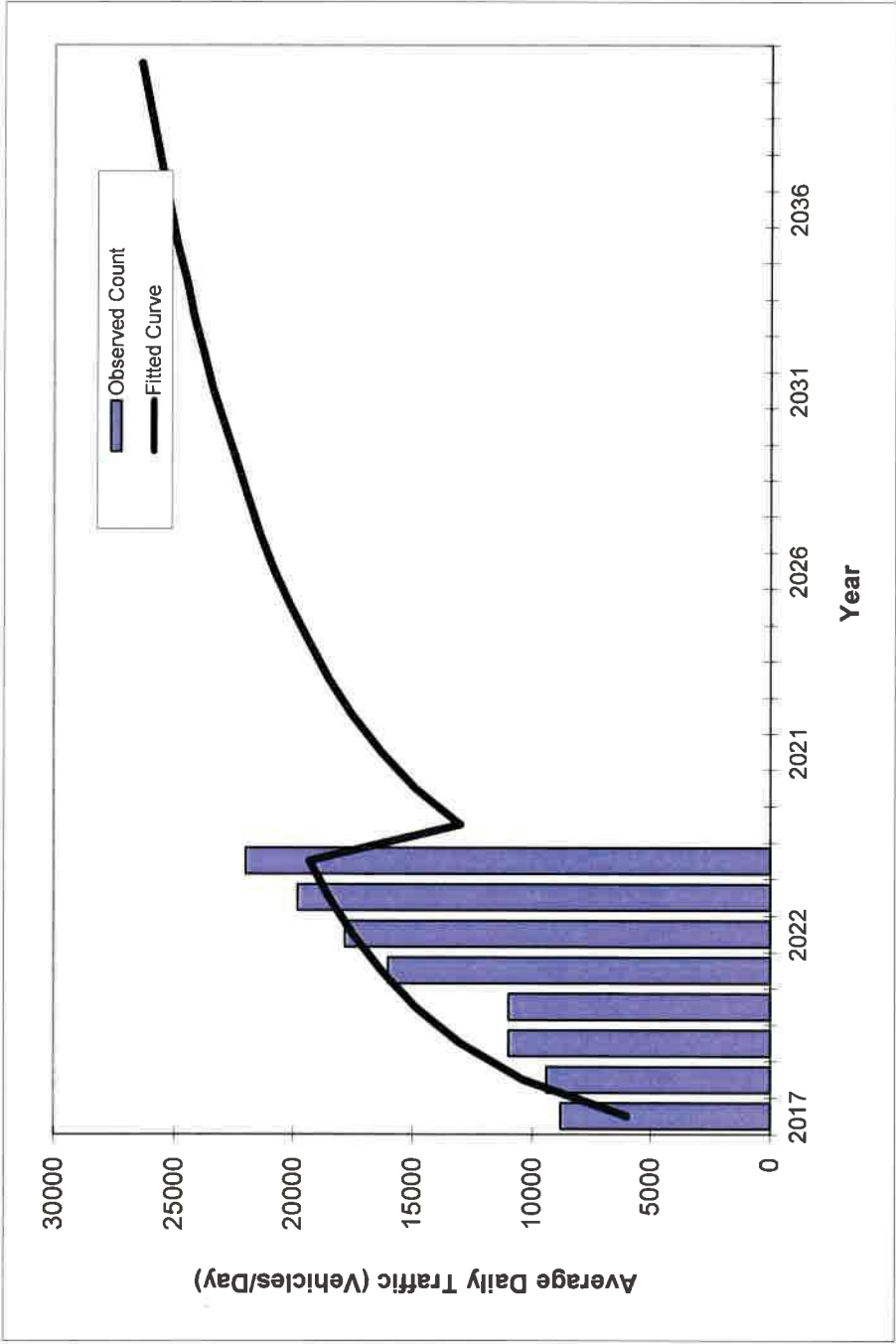
Year	Traffic (ADT/AADT)	
	Count*	Trend**
2017	7300	5400
2018	8000	8500
2019	9300	10300
2020	9200	11600
2021	11700	12600
2022	12800	13400
2023	14900	14100
2024	17400	14700
2025 Opening Year Trend		
2025	N/A	15200
2026 Mid-Year Trend		
2026	N/A	15700
2026 Design Year Trend		
2026	N/A	15700
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

Traffic Trends - V03.a

SR 31 --

FIN#	SR 31	County:	Lee
Location	S. of N. River Rd.	Station #:	121001
		Highway:	SR 31



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	

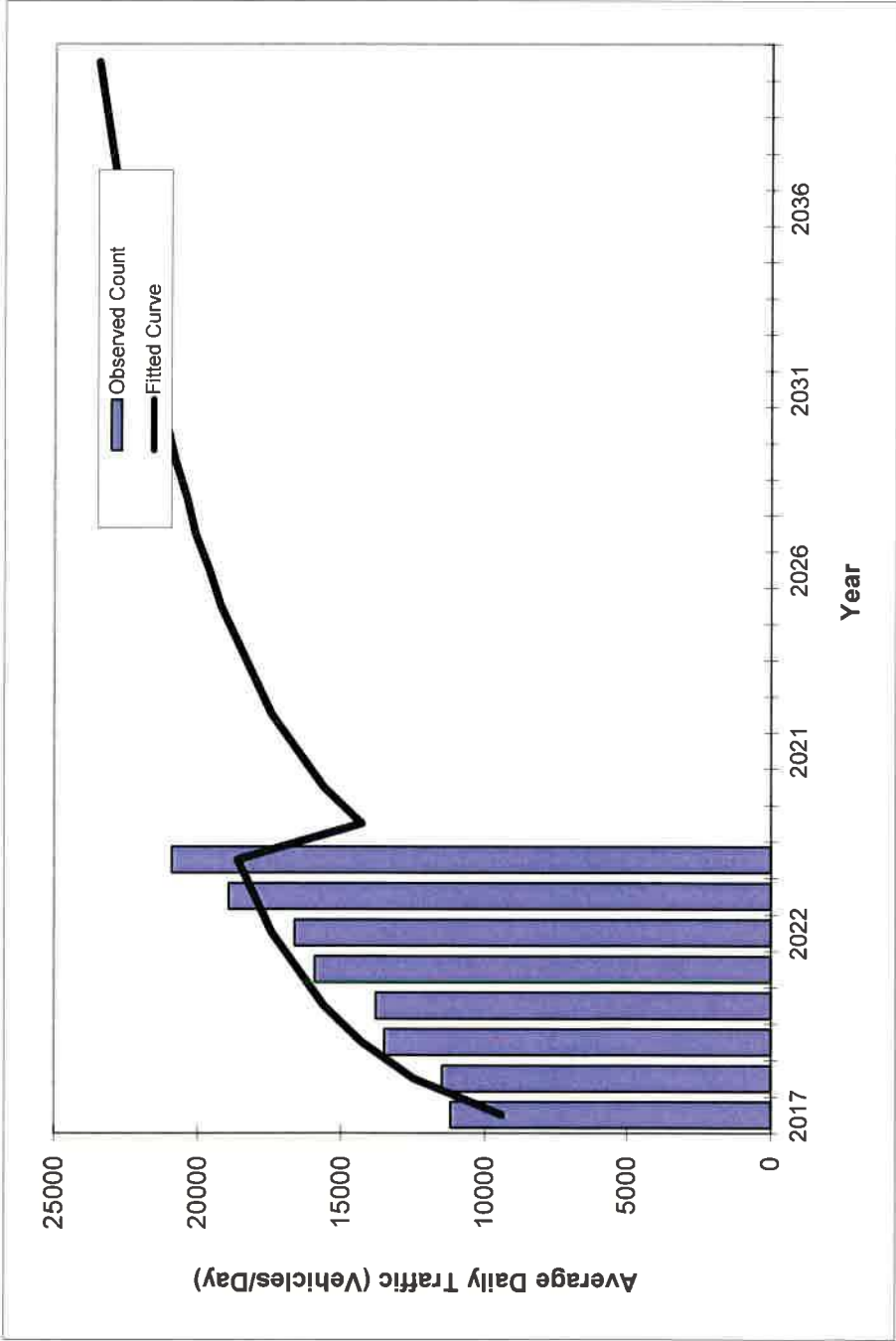
Year	Traffic (ADT/AADT)	
	Count*	Trend**
2017	8800	6000
2018	9400	10400
2019	11000	13000
2020	11000	14900
2021	16000	16300
2022	17800	17500
2023	19800	18500
2024	22000	19300
2025 Opening Year Trend		
2025	N/A	20100
2026 Mid-Year Trend		
2026	N/A	20800
2026 Design Year Trend		
2026	N/A	20800
TRANPLAN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

