Lee County Community Development

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - MAP

Project Name: Bluewater Ridge

Project Description: Amend Map 2-D to include the 1901+/-AC Property within the proposed "Enhanced Mine Reclamation Community Overlay District" and add the Property to the Map 4-A, Future Water Areas and Map 4-B, Future Sanitary Sewer Service Areas. See also companion Text Amendment.

Map(s) to Be Amended: Map 2-D, Map 4-A, Map 4-B

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

1. **Name of Applicant:** Florida Rock Properties, Inc.
   Address: 200 W. Forsyth Street, 7th Floor
   City, State, Zip: Jacksonville, FL 32202
   Phone Number: (410) 802-2616 E-mail: DavidDIII@frpdev.com

2. **Name of Contact:** CYK Law Firm and RVI Planning + Landscape Architecture
   Address: Richard Yovanovich, Esq. and Alexis Crespo, AICP
   City, State, Zip: 28100 Bonita Grande Drive, #305, Bonita Springs, FL 34135
   Phone Number: (239) 850-8525 E-mail: ryovanovich@cyklawfirm.com & acrespo@rviplanning.com

3. **Owner(s) of Record:** Florida Rock Properties, Inc.
   Address: Florida Rock Properties, Inc.
   City, State, Zip: Jacksonville, FL 32202
   Phone Number: (410) 802-2616 E-mail: DavidDIII@frpdev.com

4. **Property Location:**
   1. Site Address: Access Undetermined, Fort Myers, FL
   2. STRAP(s): See Attached - STRAP Nos.

5. **Property Information:**
   Total Acreage of Property: 1,901.3 Total Acreage Included in Request: 1,901.3+/-
   Total Uplands: 902.8+/- Total Wetlands: 998.5+/- Current Zoning: AG-2, CFPD, IPD
   Current Future Land Use Category(ies): DR/GR & Wetlands
   Area in Each Future Land Use Category: DR/GR = 902.8+/-AC and Wetlands = 998.5+/-AC
   Existing Land Use: Mining & Preservation

6. **Calculation of maximum allowable development under current Lee Plan:**
   Residential Units/Density: 105 DUs (Z-12-003) Commercial Intensity: N/A Industrial Intensity: _____

7. **Calculation of maximum allowable development with proposed amendments:**
   Residential Units/Density: 500 DUs Commercial Intensity: N/A Industrial Intensity: _____

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COMMUNITY DEVELOPMENT

Public Facilities Impacts

NOTE: The applicant must calculate public facilities impacts based on the maximum development.

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

    a. Proposals affecting less than 10 acres, where development parameters are contained within the Traffic Analysis Zone (TAZ) or zones planned population and employment, or where there is no change in allowable density/ intensity, may be eligible for a TIS requirement waiver as outlined in the Lee County TIS Guidelines and AC-13-17. Identification of allowable density/intensity in order to determine socio-economic data for affected TAZ(s) must be coordinated with Lee County Planning staff. Otherwise a calculation of trip generation is required consistent with AC-13-17 and the Lee County TIS Guidelines to determine required components of analysis for:

        i. Total peak hour trip generation less than 50 total trip ends – trip generation.

        ii. Total peak hour trip generation from 50 to 300 total trip ends – trip generation, trip distribution and trip assignment (manual or Florida Standard Urban Transportation Modeling Structure (FSUTMS) analysis consistent with AC-13-17 and TIS Guidelines), short-term (5 year) and long-range (to current Lee Plan horizon year) segment LOS analysis of the nearest or abutting arterial and major collector segment(s) identified in the Transportation Inventory based on the trip generation and roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is recommended prior to submittal of the application to discuss use of FSUTMS, any changes to analysis requirements, or a combined CPA and Zoning TIS short term analysis.

        iii. Total peak hour trip generation is over 300 total trip ends - trip generation, mode split, trip distribution and trip assignment (manual or FSUTMS analysis consistent with AC-13-17 and TIS Guidelines), short-term (five-year) and long-range (to current Lee Plan horizon year) segment LOS analysis of arterial and collector segments listed in the Transportation Inventory. LOS analysis will include any portion of roadway segments within an area three miles offset from the boundary of the application legal description metes and bounds survey. LOS analysis will also include any additional segments in the study area based on the roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is required prior to submittal of the application.

    b. Map amendment - greater than 10 acres -Allowable density/intensity will be determined by Lee County Planning staff.