*Axle-Adjusted

Traffic Trends - V03.a
SR 31 --

County:	Lee
Station #:	120030
Highway:	SR 31

FIN#	SR 31
Location	N. of SR 80



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	

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		

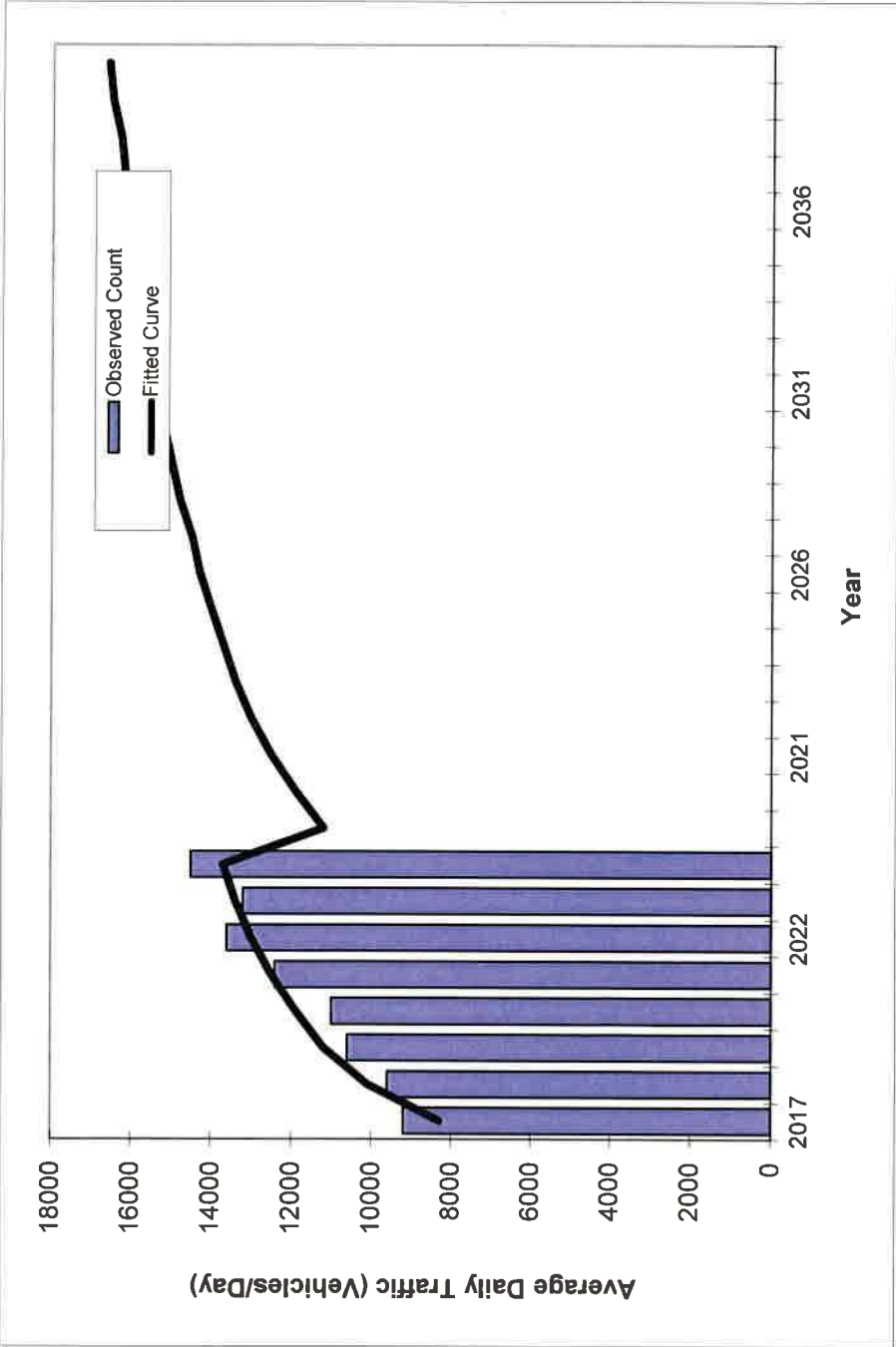
*Axle-Adjusted

Traffic Trends - V03.a

SR 78 --

County:	Lee
Station #:	121002
Highway:	SR 78

FIN#	SR 78
Location	W. of SR 31



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	

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		

*Axle-Adjusted

Traffic Trends - V03.a

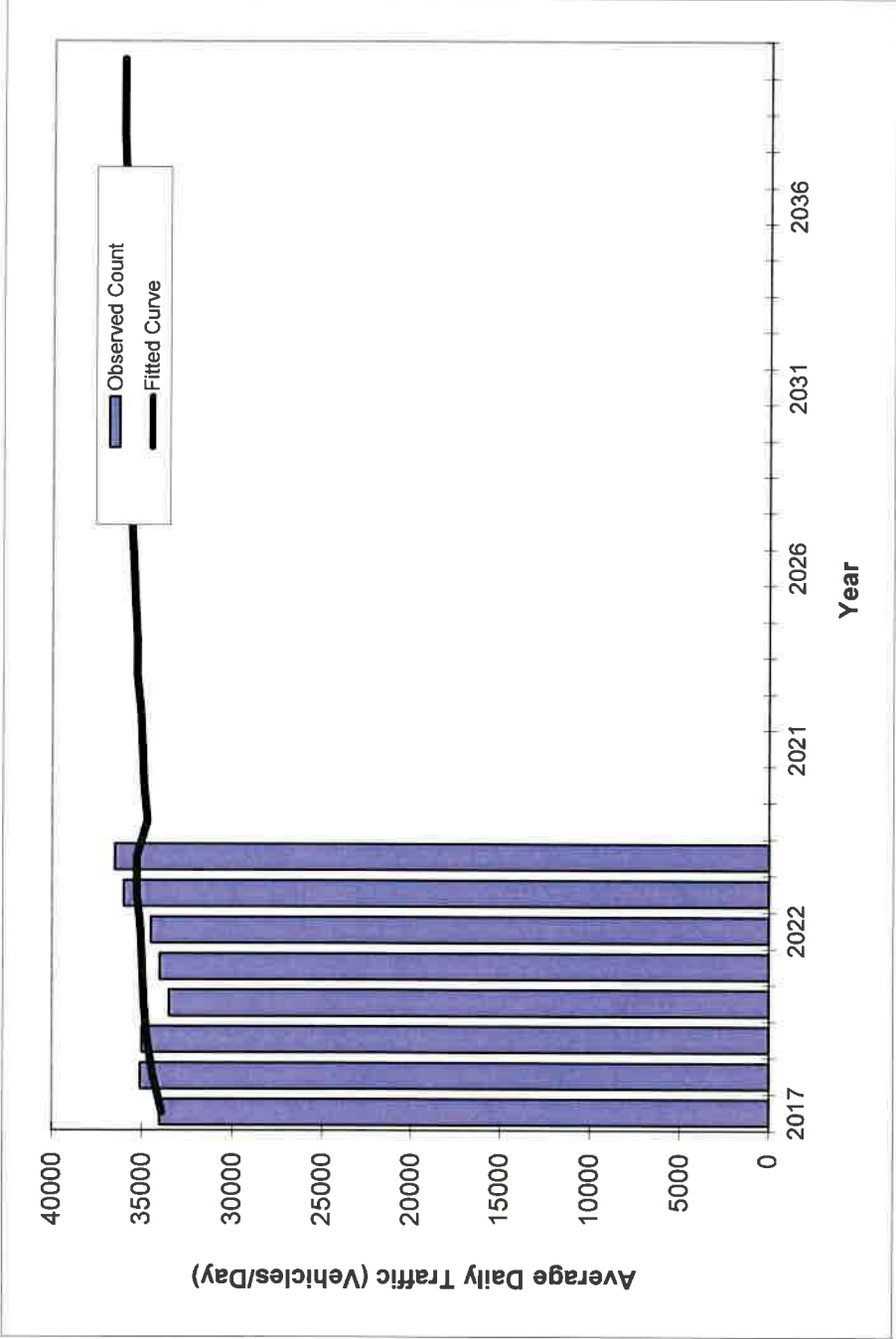
SR 80 --

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		

*Axle-Adjusted



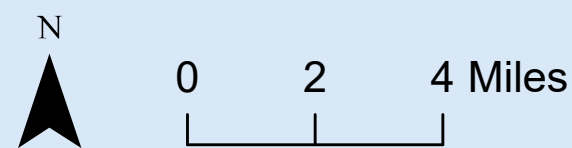
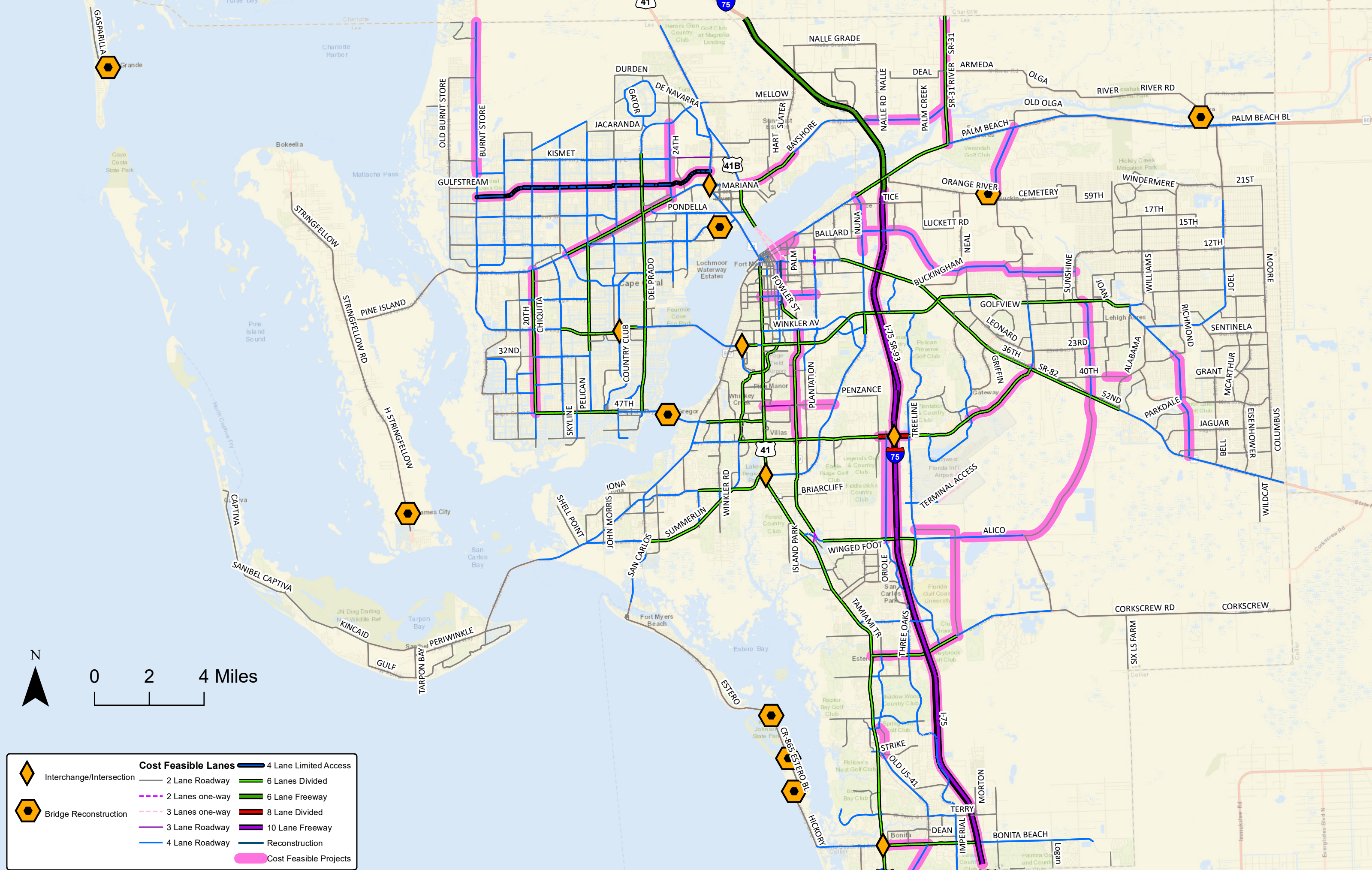
Trend R-squared:	22.23%
Compounded Annual Historic Growth Rate:	0.31%
Compounded Growth Rate (2021 to Design Year):	0.00%
Printed:	9-Sep-25
Decaying Exponential Growth Option	

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

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

Link No.	ROAD NAME	LOCATION		ROAD TYPE	PERFORMANCE STANDARD		2023 100TH HIGHEST HOUR			2028 FUTURE FORECAST*			Notes
		FROM	TO		LOS ⁽¹⁾	CAPACITY ⁽²⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾	V/C ⁽³⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾	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	2,866	C	1,373	0.48	C	1,618	0.56	
17000	METRO PKWY (SR 739)	DANIELS PKWY	CRYSTAL DR	4LD	D	1,900	C	1,275	0.67	C	1,440	0.76	
17100	METRO PKWY (SR 739)	CRYSTAL DR	DANLEY DR	4LD	D	1,900	D	1,786	0.94	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 RD	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





Interchange/Intersection

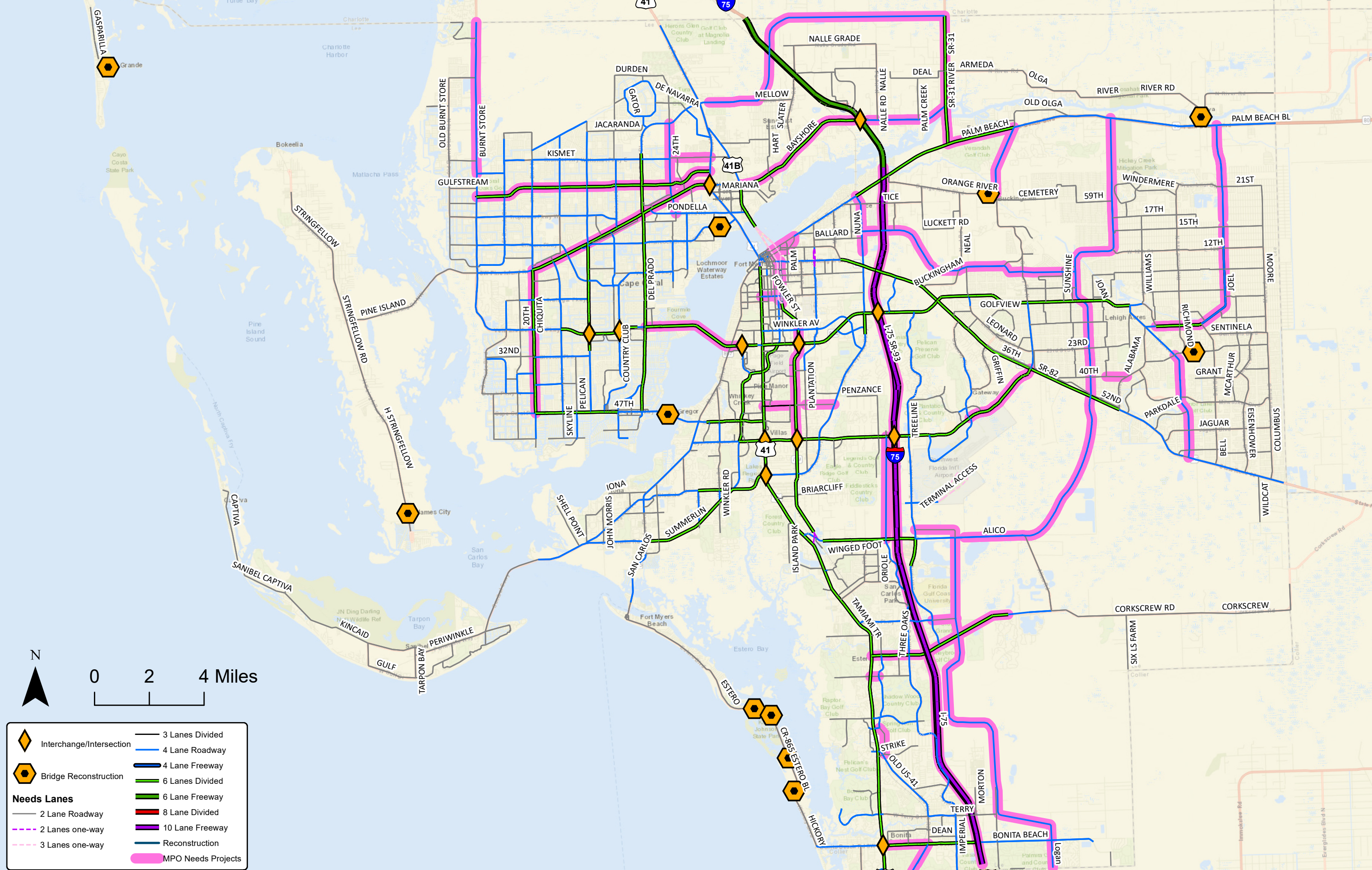
Bridge Reconstruction

Cost Feasible Lanes

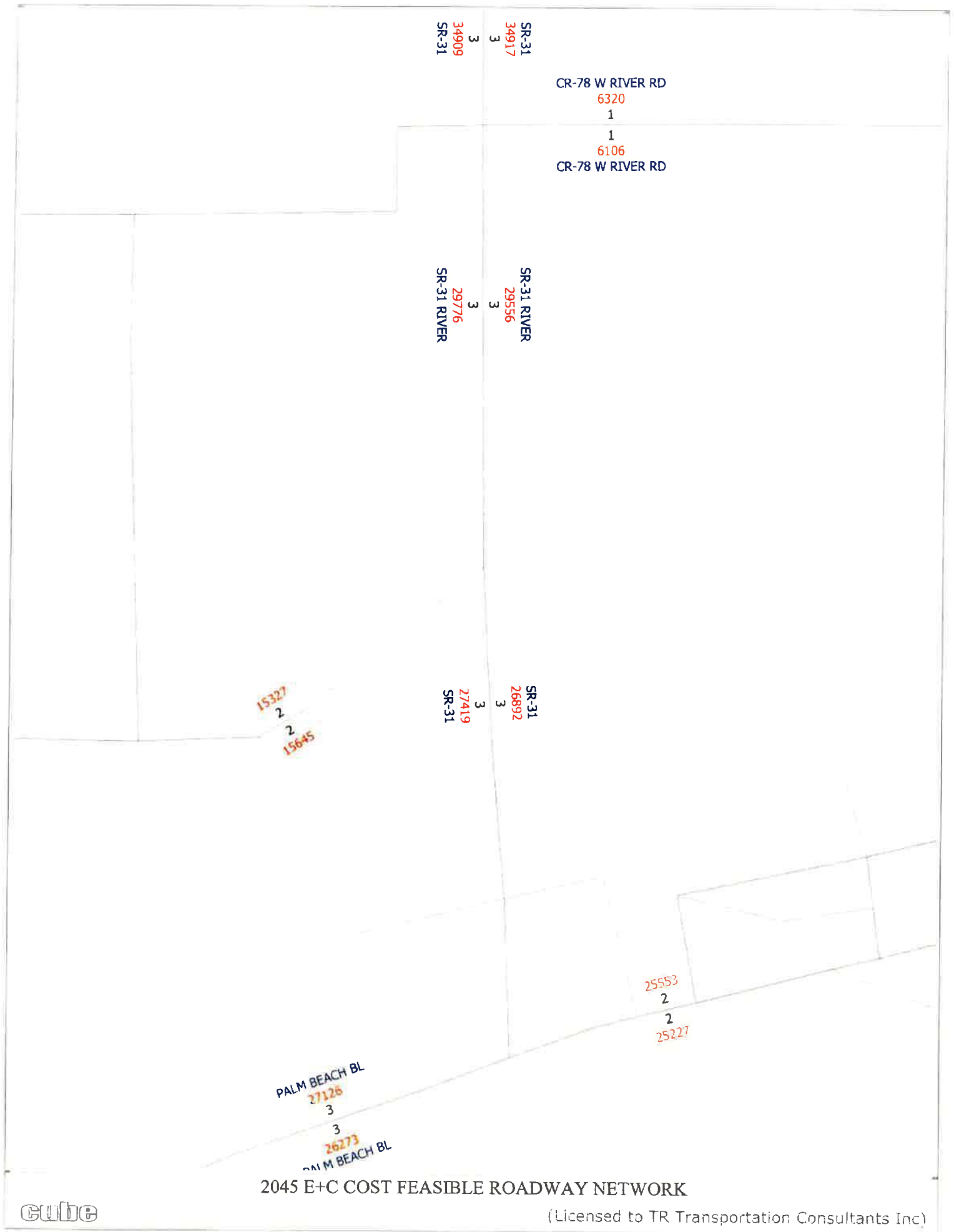
- 2 Lane Roadway
- 2 Lanes one-way
- 3 Lanes one-way
- 3 Lane Roadway
- 4 Lane Roadway

- 4 Lane Limited Access
- 6 Lanes Divided
- 6 Lane Freeway
- 8 Lane Divided
- 10 Lane Freeway
- Reconstruction
- Cost Feasible Projects

LEE COUNTY MPO 2045 NEEDS PLAN



2045 E+C NETWORK VOLUMES



(Licensed to TR Transportation Consultants Inc)