2. **Provide an existing and future conditions analysis for the following (see Policy 95.1.3):**
    a. Sanitary Sewer
    b. Potable Water
    c. Surface Water/Drainage Basins
    d. Parks, Recreation, and Open Space
    e. Public Schools

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

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

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

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

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

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

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

Environmental Impacts

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

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

Impacts on Historic Resources

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

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

Internal Consistency with the Lee Plan

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

State Policy Plan and Regional Policy Plan

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

Justify the proposed amendment based upon sound planning principles

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

Planning Communities/Community Plan Area Requirements

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

Sketch and Legal Description

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

SUBMITTAL REQUIREMENTS

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

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

MINIMUM SUBMITTAL ITEMS (3 Copies)

x	Completed Application (Exhibit – M1)
■	Disclosure of Interest (Exhibit – M2)
■	Surrounding Property Owners List, Mailing Labels, and Map For All Parcels Within 500 Feet of the Subject Property (Exhibit – M3)
x	Existing Future Land Use Map (Exhibit – M4)
■	Map and Description of Existing Land Uses (Not Designations) of the Subject Property and Surrounding Properties (Exhibit – M5)
x	Map and Description of Existing Zoning of the Subject Property and Surrounding Properties (Exhibit – M6)
■	Signed/Sealed Legal Description and Sketch of the Description for Each FLUC Proposed (Exhibit – M7)
x	Copy of the Deed(s) of the Subject Property (Exhibit – M8)
■	Aerial Map Showing the Subject Property and Surrounding Properties (Exhibit – M9)
x	Authorization Letter From the Property Owner(s) Authorizing the Applicant to Represent the Owner (Exhibit – M10)
■	Proposed Amendments (Exhibit – M11)
x	Lee Plan Analysis (Exhibit – M12)
■	Environmental Impacts Analysis (Exhibit – M13)
■	Historic Resources Impact Analysis (Exhibit – M14)
x	Public Facilities Impacts Analysis (Exhibit – M15)
x	Traffic Circulation Analysis (Exhibit – M16)
■	Existing and Future Conditions Analysis - Sanitary Sewer, Potable Water, Surface Water/Drainage Basins, Parks and Rec, Open Space, Public Schools (Exhibit – M17)
■	Letter of Determination For the Adequacy/Provision of Existing/Proposed Support Facilities - Fire Protection, Emergency Medical Service, Law Enforcement, Solid Waste, Mass Transit, Schools (Exhibit – M18)
x	State Policy Plan and Regional Policy Plan (Exhibit – M19)
x	Justification of Proposed Amendment (Exhibit – M20)
x	Planning Communities/Community Plan Area Requirements (Exhibit – M21)

APPLICANT – PLEASE NOTE:

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

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

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

Bluewater Ridge
Proposed Lee Plan Text Amendment

GOAL 33: SOUTHEAST LEE COUNTY

OBJECTIVE 33.2: RESIDENTIAL AND MIXED USE DEVELOPMENT. Designate on a Future Land Use Map overlay areas that should be protected from adverse impacts of mining (Existing Acreage Subdivisions), specific locations for concentrating existing development rights on large tracts (Mixed-Use Communities), specific properties which provide opportunities to protect, preserve, and restore strategic regional hydrological and wildlife connections (Environmental Enhancement and Preservation Communities), specific properties which provide opportunities to enhance the post-reclamation requirements of historic mining operations to allow for compact, clustered and very-low density residential development (Enhanced Mine Reclamation Communities), and vacant properties with existing residential approvals that are inconsistent with the DR/GR future land use category (Improved Residential Communities).

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[Policy 33.2.1 through Policy 33.2.4 – No changes]

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POLICY 33.2.5: Properties within Southeast Lee County that have existing and historical approvals for limerock mining may provide opportunities to cluster new development at very low densities on impacted lands proximate to existing or planned infrastructure, while enhancing the surface and groundwater resources, and indigenous wildlife habitats in excess of mine reclamation requirements.

1. Lands eligible for designation in the Enhanced Mine Reclamation Communities Overlay must be consistent with the criteria below and are designated "Enhanced Mine Reclamation Communities" as designated on Map 2-D of the Lee Plan:

    a. Are zoned for limerock mining uses via the Industrial Planned Development (IPD) or Mine Excavation Planned Development (MEPD) or other vested zoning approval; and
    b. Adjacent to existing or planned Lee County Utilities services for potable water and sanitary sewer; and
    c. Provide direct access to an existing or planned arterial roadway; and
    d. Exceed 1,900 acres in size; and
    e. Provide hydrological and wildlife connections to improve, preserve and restore natural resources in excess of the minimum requirements of the Planned Development zoning district and/or the mine reclamation requirements of the state permitting agencies, whichever is more stringent.

2. The property is rezoned to a Residential Planned Development that meets the following criteria:
    a. Densities may not exceed 1 dwelling unit per 3.8 acres. Non-residential uses other than ancillary private, on-site amenities are not permitted; and
    b. Planned development must include a minimum of 70% open space, not including previously mined lakes, which will be used to accommodate the following:

i. Restore and accommodate existing and historic regional flow-ways where they currently or previously existed; and
ii. Restore and accommodate existing and historic groundwater levels; and
iii. Restore and preserve wetlands; and
iv. Restore and preserve indigenous upland habitats; and
v. Provide critical wildlife connections to adjacent conservation areas; and

c. Includes an enhanced lake management plan, that:
i. Applies best management practices for fertilizers and pesticides; and
ii. Provides erosion control and bank stabilization; and
iii. Establishes lake maintenance requirements.

d. Develop a site specific ecological and hydrological restoration plan which includes at a minimum the following: preliminary excavation and grading plans, analysis of hydrological improvements and water budget narrative, replanting plan, habitat restoration plan, success criteria, long term monitoring and maintenance.
e. Preservation areas must be platted in separate tracts and dedicated to an appropriate maintenance entity. For projects larger than 1,000 acres a CDD or a master home owners association must be created that will accept responsibility for perpetually maintaining the preservation requirements identified in the planned development, prior to issuance of certificate of compliance (CC) for first local development order.
f. Record a Conservation Easement for a minimum of 60% of the total area within the planned development, including lands currently under conservation easement but not including previously mined lakes, 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. All Conservation Easements required as part of the planned development must be recorded within 5 years from first development order approval.
g. Indigenous management plans must address human-wildlife coexistence.
h. Uses Florida Friendly Landscaping with low irrigation requirements in common elements for 75% of required landscape plantings.
i. The stormwater management system must demonstrate through design or other means that water leaving the development meets state and federal water quality standards. The developer must obtain authorization from the Division of Natural Resources prior to discharge of stormwater from the development into the County's MS4 system directly or indirectly.
j. Protects public wells through compliance with the requirements of the Well Field Protection Ordinance.
k. Connect to public water and sewer service and privately fund the project's proportionate fair share of required off-site improvements to connect the project to LCU facilities. Development must connect to reuse water if available at time of development order approval.
l. Obtain written verification as to adequate public services for the planned development from the sheriff, EMS, fire district, and Lee County School District.
m. Demonstrate that the planned development will not result in significant detrimental impacts on present or future water resources.

POLICY 33.2.~~5~~6: Commercial uses may only be permitted if incorporated into a Mixed-Use Community, Environmental Enhancement and Preservation Community, or Rural Golf Course Community depicted on Map 2-D. The maximum commercial floor area that may be approved within the Southeast Lee County community plan area may not exceed 300,000 square feet.

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[Objective 33.3 through Policy 33.3.3 – No changes]

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Bluewater Ridge
Request Statement & Lee Plan Compliance

I. REQUEST

Florida Rock Properties, Inc. ("Applicant") requests the following amendments to the Lee Plan relating to the 1,901± acres of land referred to herein as "Bluewater Ridge":

- Amend Objective 33.2, (Southeast Lee County) Residential and Mixed-Use Development, to establish the "Enhanced Mine Reclamation Community Overlay";
- Amend Lee Plan Map 2-D, Southeast DR/GR Residential Overlay, to include the subject property within the proposed "Enhanced Mine Reclamation Community Overlay".
- Amend Lee Plan Maps 4-A and 4-B to include the subject property on the Future Water and Sanitary Sewer Service Maps.