TRAFFIC COUNTS
NORTH RIVER RD @ OLD OLGA
ROAD

North River Rd @ N Olga Rd
North Fort Myers Florida
Wednesday, August 27, 2025

Time	Southbound 0						Westbound North River Rd						Northbound N Olga Dr						Eastbound North River Rd						VEHICLE TOTAL	
	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total		
12:00 AM	0	0	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	0	0	0	0	2	0	2	5	
12:15 AM	0	0	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	0	0	0	1	0	0	1	3	
12:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	2	2	
12:45 AM	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	1	0	0	1	2	
Hourly Total	0	0	0	0	0	0	0	0	6	0	0	6	0	0	0	0	0	0	0	0	3	3	0	6	12	
1:00 AM	0	0	0	0	0	0	0	0	1	0	0	1	0	1	0	0	0	0	1	0	0	3	0	0	5	
1:15 AM	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	
1:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
1:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1	
Hourly Total	0	0	0	0	0	0	0	0	2	0	0	2	0	1	0	0	0	0	1	0	0	4	0	0	4	7
2:00 AM	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	
2:15 AM	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	
2:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
2:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1	
Hourly Total	0	0	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	0	0	0	1	0	0	1	3	
3:00 AM	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	1	0	0	2	
3:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
3:30 AM	0	0	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2	
3:45 AM	0	0	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	4	
Hourly Total	0	0	0	0	0	0	0	0	7	0	0	7	0	0	0	0	0	0	0	0	0	1	0	0	8	
4:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	2	
4:15 AM	0	0	0	0	0	0	0	0	5	0	0	5	0	0	0	0	0	0	0	0	1	0	0	1	6	
4:30 AM	0	0	0	0	0	0	0	0	8	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	8	
4:45 AM	0	0	0	0	0	0	0	0	6	0	0	6	0	1	0	0	0	0	1	0	0	0	0	0	7	
Hourly Total	0	0	0	0	0	0	0	0	19	0	0	19	0	1	0	0	0	0	1	0	0	3	0	0	3	23
5:00 AM	0	0	0	0	0	0	0	0	16	0	0	16	0	0	0	0	0	0	0	0	2	0	0	2	18	
5:15 AM	0	0	0	0	0	0	0	0	25	0	0	25	0	0	0	0	0	0	0	0	2	0	0	2	27	
5:30 AM	0	0	0	0	0	0	0	0	37	0	0	37	0	1	0	0	0	0	1	0	8	0	0	8	46	
5:45 AM	0	0	0	0	0	0	0	0	30	0	0	30	0	0	0	0	0	0	0	0	3	0	0	3	33	
Hourly Total	0	0	0	0	0	0	0	0	108	0	0	108	0	1	0	0	0	0	1	0	0	15	0	0	15	124
6:00 AM	0	0	0	0	0	0	0	0	73	0	0	73	0	1	0	0	0	0	1	0	0	12	0	0	12	86
6:15 AM	0	0	0	0	0	0	0	0	106	0	0	106	0	2	0	0	0	0	2	0	16	0	0	16	124	
6:30 AM	0	0	0	0	0	0	0	0	100	0	0	100	0	2	0	0	0	0	2	0	29	2	0	31	133	
6:45 AM	0	0	0	0	0	0	0	0	105	0	0	105	0	2	0	1	0	0	3	0	0	0	0	21	129	
Hourly Total	0	0	0	0	0	0	0	0	384	0	0	384	0	7	0	1	0	0	8	0	0	78	2	0	80	472
7:00 AM	0	0	0	0	0	0	0	0	72	0	0	72	0	2	0	0	0	0	2	0	0	15	1	0	16	90
7:15 AM	0	0	0	0	0	0	0	0	75	0	0	75	0	1	0	0	0	0	1	0	24	1	0	25	102	
7:30 AM	0	0	0	0	0	0	0	0	85	0	0	85	0	3	0	0	0	0	3	0	23	0	0	23	111	
7:45 AM	0	0	0	0	0	0	0	0	51	0	0	51	0	2	0	0	0	0	2	0	28	4	0	32	85	
Hourly Total	0	0	0	0	0	0	0	0	283	0	0	283	0	8	0	1	0	0	9	0	0	90	6	0	96	388

8:00 AM	0	0	0	0	0	0	0	0	0	51	0	0	51	0	6	0	1	0	7	0	0	24	0	0	24	82	
8:15 AM	0	0	0	0	0	0	0	0	0	46	0	0	46	0	2	0	1	0	3	1	0	15	0	0	16	65	
8:30 AM	0	0	0	0	0	0	0	0	0	48	0	0	48	0	2	0	0	0	2	0	0	27	0	0	27	77	
8:45 AM	0	0	0	0	0	0	0	0	0	37	1	0	38	0	3	0	0	0	3	0	0	23	2	0	25	66	
Hourly Total	0	0	0	0	0	0	0	0	0	1	182	0	0	183	0	13	0	2	0	15	1	0	89	2	0	92	290
9:00 AM	0	0	0	0	0	0	0	0	0	29	0	0	29	0	1	0	0	0	1	0	0	27	0	0	27	57	
9:15 AM	0	0	0	0	0	0	0	0	0	22	0	0	22	0	1	0	0	0	1	0	0	28	2	0	30	53	
9:30 AM	0	0	0	0	0	0	0	0	0	30	0	0	30	0	1	0	0	0	1	0	0	29	1	0	30	61	
9:45 AM	0	0	0	0	0	0	0	0	0	37	0	0	37	0	1	0	0	0	1	0	0	21	2	0	23	61	
Hourly Total	0	0	0	0	0	0	0	0	0	0	118	0	0	118	0	4	0	0	0	4	0	0	105	5	0	110	232
10:00 AM	0	0	0	0	0	0	0	0	0	27	0	0	27	0	3	0	0	0	3	0	0	20	1	0	21	51	
10:15 AM	0	0	0	0	0	0	0	0	0	30	0	0	30	0	1	0	0	0	1	0	0	23	0	0	23	54	
10:30 AM	0	0	0	0	0	0	0	0	0	20	0	0	20	0	2	0	0	0	2	0	0	25	0	0	25	47	
10:45 AM	0	0	0	0	0	0	0	0	0	17	0	0	17	0	2	0	1	0	3	0	0	24	2	0	26	46	
Hourly Total	0	0	0	0	0	0	0	0	0	0	94	0	0	94	0	8	0	1	0	9	0	0	92	3	0	95	198
11:00 AM	0	0	0	0	0	0	0	0	0	23	0	0	23	0	0	0	0	0	0	0	0	20	1	0	21	44	
11:15 AM	0	0	0	0	0	0	0	0	0	24	0	0	24	0	4	0	0	0	4	0	0	26	2	0	28	56	
11:30 AM	0	0	0	0	0	0	0	0	0	31	0	0	31	0	0	0	0	0	0	0	0	23	3	0	26	57	
11:45 AM	0	0	0	0	0	0	0	0	0	18	2	0	19	0	3	0	0	0	3	0	0	24	3	0	27	48	
Hourly Total	0	0	0	0	0	0	0	0	0	2	94	0	0	96	0	7	0	0	0	7	0	0	93	9	0	102	205
12:00 PM	0	0	0	0	0	0	0	0	0	27	0	0	27	0	3	0	0	0	3	0	0	24	2	0	26	56	
12:15 PM	0	0	0	0	0	0	0	0	0	24	0	0	24	0	4	0	2	0	6	0	0	30	1	0	31	61	
12:30 PM	0	0	0	0	0	0	0	0	0	1	16	0	0	17	0	1	0	2	0	3	0	0	28	1	0	29	49
12:45 PM	0	0	0	0	0	0	0	0	0	0	28	0	0	28	0	1	0	0	0	1	0	0	30	1	0	31	60
Hourly Total	0	0	0	0	0	0	0	0	0	1	95	0	0	96	0	9	0	4	0	13	0	0	112	5	0	117	226
1:00 PM	0	0	0	0	0	0	0	0	0	16	0	0	16	0	1	0	0	0	1	0	0	36	3	0	39	56	
1:15 PM	0	0	0	0	0	0	0	0	0	15	0	0	15	0	5	0	0	0	5	0	0	36	2	0	38	58	
1:30 PM	0	0	0	0	0	0	0	0	0	18	0	0	18	0	3	0	0	0	3	0	0	26	4	0	30	51	
1:45 PM	0	0	0	0	0	0	0	0	0	24	0	0	24	0	2	0	0	0	2	0	0	30	2	0	32	58	
Hourly Total	0	0	0	0	0	0	0	0	0	0	73	0	0	73	0	11	0	0	0	11	0	0	128	11	0	139	223
2:00 PM	0	0	0	0	0	0	0	0	0	34	0	0	34	0	0	0	0	0	0	0	0	31	2	0	33	67	
2:15 PM	0	0	0	0	0	0	0	0	0	29	0	0	29	0	6	0	0	0	6	0	0	33	2	0	35	70	
2:30 PM	0	0	0	0	0	0	0	0	0	28	0	0	28	0	2	0	0	0	2	0	0	30	2	0	32	62	
2:45 PM	0	0	0	0	0	0	0	0	0	31	0	0	31	0	0	0	0	0	0	0	0	28	0	0	28	59	
Hourly Total	0	0	0	0	0	0	0	0	0	0	122	0	0	122	0	8	0	0	0	8	0	0	122	6	0	128	258
3:00 PM	0	0	0	0	0	0	0	0	0	33	0	0	33	0	0	0	0	0	0	0	0	43	2	0	45	78	
3:15 PM	0	0	0	0	0	0	0	0	0	26	0	0	26	0	1	0	0	0	1	0	0	62	1	0	63	90	
3:30 PM	0	0	0	0	0	0	0	0	0	27	0	0	27	0	1	0	0	0	1	0	0	51	1	0	52	80	
3:45 PM	0	0	0	0	0	0	0	0	0	26	0	0	26	0	3	0	0	0	3	0	0	65	1	0	66	95	
Hourly Total	0	0	0	0	0	0	0	0	0	0	112	0	0	112	0	5	0	0	0	5	0	0	221	5	0	226	343

4:00 PM	0	0	0	0	0	0	0	0	17	0	0	17	0	1	0	1	0	2	0	0	69	8	0	77	96	
4:15 PM	0	0	0	0	0	0	0	0	29	0	0	29	0	4	0	1	0	5	0	0	87	4	0	91	125	
4:30 PM	0	0	0	0	0	0	0	1	34	0	0	35	0	1	0	2	0	3	0	0	96	3	0	99	107	
4:45 PM	0	0	0	0	0	0	0	0	16	0	0	16	0	2	0	0	0	2	0	0	72	6	0	78	96	
Hourly Total	0	0	0	0	0	0	0	0	1	96	0	0	97	0	8	0	4	0	12	0	0	294	21	0	315	424
5:00 PM	0	0	0	0	0	0	0	0	22	0	0	22	0	7	0	0	0	7	0	0	54	1	0	55	84	
5:15 PM	0	0	0	0	0	0	0	0	30	0	0	30	0	3	0	0	0	3	0	0	81	1	0	82	115	
5:30 PM	0	0	0	0	0	0	0	0	28	0	0	28	0	2	0	0	0	2	0	0	92	3	0	95	125	
5:45 PM	0	0	0	0	0	0	0	0	25	0	0	25	0	2	0	0	0	2	0	0	61	0	0	61	88	
Hourly Total	0	0	0	0	0	0	0	0	0	105	0	0	105	0	14	0	0	0	14	0	0	288	5	0	293	412
6:00 PM	0	0	0	0	0	0	0	0	25	0	0	25	0	0	0	0	0	0	0	0	55	1	0	56	81	
6:15 PM	0	0	0	0	0	0	0	0	24	0	0	24	0	1	0	0	0	1	1	0	42	3	0	46	71	
6:30 PM	0	0	0	0	0	0	0	0	17	0	0	17	0	0	0	0	0	0	0	0	43	3	0	46	63	
6:45 PM	0	0	0	0	0	0	0	0	15	0	0	15	0	0	0	0	0	0	0	0	30	1	0	31	46	
Hourly Total	0	0	0	0	0	0	0	0	0	81	0	0	81	0	1	0	0	0	1	1	0	170	8	0	179	261
7:00 PM	0	0	0	0	0	0	0	0	14	0	0	14	0	1	0	0	0	1	0	0	20	0	0	20	35	
7:15 PM	0	0	0	0	0	0	0	0	11	0	0	11	0	1	0	0	0	1	0	0	21	0	0	21	33	
7:30 PM	0	0	0	0	0	0	0	0	13	0	0	13	0	2	0	0	0	2	0	0	18	0	0	18	33	
7:45 PM	0	0	0	0	0	0	0	0	9	0	0	9	0	0	0	0	0	0	0	0	20	2	0	22	31	
Hourly Total	0	0	0	0	0	0	0	0	0	47	0	0	47	0	4	0	0	0	4	0	0	79	2	0	81	132
8:00 PM	0	0	0	0	0	0	0	0	13	0	0	13	0	0	0	0	0	0	0	0	20	2	0	22	35	
8:15 PM	0	0	0	0	0	0	0	0	12	0	0	12	0	0	0	0	0	0	0	0	19	4	0	23	35	
8:30 PM	0	0	0	0	0	0	0	0	5	0	0	5	0	2	0	0	0	2	0	0	21	1	0	22	29	
8:45 PM	0	0	0	0	0	0	0	0	7	0	0	7	0	0	0	0	0	0	0	0	20	2	0	22	29	
Hourly Total	0	0	0	0	0	0	0	0	0	37	0	0	37	0	2	0	0	0	2	0	0	80	9	0	89	128
9:00 PM	0	0	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	0	0	0	11	0	0	11	14	
9:15 PM	0	0	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	0	0	0	14	1	0	15	19	
9:30 PM	0	0	0	0	0	0	0	0	6	0	0	6	0	0	0	0	0	0	0	0	7	0	0	7	13	
9:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0	0	6	6	
Hourly Total	0	0	0	0	0	0	0	0	0	13	0	0	13	0	0	0	0	0	0	0	38	1	0	39	52	
10:00 PM	0	0	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	0	0	0	3	1	0	4	8	
10:15 PM	0	0	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	0	0	0	1	0	0	1	5	
10:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	4	4	
10:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0	0	10	10	
Hourly Total	0	0	0	0	0	0	0	0	0	8	0	0	8	0	0	0	0	0	0	0	18	1	0	19	27	
11:00 PM	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	5	0	0	5	6	
11:15 PM	0	0	0	0	0	0	0	0	1	0	0	1	0	1	0	0	0	0	0	0	1	0	0	1	2	
11:30 PM	0	0	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	0	0	0	2	0	0	2	4	
11:45 PM	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	5	0	0	5	6	
Hourly Total	0	0	0	0	0	0	0	0	0	5	0	0	5	0	0	0	0	0	0	0	13	0	0	13	18	
TOTAL	0	0	0	0	0	0	0	0	5	2093	0	0	2098	0	112	0	13	0	125	2	0	2136	105	0	2243	4466
Cars	0	0	0	0	0	0	0	0	5	2014	0	0	2019	0	109	0	13	0	122	1	0	2051	105	0	2157	4298
Heavy Vehicles	0	0	0	0	0	0	0	0	0	79	0	0	79	0	3	0	0	3	3	1	85	0	0	86	168	
Heavy Vehicle %	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	3.77%	0.00%	0.00%	3.77%	0.00%	2.68%	0.00%	0.00%	0.00%	2.40%	50.00%	0.00%	3.98%	0.00%	0.00%	3.83%	3.76%

North River Rd @ N Olga Rd
North Fort Myers Florida
Wednesday, August 27, 2025

	Southbound						Westbound						Northbound						Eastbound						
Time	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	VEHICLE TOTAL
6:15 AM	0	0	0	0	0	0	0	0	106	0	0	106	0	2	0	0	0	2	0	0	16	0	0	16	124
6:30 AM	0	0	0	0	0	0	0	0	100	0	0	100	0	2	0	0	0	2	0	0	29	2	0	31	133
6:45 AM	0	0	0	0	0	0	0	0	105	0	0	105	0	2	0	1	0	3	0	0	21	0	0	21	129
7:00 AM	0	0	0	0	0	0	0	0	72	0	0	72	0	2	0	0	0	2	0	0	15	1	0	16	90
Peak Hour Total	0	0	0	0	0	0	0	0	383	0	0	383	0	8	0	1	0	9	0	0	61	3	0	64	476
Peak Hour Heavy Vehicles	0	0	0	0	0	0	0	0	14	0	0	14	0	0	0	0	0	0	0	0	1	0	0	1	15
Peak Hour Heavy Vehicles % PHF	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	3.66%	0.00%	0.00%	3.66%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.23%	0.00%	0.00%	1.19%	3.15%
	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.903	0.000	0.000	0.903	0.000	1.000	0.000	0.250	0.000	0.750	0.000	0.000	0.698	0.375	0.000	0.677	0.895
	PM Peak Hour																								
Time	Southbound						Westbound						Northbound						Eastbound						VEHICLE TOTAL
	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	
4:00 PM	0	0	0	0	0	0	0	0	17	0	0	17	0	1	0	1	0	2	0	0	69	8	0	77	96
4:15 PM	0	0	0	0	0	0	0	0	29	0	0	29	0	4	0	1	0	5	0	0	87	4	0	91	125
4:30 PM	0	0	0	0	0	0	0	1	34	0	0	35	0	1	0	2	0	3	0	0	66	3	0	69	107
4:45 PM	0	0	0	0	0	0	0	0	16	0	0	16	0	2	0	0	0	2	0	0	72	6	0	78	96
Peak Hour Total	0	0	0	0	0	0	0	1	96	0	0	97	0	8	0	4	0	12	0	0	294	21	0	315	424
Peak Hour Heavy Vehicles	0	0	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	0	0	0	14	0	0	14	16
Peak Hour Heavy Vehicles % PHF	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	2.08%	0.00%	0.00%	2.06%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	4.76%	0.00%	0.00%	4.44%	3.77%
	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.706	0.000	0.000	0.693	0.000	0.500	0.000	0.500	0.000	0.600	0.000	0.000	0.845	0.656	0.000	0.865	0.848

HCS SUMMARY SHEETS
NORTH RIVER RD @
EAST SITE ACCESS

HCS Two-Way Stop-Control Report

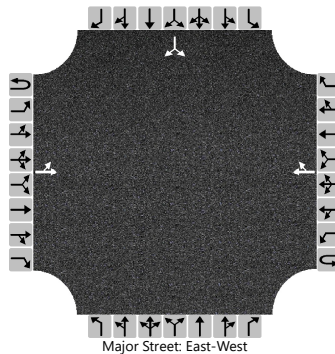
General Information

Analyst	tbt
Agency/Co.	TR Transportation
Date Performed	11/20/2025
Analysis Year	2029
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	Armeda Build-Out

Site Information

Intersection	N. River Rd. East Access
Jurisdiction	Lee Co.
East/West Street	N. River Rd.
North/South Street	East Access
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		16	113				395	2						5		44
Percent Heavy Vehicles (%)		2												1		1
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.12												6.41		6.21
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.22												3.51		3.31

Delay, Queue Length, and Level of Service

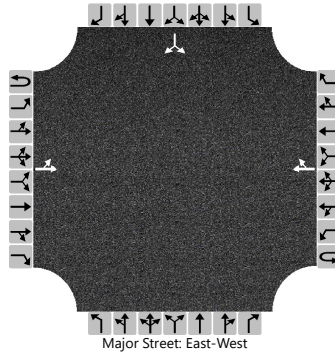
Flow Rate, v (veh/h)		17													53	
Capacity, c (veh/h)		1128													605	
v/c Ratio		0.02													0.09	
95% Queue Length, Q ₉₅ (veh)		0.0													0.3	
95% Queue Length, Q ₉₅ (ft)		0.0													7.6	
Control Delay (s/veh)		8.2	0.1												11.5	
Level of Service (LOS)		A	A												B	
Approach Delay (s/veh)	1.1												11.5			
Approach LOS	A												B			

HCS Two-Way Stop-Control Report

General Information

Analyst	tbt	Intersection	N. River Rd. East Access
Agency/Co.	TR Transportation	Jurisdiction	Lee Co.
Date Performed	11/20/2025	East/West Street	N. River Rd.
Analysis Year	2029	North/South Street	East Access
Time Analyzed	PM Peak Hour	Peak Hour Factor	0.92
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Armeda Build-Out		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		50	314				128	5						3		30
Percent Heavy Vehicles (%)		2												1		1
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.12												6.41		6.21
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.22												3.51		3.31

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		54													36	
Capacity, c (veh/h)		1438													831	
v/c Ratio		0.04													0.04	
95% Queue Length, Q ₉₅ (veh)		0.1													0.1	
95% Queue Length, Q ₉₅ (ft)		2.5													2.5	
Control Delay (s/veh)		7.6	0.4												9.5	
Level of Service (LOS)		A	A												A	
Approach Delay (s/veh)	1.4												9.5			
Approach LOS	A												A			

HCS SUMMARY SHEETS
NORTH RIVER RD @
WEST SITE ACCESS

HCS Two-Way Stop-Control Report

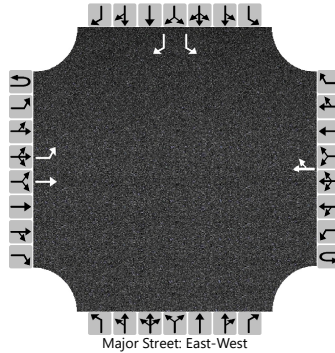
General Information

Analyst	tbt
Agency/Co.	TR Transportation
Date Performed	11/20/2025
Analysis Year	2029
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	Armeda Build-Out

Site Information

Intersection	N. River Rd. West Access
Jurisdiction	Lee Co.
East/West Street	N. River Rd.
North/South Street	West Access
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	0	1	0		0	0	0		1	0	1
Configuration		L	T					TR						L		R
Volume (veh/h)		105	97				427	12						32		283
Percent Heavy Vehicles (%)		2												1		1
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized													No			
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.12												6.41		6.21
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.22												3.51		3.31

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		114												35		308
Capacity, c (veh/h)		1085												316		595
v/c Ratio		0.11												0.11		0.52
95% Queue Length, Q ₉₅ (veh)		0.4												0.4		3.0
95% Queue Length, Q ₉₅ (ft)		10.2												10.1		75.6
Control Delay (s/veh)		8.7												17.8		17.3
Level of Service (LOS)		A												C		C
Approach Delay (s/veh)	4.5												17.4			
Approach LOS	A												C			

HCS Two-Way Stop-Control Report

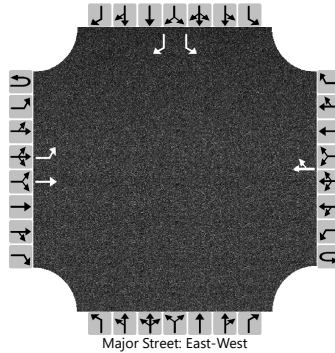
General Information

Analyst	tbt
Agency/Co.	TR Transportation
Date Performed	11/20/2025
Analysis Year	2029
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	Armeda Build-Out

Site Information

Intersection	N. River Rd. West Access
Jurisdiction	Lee Co.
East/West Street	N. River Rd.
North/South Street	West Access
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	0	1	0		0	0	0		1	0	1
Configuration		L	T					TR						L		R
Volume (veh/h)		288	344				126	32						20		176
Percent Heavy Vehicles (%)		2												1		1
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized													No			
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.12												6.41		6.21
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.22												3.51		3.31

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		313												22		191
Capacity, c (veh/h)		1405												170		894
v/c Ratio		0.22												0.13		0.21
95% Queue Length, Q ₉₅ (veh)		0.9												0.4		0.8
95% Queue Length, Q ₉₅ (ft)		22.9												10.1		20.2
Control Delay (s/veh)		8.3												29.2		10.1
Level of Service (LOS)		A												D		B
Approach Delay (s/veh)		3.8												12.1		
Approach LOS		A												B		