II. EXISTING CONDITIONS & PROPERTYH HISTORY

The 1,901± acre subject property is located approximately ½ mile east of the intersection of Alico Road and Green Meadow Road in unincorporated Lee County. The site is a portion of the greater 4,840+/acre land holdings owned by Florida Rock Industries, Inc., which was purchased by Vulcan Materials Company, extending to the east of the site.

Use of the site consists of reclaimed/closed mines and active mining operations. Mining operations are conducted via a lease to Vulcan Materials Company through April 30, 2036, subject to extension rights, and not the Applicant. However, due to the Alico Road Extension Agreement, mining operations will cease on a portion of the subject property after December 31, 2026, and before December 3, 2027.

In addition to the mining areas, the property includes extensive preservation lands and uplands that provide both environmental value and opportunities for carefully planned redevelopment. Portions of the property are also encumbered by utility easements for future Public Water Supply (PWS) wellfield expansion and the site is partially within the Public Wellfields Map

Access to the property is provided currently by Green Meadow Road via existing mine driveways/entrances. Future access is planned via the Alico Road Extension (AKA Alico Connector), a planned county-maintained arterial roadway that will serve as a key north-south regional corridor for eastern Lee County. See also the Public Infrastructure section of this report.

The property is within the Density Reduction/Groundwater Resource (DR/GR) and Wetlands future land use categories and is zoned AG-2, IPD and CFPD. The property is also designated within the Southeast Lee County Planning Community. The property is subject to a Settlement Agreement and Zoning Resolution Z-12-003 to memorialize existing and future entitlements, associated mitigation, reclamation and conditions of approval. The intent of the zoning approval was to extend the duration of rights of the MCP for "Fort Myers Mine 2", bring the mining operations into greater conformity with more current LDC standards, and allow for phasing of future mining activities through a 50-year horizon. This resolution also unified the three (3) original zoning approvals under a single MCP and set of conditions.

As required by the zoning approval, a Mine Development Order (MDO) was established for the entire PD in accordance with LDC Chapter 12, and further Mine Operations Permit (MOPs) were obtained to allow for continued mining activities. In addition to the conditions for continued mining operations, the zoning resolution included post mining restrictions for the locations of up to 105 "Future Residential Homesites".

In December 2014, an agreement was issued for the agreed-upon Alico Road Extension alignment and related stormwater management areas bisecting the subject property. Under this agreement, the Applicant conveyed four (4) areas of the property to Lee County to provide stormwater management for the future roadway.

III. SURROUNDING LAND USES

Surrounding land uses generally consist of publicly owned lands used for conservation or significant public infrastructure projects, existing mining operations, and agricultural lands.

To the north, south and a portion of the western property boundary are conservation lands owned by Lee County 20/20. The southwestern corner of the property abuts lands owned by Lee County under construction for a 10 MGD wastewater treatment facility, intended to serve lands east of I-75 in Southeast Lee County.

To the east, adjacent lands are occupied by mining lakes and a concrete supply operation. Lands owned by Jamerson Farms under agricultural usage abut the northeast corner of the property.

The existing Green Meadow Road abuts the property to the south and will extend through the property to SR 82 as the Alico Road Extension project (AKA Alico Connector), with the first phase commencing construction in Q1 of 2026. The site does not directly abut any single-family lots.

The surrounding future land uses, zoning districts, land use pattern is inventoried in the below table.

Table 1: Inventory of Surrounding Lands

	FUTURE LAND USE	ZONING	EXISTING LAND USE
NORTH	DR/GR; Wetlands	Agricultural (AG-2); Environmentally Critical (EC)	Public Conservation
SOUTH	DR/GR; Wetlands	Agricultural (AG-2)	Public Right-of-Way; Public Conservation
EAST	DR/GR; Wetlands	Agricultural (AG-2); Industrial Planned Development (IPD)	Mining; Preservation
WEST	DR/GR; Wetlands	Agricultural (AG-2)	Public Utilities; Public Conservation

From an expanded context, the immediate area is planned for significant growth based upon the ongoing investment in public facilities and infrastructure on lands immediately abutting the site, or within close proximity. These improvements include:

- The 4-lane Alico Road Extension providing an arterial corridor from Green Meadow Road to SR 82 planned to commence construction in 2026;

- A 1,000-seat Lee County School District elementary school at ½ mile east of Green Meadow Road on SR 82, planned to open in 2028, with future middle school and high school planned for co-location on the site;

- A 10 MGD LCU wastewater treatment plan located on Green Meadow Road/Alico Road Extension immediately west of the site, planned to open in 2028.