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

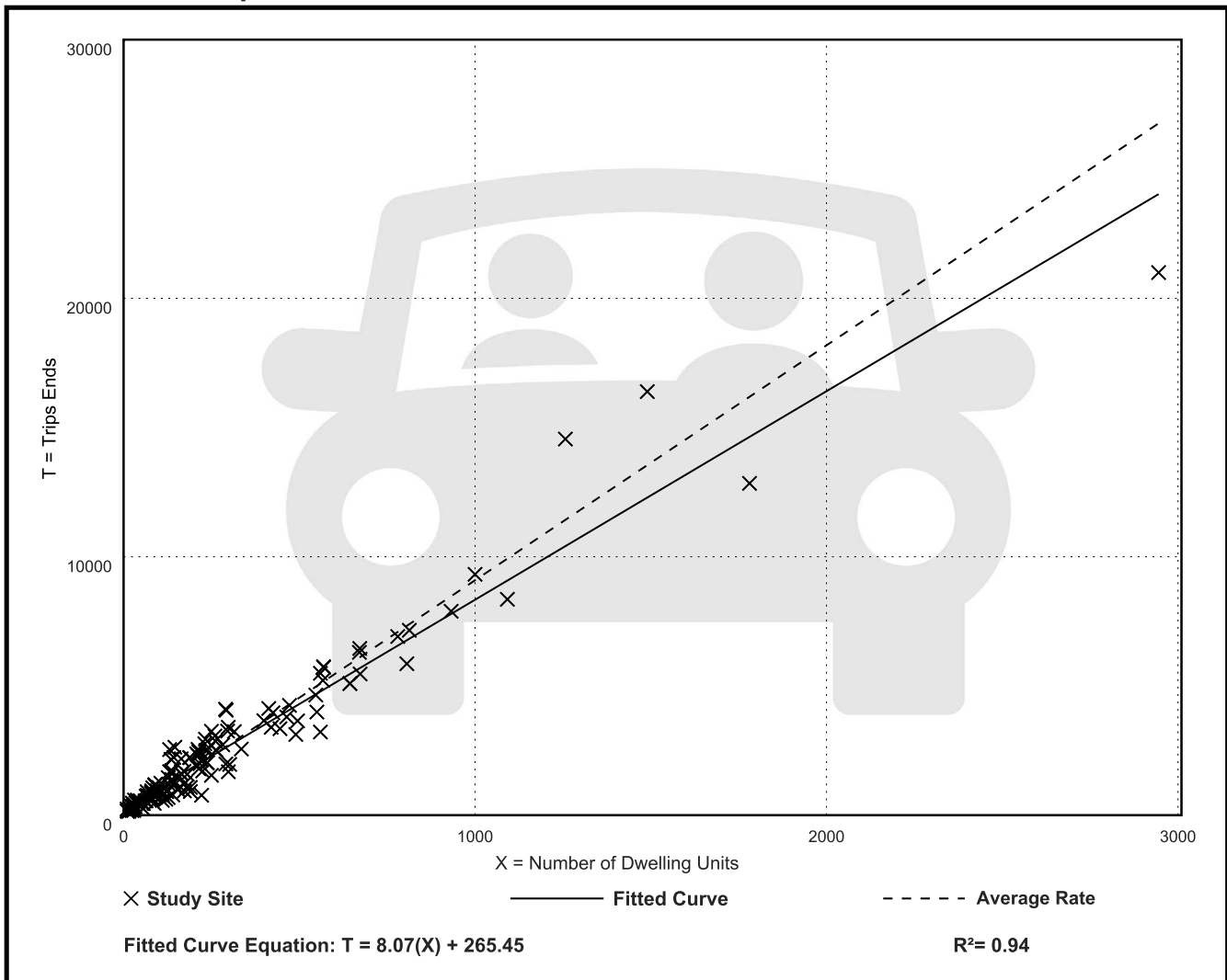
Avg. Num. of Dwelling Units: 261

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

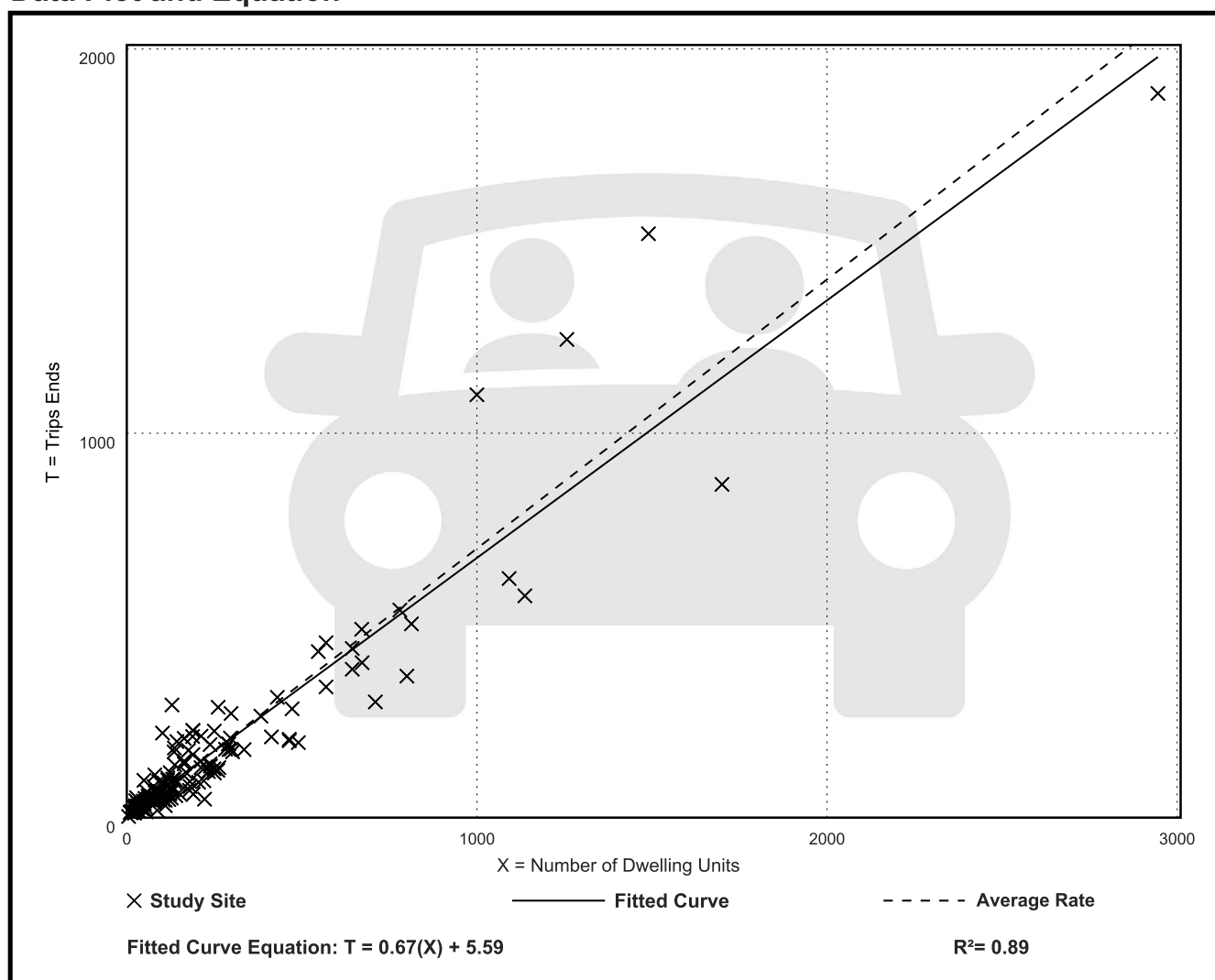
Avg. Num. of Dwelling Units: 239

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

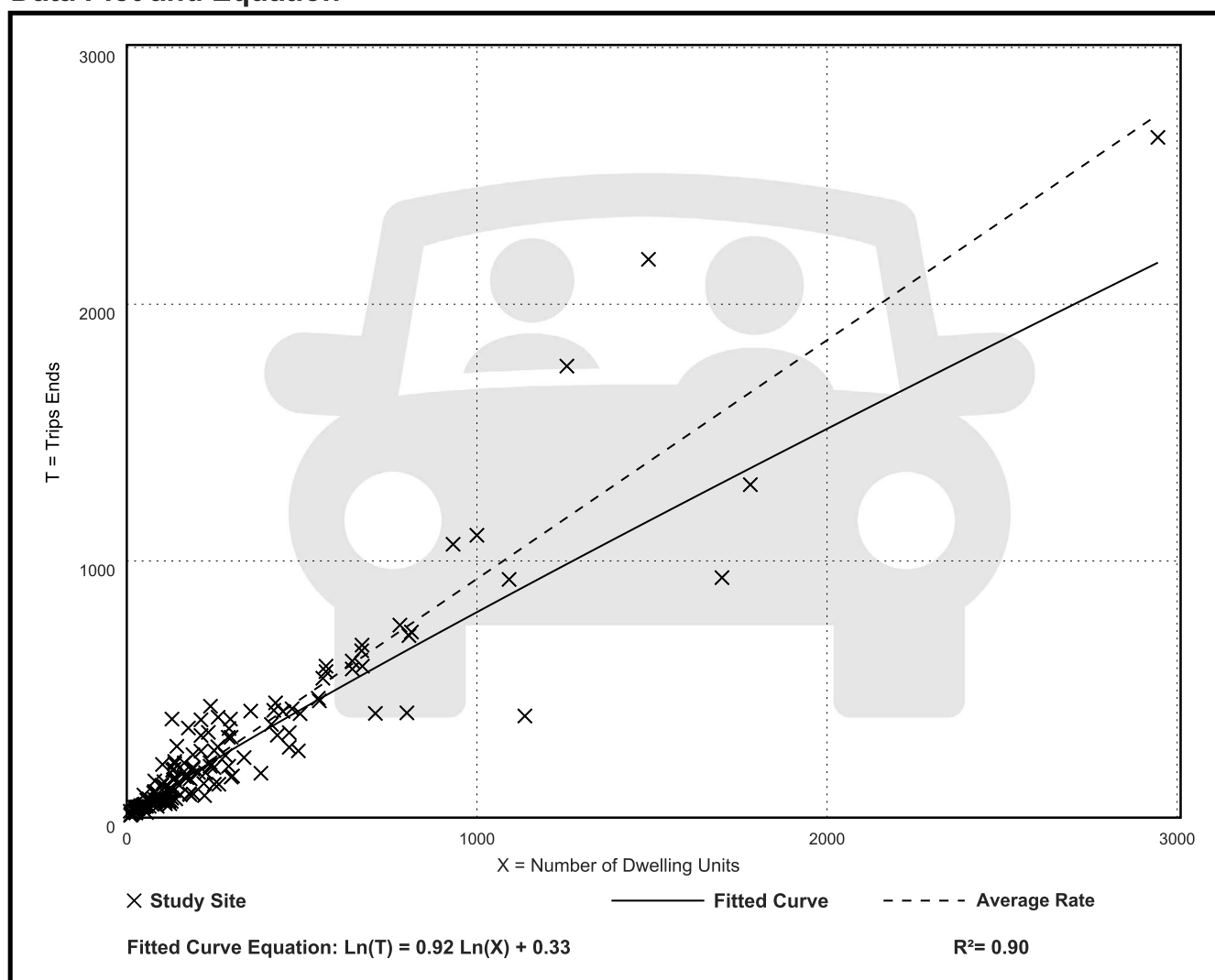
Avg. Num. of Dwelling Units: 266

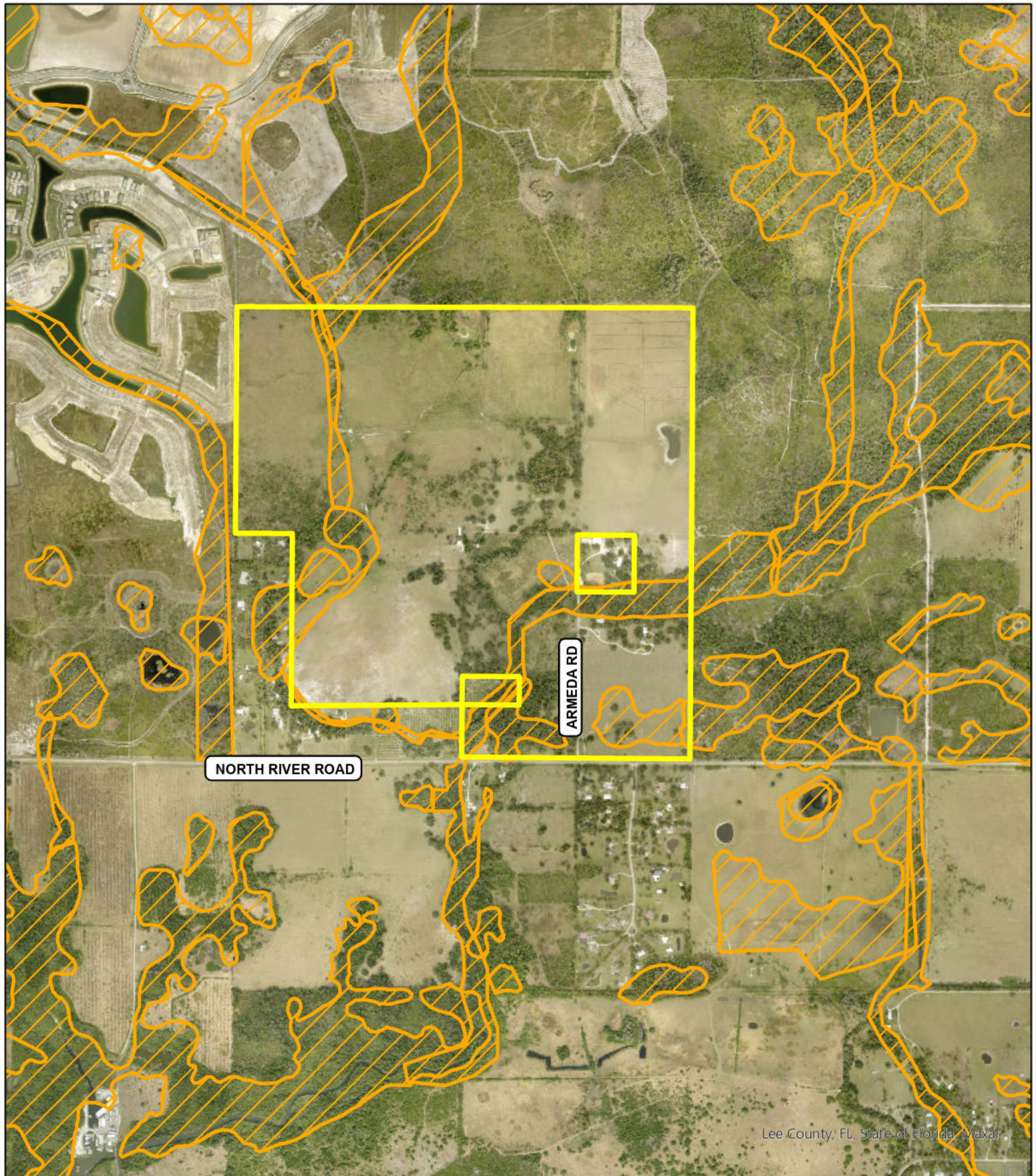
Directional Distribution: 62% entering, 38% exiting

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



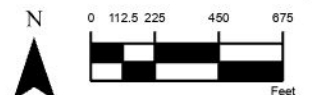


111 N. Magnolia Avenue
Suite 1350
Orlando, FL 32801
Tel: 407.680.0650
www.rviplanning.com

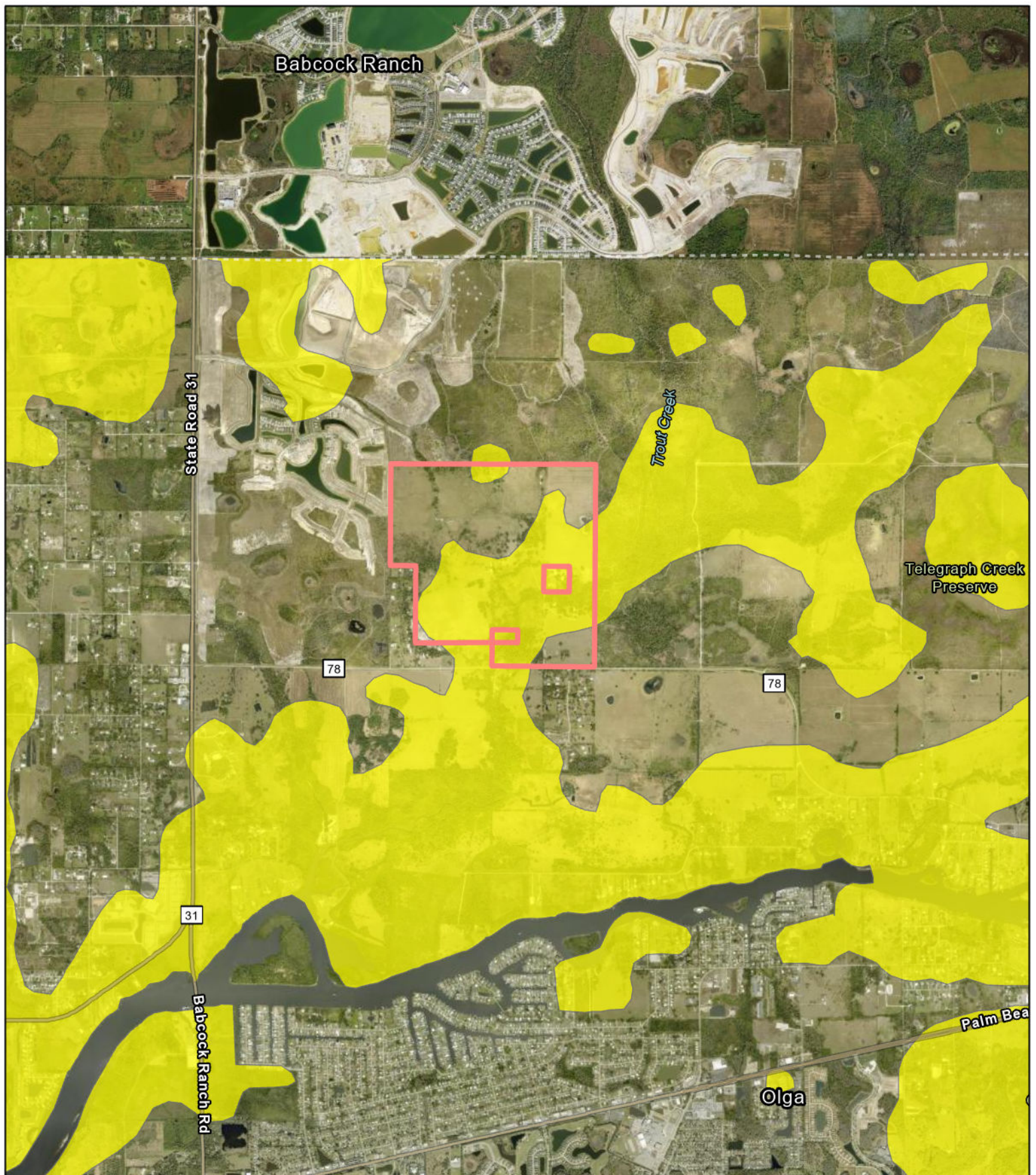
ARMEDA PROPERTY • EXISTING & HISTORIC FLOW-WAYS

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

— Subject Boundary
— FLOW-WAY



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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Suite 1350
Orlando, FL 32801
Tel: 407.680.0650
www.rviplanning.com

ARMEDA PROPERTY • Archaeological Sensitivity

📍 Lee County, FL
📅 Date: 11/10/2025
24006625
👤 Forestar

— Subject Boundary

— Sensitivity Level 1

— Sensitivity Level 2

— Previously Surveyed



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.



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.

November 6, 2025



Patrick Murray, AICP

Project Manager

RVi Planning + Landscape Architecture

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

407.775.6523 Direct • 407.775.6500 Main

In response to your request of September 10, 2025, a search of the Florida Master Site File inventory shows one standing structure previously recorded for 70+/- acres designated project in 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 "V" at the end.

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



FLORIDA MASTER SITE FILE
SITE INVENTORY FORM

Site No. 8LL0812
LEAV014

Site Name RT. 4 BOX 612 RIVER ROAD Survey Date 1286
Address of Site RT.4 BOX 612 RIVER ROAD, ALVA
Instructions for locating _____

Location _____
Subdivision name _____ block no. _____ lot no. _____

County LEE
District name if applicable _____
Owner of Site: Name _____
Address _____

Type of ownership private Recording date _____
Recorder: Name & Title Merndli, Phillip A.
Address Florida Preservation Services
PO Box 13892 Tallahassee, FL 32317

Condition of Site:	Integrity of Site:	Original Use <u>RESIDENTIAL</u>
Check One	Check One or More	Present Use <u>RESIDENTIAL</u>
☐ Excellent	☒ Altered	Dates + _____
☒ Good	☐ Unaltered	Cultural/Phase <u>American</u>
☐ Fair	☒ Original Use	Period _____
☐ Deteriorated	☐ Restored/Date _____	
	☐ Moved/Date _____	

NR Classification Category Building Date Listed on NR _____

Threats to Site:

Check one or more

☐ Zoning	☐ Transportation
☒ Development	☐ Fill
☐ Deterioration	☐ Dredge
☐ Borrowing	
☐ Other (See Remarks Below)	

Areas of Significance: Architecture

Significance: _____

The type II bungalow was one of the more common types of bungalow in Florida. This type is characterized by a front facing gable roof with a secondary roof projecting from the facade. The entrance is to the side with a living room and dining room divided by columns or bookcases.