The site's proximity to future, urban levels of public infrastructure, sunsetting mining operations and opportunities for conservation enhancements providing both on-site and off-site benefits, allows this property to be uniquely positioned for redevelopment as a low-density planned residential community.

IV. PROPOSED AMENDMENT

The proposed amendment will transition the site from preservation and impacted/reclaimed mining areas to a unified, low density residential community located on disturbed areas. Proposed enhancements, above and beyond the mine reclamation and zoning requirements, are proffered for preservation/restoration of wildlife habitat, improvement of surface and groundwater resources, and regional infrastructure improvements.

The proposed amendment will allow maximum of 500 single-family units lining two (2) of the western reclaimed mining lakes with private, on-site recreational facilities. The proposed amendment results in an additional 395 units on the subject property.

Proposed development standards contained in the companion RPD rezone application provide for clustered single-family detached lot sizes and setbacks to limit development footprint to impacted areas of the site, thereby maximizing areas to enhance the upland and wetland preserve areas and efficiently utilize public and private infrastructure within the project. Building heights are limited to 35 feet.

The amendment requires development to be connected to centralized water and sewer facilities. This will be achieved by developer-funded extensions of existing LCU water and sewer lines to connect the project. This infrastructure enhancement directly relates to the protection of groundwater resources via the elimination of surficial wells and septic tanks.

The utility extension will encompass 6 miles within the future Alico Road Extension right-of-way. Not only will this infrastructure enhancement ensure the elimination of well and septic tanks on the subject property but will also provide a mechanism to connect surrounding lands to centralized utilities, creating a larger net benefit to Southeast Lee County in consideration of the wellfields and high water table in this area. The reduction to nutrient loading and potential contamination of public supply wells is significant and provides a region-scale natural resource enhancement, as outlined in the enclosed Hydrological Enhancement Report.

Additionally, the extension will substantially minimize public investment to connect utilities to SR 82 and create a “looped” system for efficient delivery of services along the entirety of the Alico and SR 82 corridors long-term.

The amendment language also provides for significant preservation of open space totaling 70% of the site, or 1,381+/-acres. The proposed environmental enhancements relating to the upland and wetland preserve areas in this Overlay, as shown on the Enhancements Exhibit include the following:

- Removal of farm road and associated ditches, restoration of hydrology of existing wetland slough and creation of 3+/-acres of wetland indigenous habitat, shown as Area 1;
- Placement of an additional 93+/- acres of existing wetland indigenous habitat under conservation easement, shown as Area 2;
- Creation of 6.5+/-acres of upland indigenous habitat within an existing conservation easement on previously disturbed agricultural lands, shown as Area 3;
- Creation of 20.4+/-acres of upland and wetland indigenous habitat from fallow farm fields within conservation easements, shown as Area 4;

The total acreage of newly proposed restoration, preservation and/or conservation easement areas is 123.5+/-acres. When combined with the 1,175 acres of current preservation and conservation easement areas, the total amount of on-site preservation via this RPD is 1,298.5 acres, or 68% of the site.

In addition to the wetland and upland preservation enhancements above, the Applicant is proposing littoral enhanced littoral plantings on two (2) western lakes to provide wildlife habitat and water quality improvements; a wildlife crossing under the internal private roadway connecting the residential development pods, and utilization of 75% native trees and shrubs for required landscaping materials within the development. Please refer to the Enhancements List and Exhibit attached to this application for further details on these proposals.

V. PUBLIC INFRASTRUCTURE

As outlined in the enclosed Traffic Impact Study (TIS), letters of availability from agencies and the Public Facilities Map and Impact Analysis, there is adequate infrastructure in this rapidly developing area of Lee County to support the proposed density of 1 du/3.8 acres. Moreover, the project will include a significant contribution to the enhancement of public infrastructure to offset costs to Lee County and improve efficient delivery of services.