**SEE SITE FILE STAFF FOR
ORIGINAL PHOTO(S) OR MAP(S)**

Architect _____
Builder _____
Style and/or Period Bungalow, Type II
Plan Type RECTANGULAR; IRREGULAR
Exterior Fabric ASBESTOS SHINGLES
Structural System(s) WOOD FRAME
Porches N ENCLOSED

Orientation N
Foundation CONCRETE PIERS
Roof Type GABLE
Secondary Roof Structure(s) HIP
Roof Surfacing SHEET METAL
Window Type AWNING, ALUMINUM
Ornament Exterior _____
Chimney BRICK
Chimney Location E EXTERIOR
No. of Chimneys 1
No. of Dormers _____
Surroundings RURAL
Map Reference (inc. scale & date) _____

No. of Stories 1
Outbuildings 1

Latitude and Longitude:

Site Size (Approx. Acreage of Property) LT 1

Location Sketch or Map

N

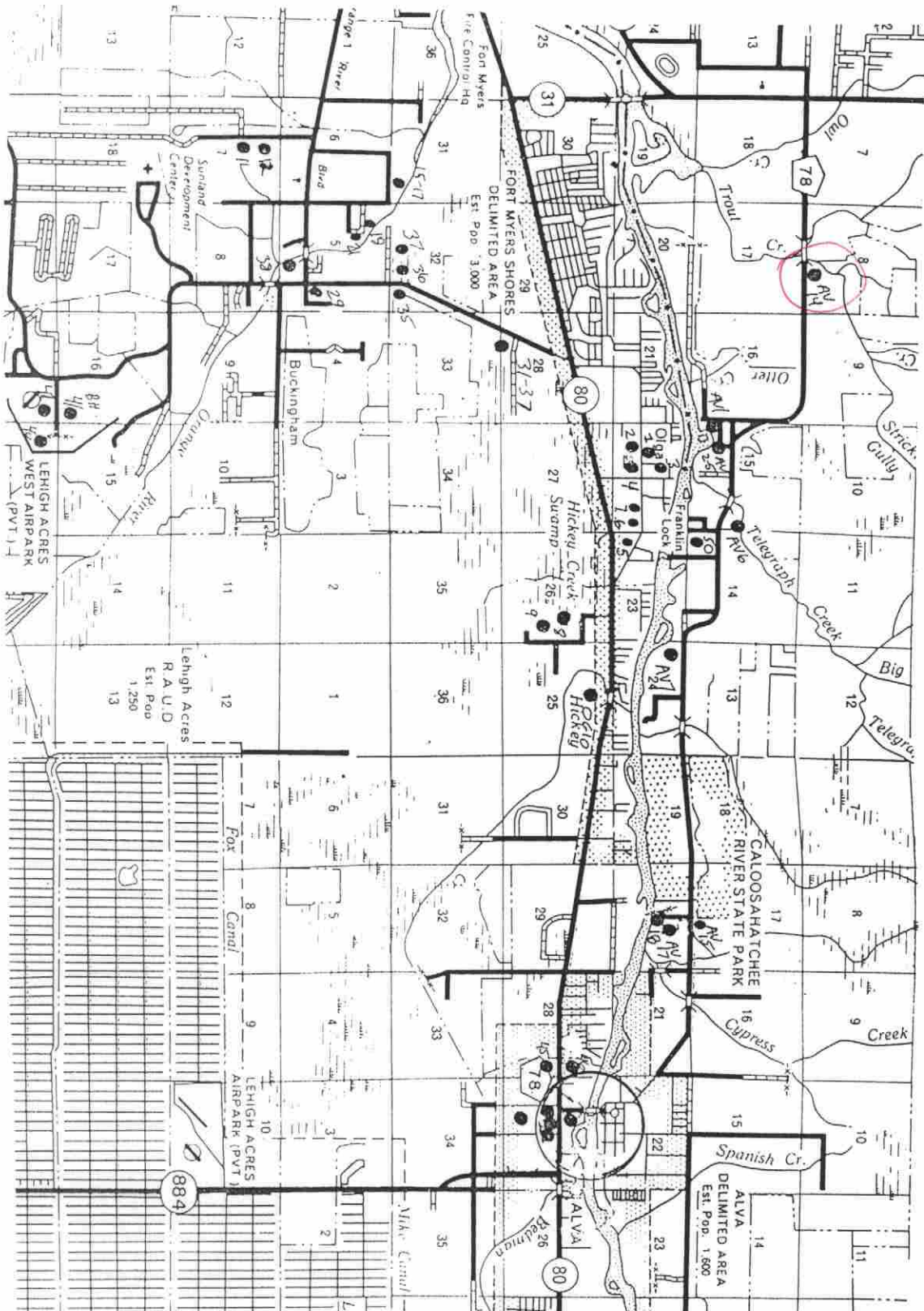
UTM Coordinates:

Olga Quad.

Township	Range	Section
43	26	24 8

Photographic Records Number _____
Please attach Photographic Print







Armeda Property RPD

Preliminary Density Calculation

DCI2025-00013 – Revised November 2025

Base Density

Future Land Use Category	Lee Plan Table 1(a) Max. Standard Density	Parcel A Acres	Parcel A Units	Parcel B Acres/Units	Total A&B Acres	Total A&B Base Units
Rural	1 DU/AC	438.65 AC	438.65 DU	68.92 AC & DU	507.57 AC	507.57 DU
Wetlands	1 DU/AC & 1 DU/20 AC	54.06 AC				
Preserved Wetlands	1 DU/AC	48.65 AC	48.65 DU		48.65 AC	48.65 DU
Impacted Wetlands	1 DU/20 AC	5.41 AC	0.27 DU		5.41 AC	0.27 DU
Subtotal		492.71 AC	487.57 DU	68.92 AC & DU	561.63 AC	556.49 DU

Rare & Unique (R&U) Habitat Incentive (Lee Plan Policy 123.2.17)

Rare and Unique Habitat Incentive Areas	Lee Plan Table 1(a) Max. Standard Density	Parcel A Acres/Units	Parcel B Acres/Units	Total A&B R&U Acres/Units
Rare & Unique Upland Preservation	1 DU/AC	25.77 AC & DU	13.16 AC & DU	38.93 AC & DU
Rare & Unique Upland Restoration	1 DU/AC	133.87 AC & DU	7.19 AC & DU	141.06 AC & DU
Subtotal		159.64 AC & DU	20.35 AC & DU	179.99 AC & DU

Maximum Allowable Dwelling Units

Future Land Use Category	Lee Plan Table 1(a) Max. Standard Density	Parcel A Acres	Parcel A Units	Parcel B Acres	Parcel B Units	Total A&B Acres	Total A&B Units
Rural	1 DU/AC	438.65 AC	438.65 DU	68.92 AC	68.92 DU	507.57 AC	507.57 DU
Wetlands	1 DU/AC & 1 DU/20 AC	54.06 AC	48.92 DU			54.06 AC	48.92 DU
Rare & Unique Habitat Incentive Areas	1 DU/AC	159.64 AC	159.64 DU	20.35 AC	20.35 DU		179.99 DU
Maximum Allowable Dwelling Units Per Parcel Totals:			647.21 DU		89.27 DU		737 DU
TOTAL A & B PROJECT MAXIMUM ALLOWABLE DWELLING UNITS							

Armeda

Conceptual Surface Water Management Plan

December 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.

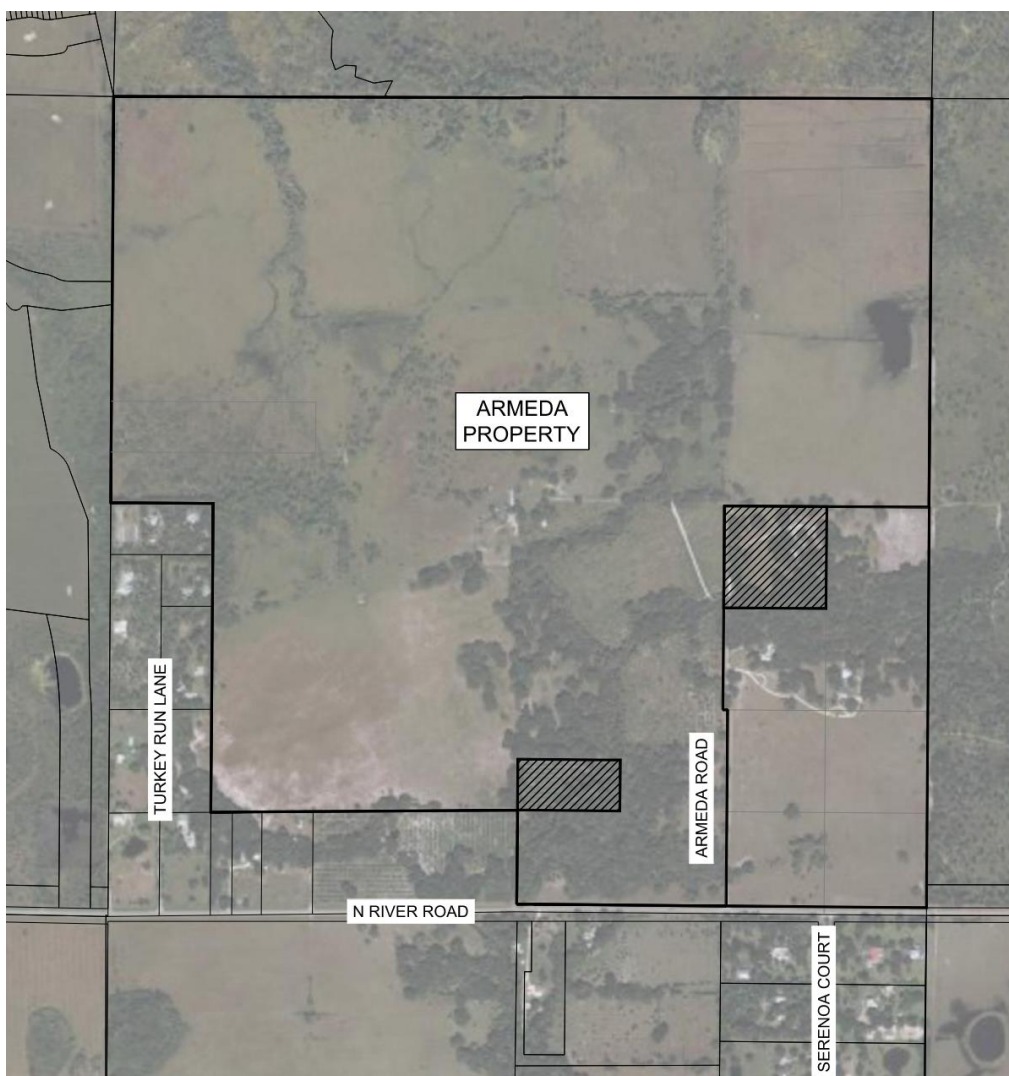


Figure 1 - Vicinity Map

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 Armeda 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 Armeda property generally slopes gently to the 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 Armeda property lies within the Trout Creek watershed. Trout Creek crosses the southeastern corner of the site, conveying flows southward beneath North River Road through existing box culverts before continuing toward the Caloosahatchee River system.

Surface water drains along the natural topography toward Trout Creek and surrounding low-lying areas.

Offsite Runoff

Offsite runoff originating to the northwest enters the property through preserve areas within the Babcock Ranch MPD. These flows move through on-site preserve corridors and wetlands, then continue southeast to ultimately join Trout Creek. As part of the Project, these offsite flows will be evaluated and quantified to confirm the proposed development can accommodate them while preserving historic drainage patterns and conditions.

Proposed Surface Water Management System

As part of the Project, a surface water management (SWM) system is proposed, which will provide water quality treatment before runoff is ultimately discharged into Trout Creek. The Project provides significant preservation areas which will maintain the existing flow-ways and associated habitats to the maximum extent practicable, providing significant benefits to surface and ground water.

The SWM 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. The lakes will be provided with littoral plantings, further enhancing the water quality benefits provided by the system. Additionally, on-site wetlands are to be incorporated into the overall design and function of the SWM system. 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 designed in accordance with the SFWMD Applicant's Handbook (including SFWMD's new Water Quality Rules) and an Environmental Resource Permit (ERP) will be obtained prior to construction.

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

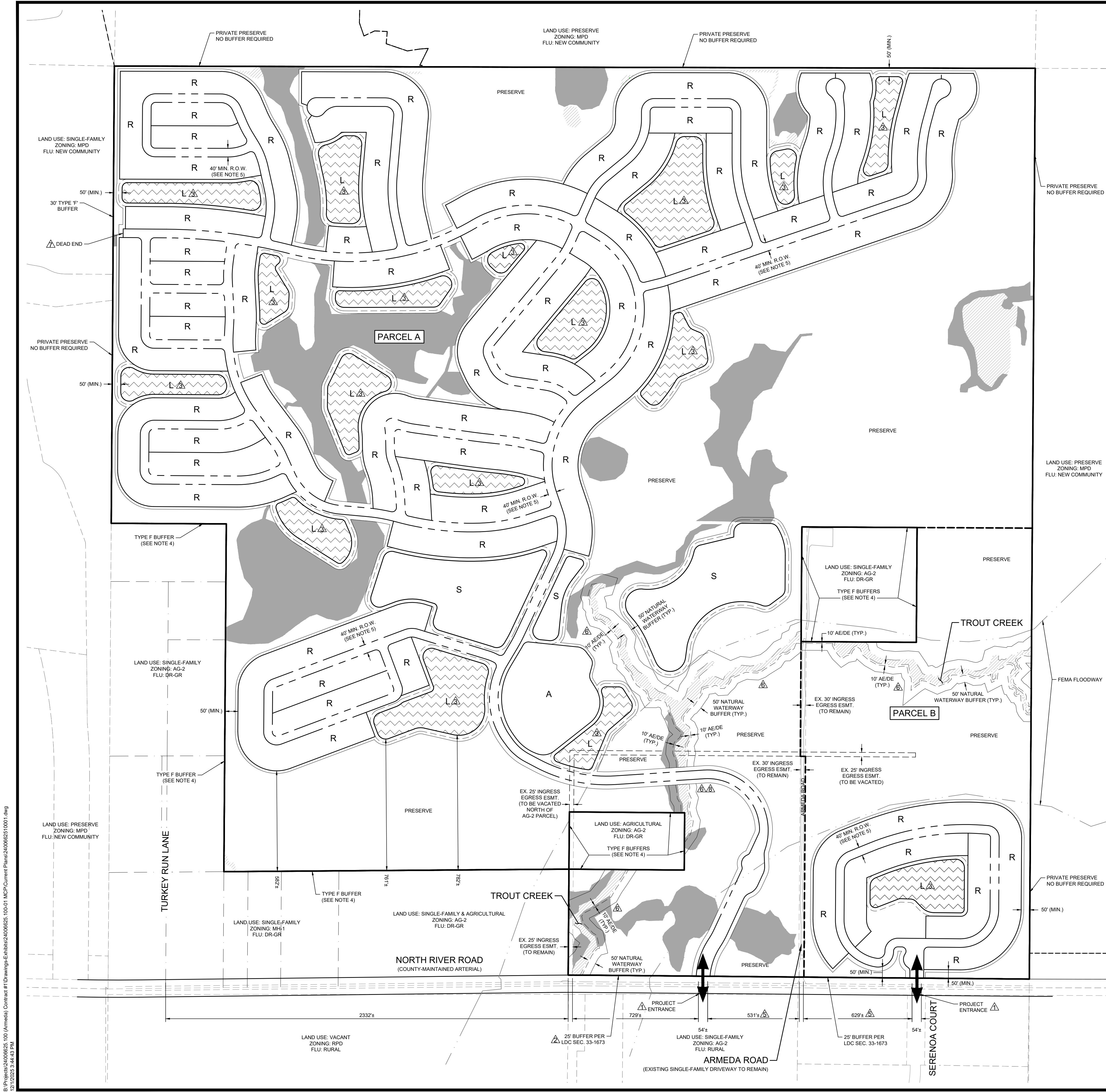
Floodplain

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. If necessary, compensating storage will be provided (areas for compensating storage have been designated on the Master Concept Plan).

Regulatory Floodway

A FEMA-designated floodway containing Trout Creek traverses the southeastern corner of the Project. The Project and its SWM system are designed to minimize impact to the Trout Creek floodway to the maximum extent practicable. 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.



LEGEND

PRESERVED AND RESTORED WETLANDS
PARCEL A: 48.65± AC
PARCEL B: 0.00± AC
TOTAL: 48.65± AC

PRESERVED OTHER SURFACE WATERS (OSW)

(A) AMENITY (MAXIMUM HEIGHT 35')
(L) LAKE TRACT
(R) RESIDENTIAL TRACT (SINGLE-FAMILY MAXIMUM HEIGHT 35')
(S) COMPENSATING STORAGE
DEVIATIONS
VEHICULAR INGRESS/EGRESS

- MASTER CONCEPT PLAN NOTES:**
- THIS PLAN IS CONCEPTUAL AND IS POTENTIALLY SUBJECT TO MODIFICATIONS DUE TO AGENCY PERMITTING REQUIREMENTS.
 - ALL ACREAGE AREA IS APPROXIMATE AT THIS TIME AND HAS POTENTIAL TO BE MODIFIED AT THE TIME OF DEVELOPMENT ORDER.
 - THE LOCATION OF ONSITE LAKES AND RESIDENTIAL TRACTS ARE PRELIMINARY AND MAY BE ADJUSTED PRIOR TO SITE PLAN APPROVAL.
 - TYPE F BUFFERS: PRESERVATION AREAS MAY SERVE AS BUFFERS AND SUPPLEMENTED (IF NECESSARY) TO ENSURE THE PROVISION OF MINIMUM 30-FOOT WIDTH TYPE F BUFFERS CONTAINING 10 TREES PER 100 LINEAR FEET AND A DOUBLE-STAGGERED HEDGEROW MEETING THE STANDARDS OF LDC SEC. 10-420 LOCATED BETWEEN THE INTERNAL DEVELOPMENT AREA AND THE PROPERTY BEING BUFFERED. AREAS WHERE TROUT CREEK OR NATURAL WATER BUFFERS ADJUT THE ADJACENT PROPERTY WILL BE EXCLUDED FROM THIS BUFFER CALCULATION.
 - ALL PROPOSED INTERNAL RIGHTS-OF-WAY SHALL BE A MINIMUM OF 40 FEET IN WIDTH AND SHALL BE PRIVATELY OWNED AND MAINTAINED.
 - CONCURRENT COMPREHENSIVE PLAN AMENDMENT TO CHANGE FUTURE LAND USE DESIGNATION FROM DRUG TO RURAL AND WETLANDS.

2

MASTER CONCEPT PLAN

ARMEDA PROPERTY RPD

CLIENT: FORESTAR (USA) REAL ESTATE GROUP INC.

MASTER CONCEPT PLAN

PLAN REVISIONS	DATE	DESCRIPTION
1	11/02/2025	SUFFICIENCY RESPONSE

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SCALE IN FEET

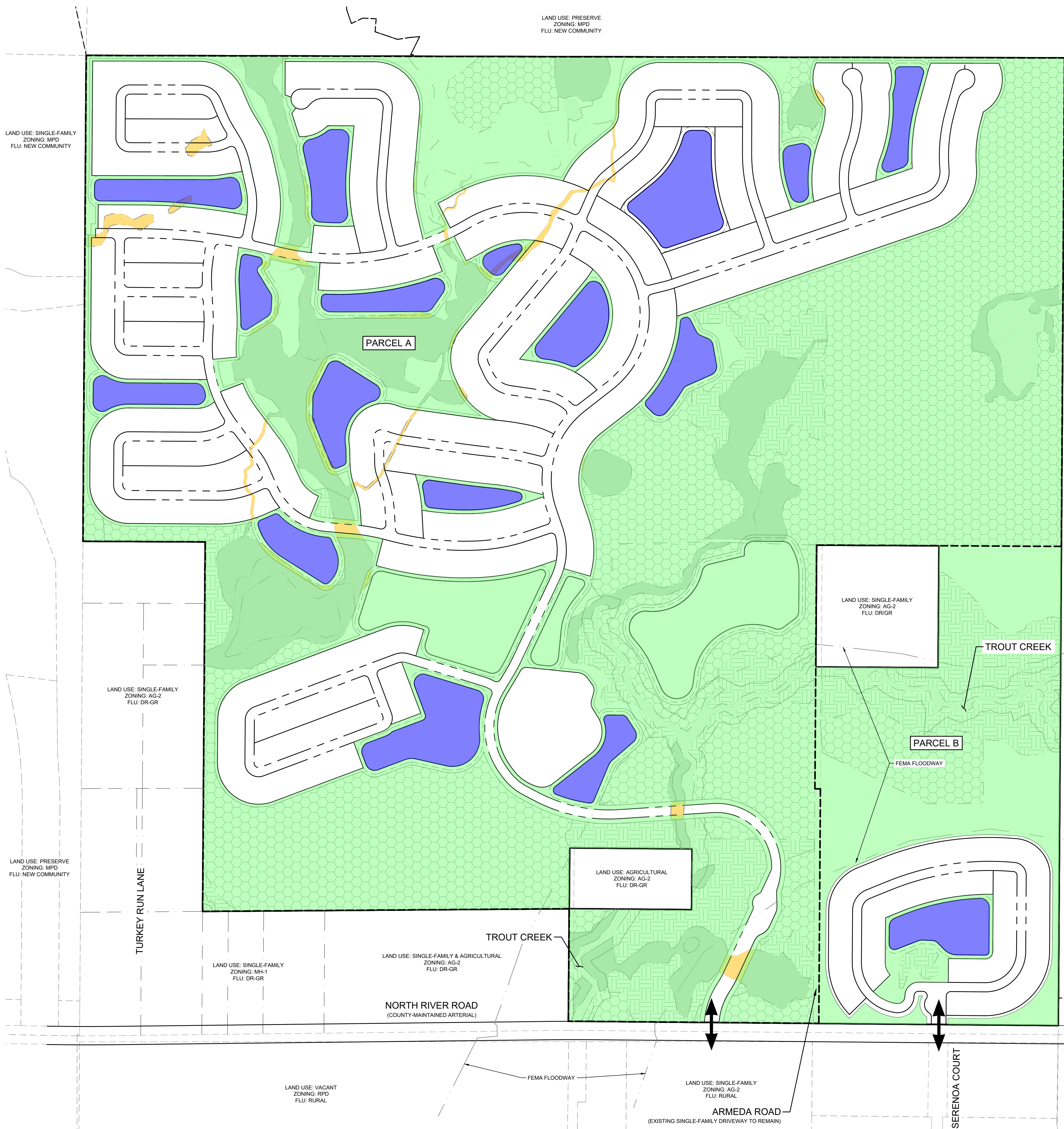
FLORIDA CERTIFICATE OF AUTHORIZATION #8836

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

SET NUMBER: 24006625.100-01

SHEET: 1

B:\Projects\2400625_100\Armeda_Contract\1\Drawings-Exhibit\2400625_100-01 MCPP Current Plans\240062510001.dwg
12/1/2023 3:44:52 PM



LEGEND

OPEN SPACE
PARCEL A: 295.63± AC (MIN.)
PARCEL B: 41.35± AC (MIN.)
TOTAL: 336.98± AC

LAKE AREA
PARCEL A: 33.84± AC
PARCEL B: 2.94± AC
TOTAL: 36.78± AC

PRESERVED AND RESTORED WETLANDS
PARCEL A: 48.65± AC
PARCEL B: 0.00± AC
TOTAL: 48.65± AC

IMPACTED WETLANDS
PARCEL A: 5.41± AC
PARCEL B: 0.00± AC
TOTAL: 5.41± AC

PRESERVED OTHER SURFACE WATERS (OSW)

RARE & UNIQUE UPLAND RESTORATION
PARCEL A: 133.87± AC
PARCEL B: 7.19± AC
TOTAL: 141.06± AC

RARE & UNIQUE UPLAND PRESERVATION
PARCEL A: 25.77± AC
PARCEL B: 13.16± AC
TOTAL: 38.93± AC

N

Z

OPEN SPACE CALCULATIONS

NOTE: AREAS APPROXIMATE AND MAY BE ADJUSTED AT TIME OF DEVELOPMENT ORDER
AS LONG AS MINIMUM REQUIRED IS PROVIDED WITH DENSITY SUBJECT TO RARE AND
UNIQUE UPLAND INCENTIVES.

Open Space	Parcel A	Parcel B	Total	Units	Notes
Total Site Area	492.71	68.92	561.63	AC	
Required Min. Open Space	295.63	41.35	336.98	AC	60% of Total Site Area
Required Min. Total Indigenous Preserve Area	147.81	20.68	168.49	AC	50% of Required Min. Open Space

Provided Indigenous Open Space	Parcel A	Parcel B	Total	Units	Notes
Preserved & Restored Wetlands	48.65	0.00	48.65	AC	
Rare & Unique Upland Preservation	25.77	13.16	38.93	AC	
Rare & Unique Upland Restoration	133.87	7.19	141.06	AC	
Indigenous Open Space Area Provided	208.29	20.35	228.64	AC	

Provided Open Space (Minimum 60%)	Parcel A	Parcel B	Total	Units	Notes
Indigenous Open Space Area Provided	208.29	20.35	228.64	AC	
Lake Area Provided*	33.84	2.94	36.78	AC	
Compensating Storage Areas	20.85	0.00	20.85	AC	
Other Open Space Areas	32.65	18.06	50.71	AC	LMEs, buffers, etc.
Open Space Area Provided (Minimum)	295.63	41.35	336.98	AC	Minimum Open Space Area to be Provided

*Note: Maximum of 25% of Required Min. Open Space may consist of lakes.

*Lake Area Maximum	Parcel A	Parcel B	Total	Notes
Lake Area Maximum	73.91	10.34	84.24	AC 25% of Required Min. Open Space
Lake Area Provided	33.84	2.94	36.78	AC

DENSITY CALCULATIONS

Base Density

FLU Category	Max Standard Density (Lee Plan Table 1(a))	Parcel A		Parcel B		Total	
		Acres	Units	Acres	Units	Acres	Units
Rural	1	438.65	438.65	68.92	68.92	507.57	507.57
Wetlands	See Below						
Preserved Wetlands	1	48.65	48.65	0.00	0.00	48.65	48.65
Impacted Wetlands	0.05	5.41	0.27	0.00	0.00	5.41	0.27
Base Density Subtotal		492.71	487.57	68.92	68.92	561.63	556.49

Rare & Unique Upland Habitat Incentive Density (Lee Plan Policy 123.2.17)

Rare & Unique Habitat Incentive Areas	Max Standard Density (Lee Plan Table 1(a))	Parcel A		Parcel B		Total	
		Acres	Units	Acres	Units	Acres	Units
Rare & Unique Upland Preservation	1	25.77	25.77	13.16	13.16	38.93	38.93
Rare & Unique Upland Restoration	1	133.87	133.87	7.19	7.19	141.06	141.06
Rare & Unique Habitat Incentive Subtotal		159.64	159.64	20.35	20.35	179.99	179.99

Maximum Allowable Dwelling Units

FLU Category	Max Standard Density (Lee Plan Table 1(a))	Parcel A		Parcel B		Total	
		Acres	Units	Acres	Units	Acres	Units
Rural	1	438.65	438.65	68.92	68.92	507.57	507.57
Wetlands	See Below						
Preserved Wetlands	1	48.65	48.65	0.00	0.00	48.65	48.65
Impacted Wetlands	0.05	5.41	0.27	0.00	0.00	5.41	0.27
Rare & Unique Habitat Incentives	1	0.00	159.64	0.00	20.35	0.00	179.99
Total Project Maximum Allowable Dwelling Units		492.71	647.21	68.92	89.27	561.63	736.48

ATWELL

28100 BONITA GRANDE DR., SUITE 305
BONITA SPRINGS, FL 34135
239.405.7777

MASTER CONCEPT PLAN

ARMEDA PROPERTY RPD

CLIENT: FORESTAR (USA) REAL ESTATE GROUP INC.

OPEN SPACE EXHIBIT

PLAN REVISIONS

NO.	DATE	DESCRIPTION
1	11/06/2025	SUFFICIENCY RESPONSE

0 150 300 600
SCALE IN FEET

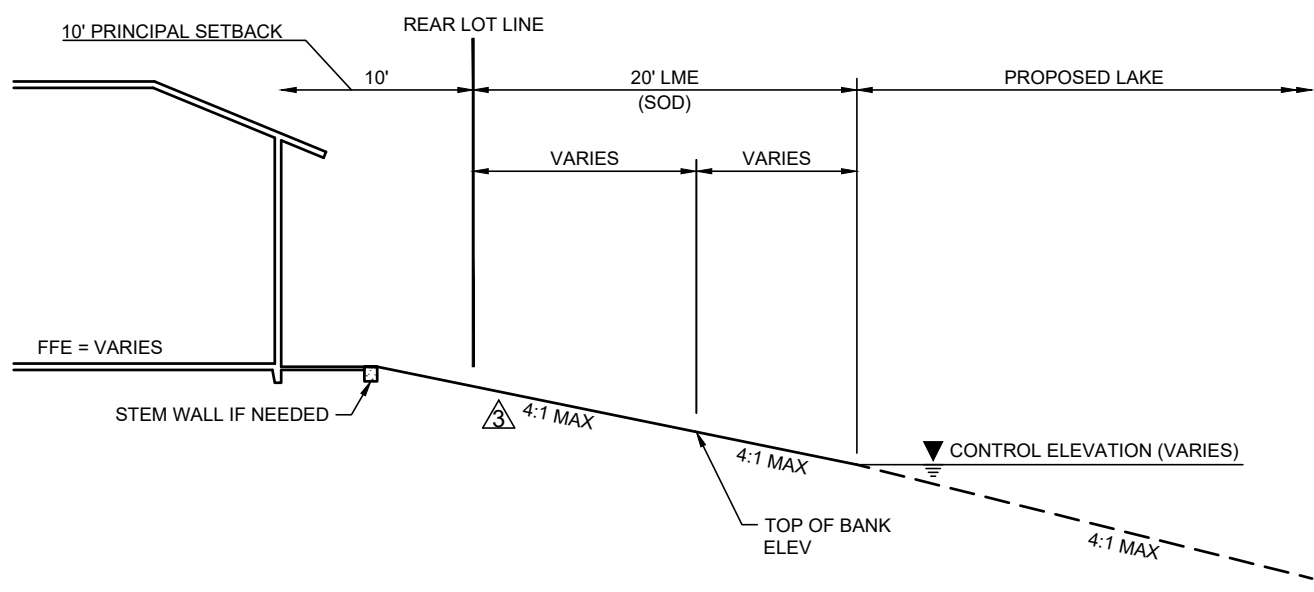
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JEREMY H. ARNOLD, P.E.
FL LICENSE NO. 66421

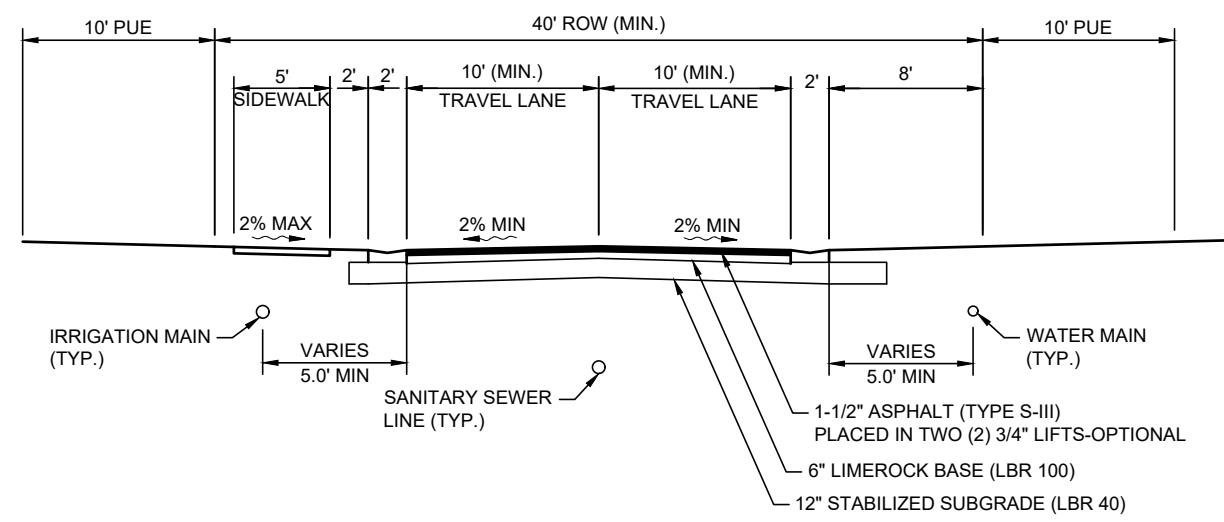
SET NUMBER: 2400625.100-01

SHEET: 2

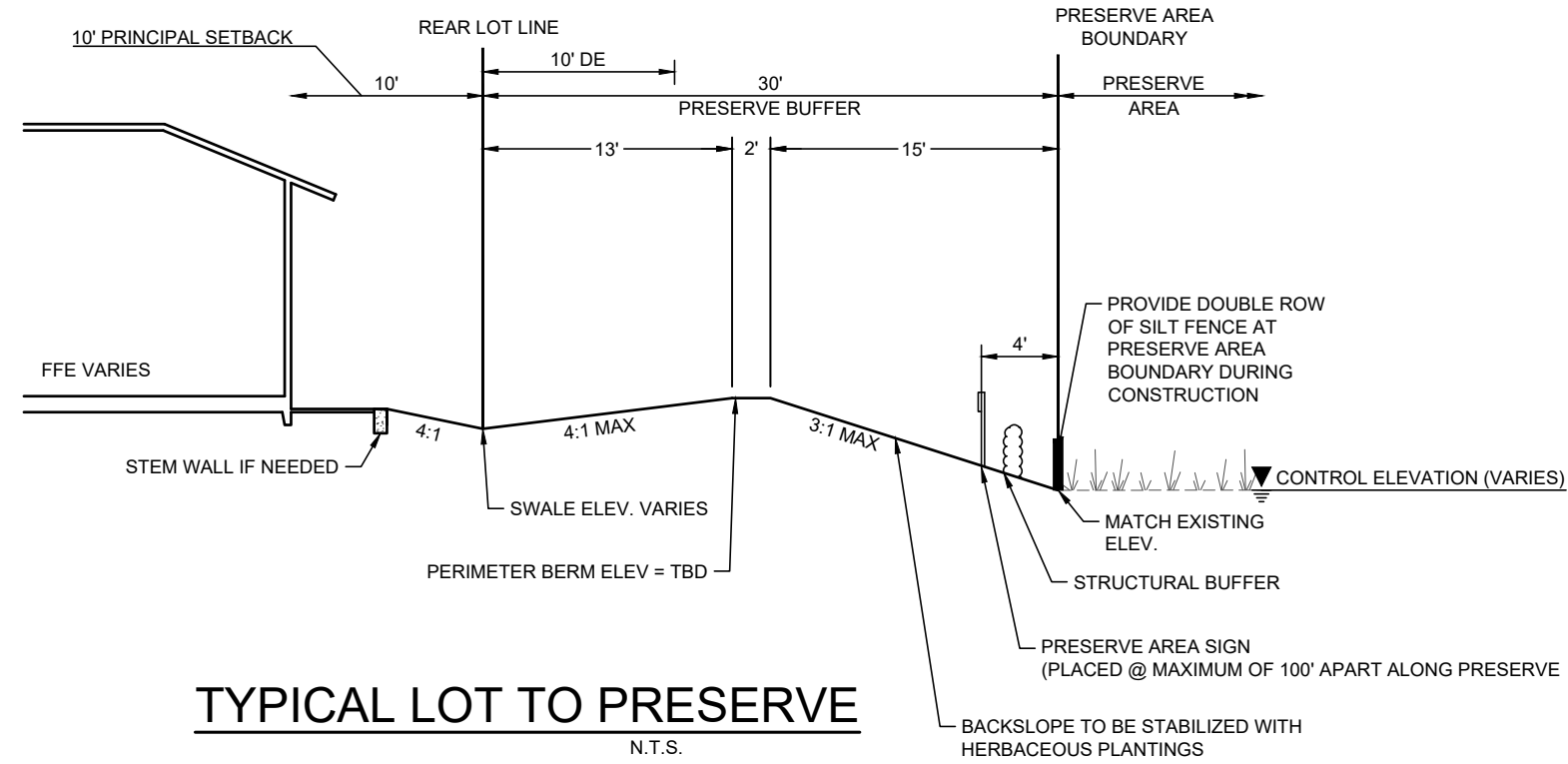
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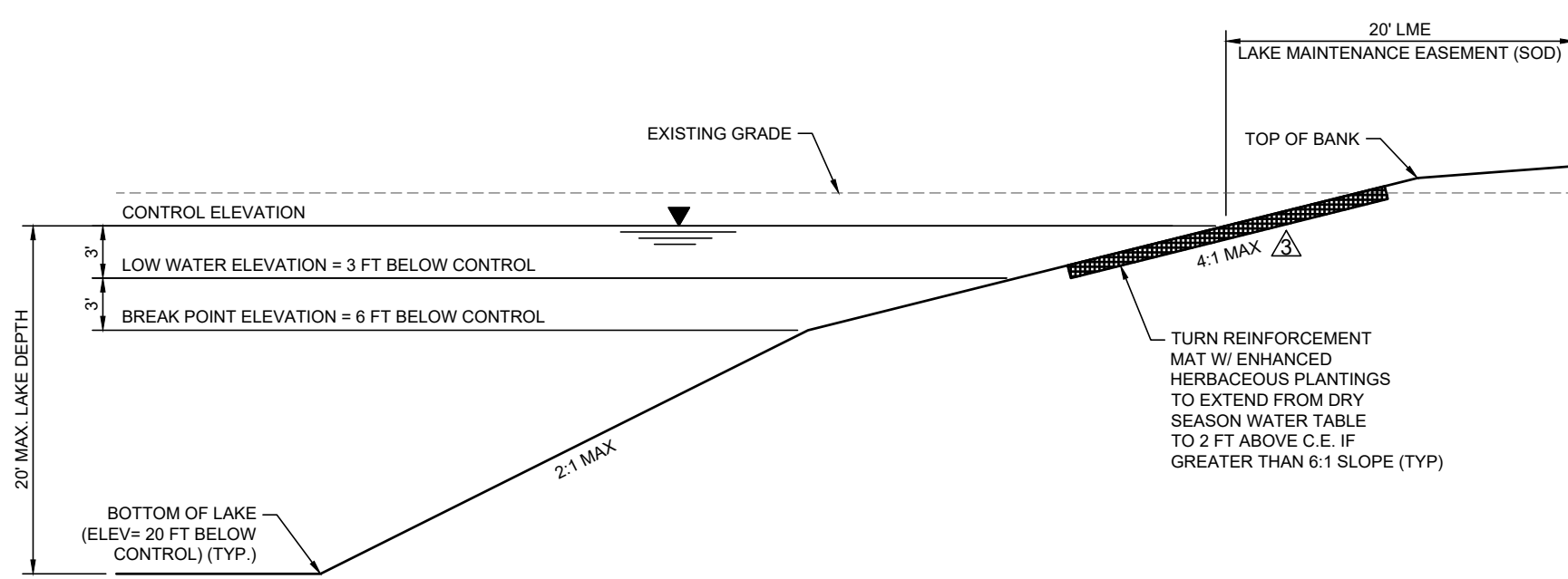
TYPICAL LOT TO LAKE
NTS



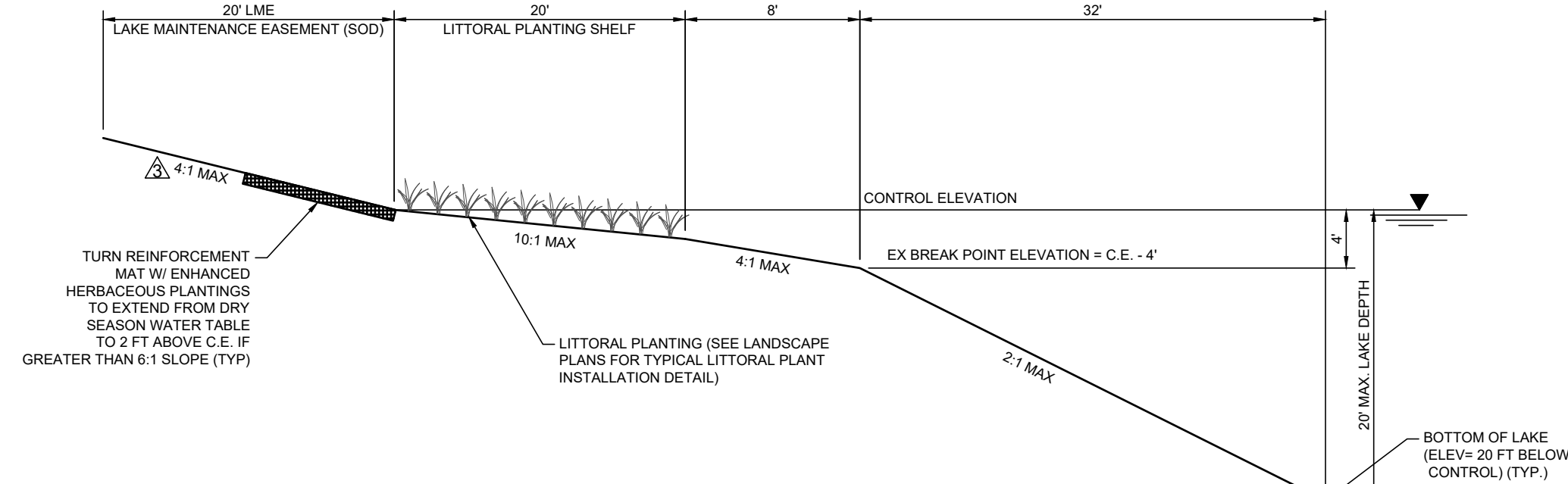
TYPICAL ROADWAY SECTION
NTS



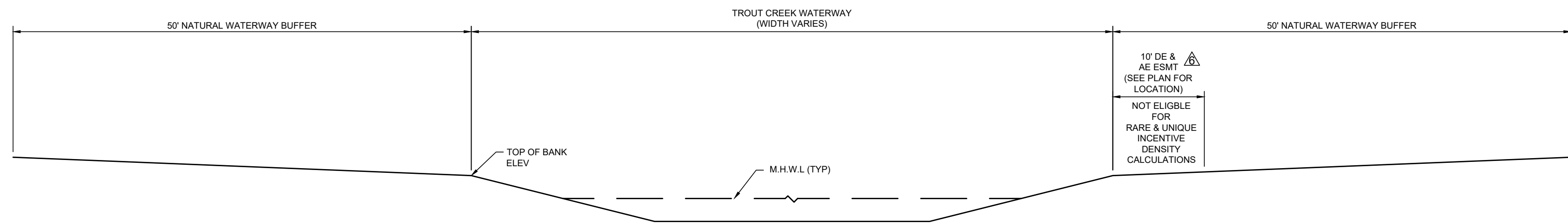
TYPICAL LOT TO PRESERVE
N.T.S.



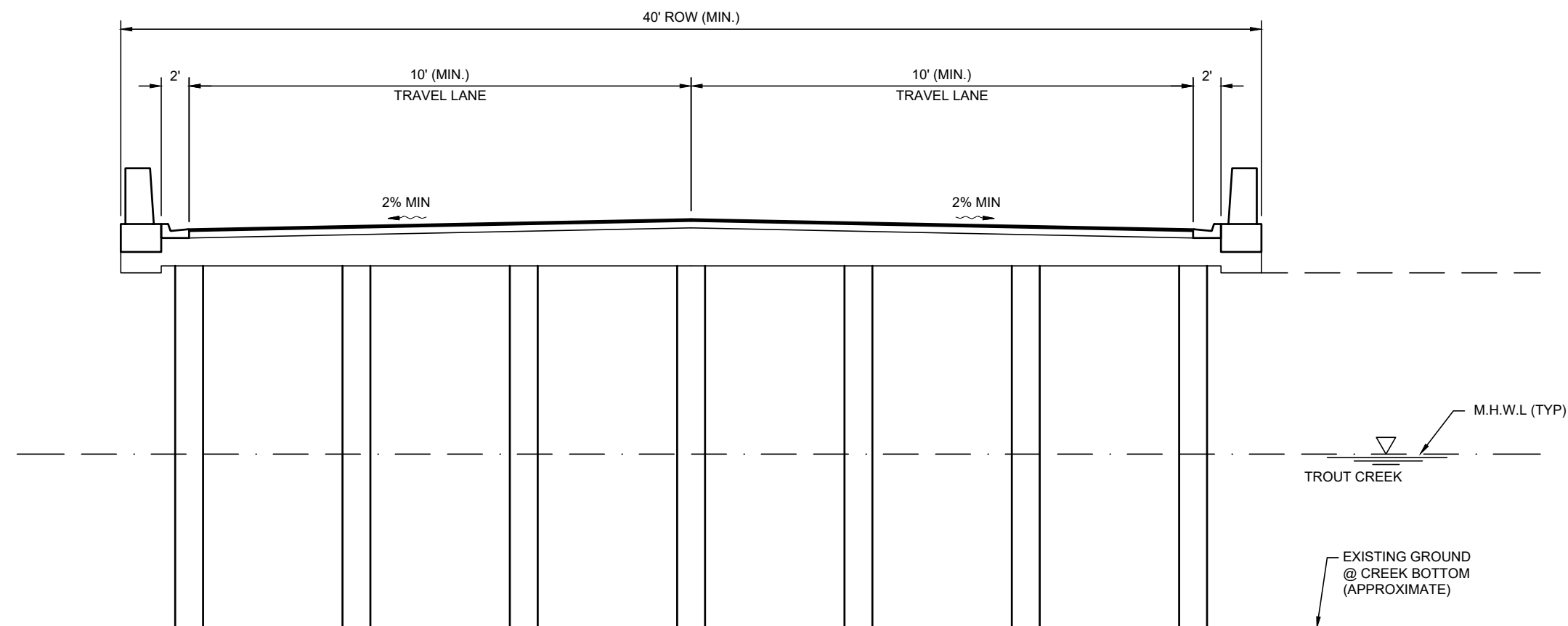
TYPICAL LAKE SECTION
NTS



TYPICAL LAKE SECTION WITH LITTORAL SHELF PLANTING AREA
NTS



TYPICAL TROUT CREEK NATURAL WATERWAY BUFFER & ACCESS EASEMENT
NTS



TROUT CREEK CROSSING BRIDGE (BY OTHERS)
NTS



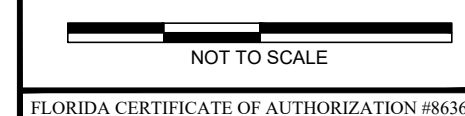
MASTER CONCEPT PLAN

ARMEDA PROPERTY RPD

CLIENT: FORESTAR (USA) REAL ESTATE GROUP INC.

TYPICAL SECTIONS

PLAN REVISIONS											
NO.	DATE	DESCRIPTION	BY	CHKD	APP'D	DATE	NO.	DATE	DESCRIPTION	BY	CHKD
1	11/26/2023	SUFFICIENCY RESPONSE									



FLORIDA CERTIFICATE OF AUTHORIZATION 88636

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

SET NUMBER: 2400625-100-01

SHEET : 3