The road network in the region is proposed for significant expansion via the Alico Connector project. The arterial roadway will bisect the project and provide two (2) points of direct ingress/egress to serve the project per the approved controlled access resolution.

The Lee County School District is designing and permitting a 1,000-seat elementary school less than 2 miles north of the site on SR 82 planned to open in 2028. The School Board property is large enough to accommodate a future middle school, with a high school to follow by 2032.

Lee County Utilities is constructing a 10 MGD wastewater treatment plant to the immediate west of the project to serve Southeast Lee County. The developer is in coordination with Lee County on an agreement to fully fund the design, permitting and construction costs to extend both LCU water and sewer to this project.

There are also adequate public facilities and services in the immediate vicinity of the project to serve the proposed development in terms of Fire, EMS and Sheriff's protection, as evidenced by the letters of availability provided by those agencies.

VIII. LEE PLAN COMPLIANCE

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

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

1. ***New land uses in these areas that require rezoning or a development order must demonstrate compatibility with maintaining surface and groundwater levels at their historic levels utilizing hydrologic modeling, the incorporation of increased storage capacity, and inclusion of green infrastructure. The modeling must also show that no adverse impacts will result to properties located upstream, downstream, as well as adjacent to the site. Offsite mitigation may be utilized, and may be required, to demonstrate this compatibility. Evidence as to historic levels must be submitted as part of the rezoning application and updated, if necessary, as part of the mining development order application.***

2. ***Permitted land uses include agriculture, natural resource extraction and related facilities, conservation uses, public and private recreation facilities, and residential uses at a maximum standard density of one dwelling unit per ten acres (1 du/10 acres). See Objectives 33.2 and 33.3 for potential density adjustments resulting from concentration or transfer of development rights.***

3. ***Private Recreational Facilities may be permitted in accordance with the site locational requirements and design standards, as further defined in Goal 13. No Private Recreational Facilities may occur within the DR/GR land use category without a rezoning to an appropriate Planned Development zoning category, and compliance with the Private Recreation Facilities performance standards, contained in Goal 13.***

   The Applicant proposes to maintain the underlying DR/GR designation via the creation of the Enhanced Mine Reclamation Community Overlay. This Overlay is proposed for inclusion in Objective 33.2, to allow for low density residential development that meets the intent of the DR/GR to preserve and enhance the County's groundwater resources. Via the proposed development program and enhancements, the development is consistent with Policy 1.4.5 and demonstrates maintenance and enhancement of surface and groundwater levels via the enclosed hydrologic analysis. The companion RPD also incorporates performance standards providing increased storage capacity via wetland creation and removal of farm roads/ditching. The site has extensive green infrastructure as evidenced by the 68% indigenous open space and enhanced littoral plantings. The hydrological analysis provided by Kimley Horn demonstrates no adverse impact to properties located upstream, downstream, as well as adjacent to the site.

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.

All 998.5+/-acres of on-site wetlands will be preserved via this application. In addition, 123.5 acres of restored/created indigenous areas are proposed via the RPD, including the creation of new wetland preserve areas.

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

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

Table 1(b) currently allocates a maximum of 4,742 acres of residential development in the DR/GR future land use category within the Southeast Lee County Planning District. The Enhanced Mine Reclamation Community Overlay proposed via the CPA Map and Text Amendment allows for low density development at 1 unit per 3.8 acres, while retaining the development area in the DR/GR FLU to ensure the intent of this category is met. The MCP in the companion RPD application demonstrates 68 acres of residential development, along with 33+/-acres of supportive roadway and stormwater infrastructure areas. Based upon this approach, there is sufficient acreage is allocated for the proposed development in Table 1(b).

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, prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities.

The proposed Overlay will facilitate redevelopment of impacted areas of the site in exchange for significant infrastructure and natural resource enhancements. The development location as shown on Proposed Lee Plan Map 2-D ensures the efficient use of land in proximity to planned public infrastructure and services in the immediate area, including a wastewater treatment plant, regional arterial thoroughfare and public school campus.

As outlined in detail within the application and companion RPD rezone petition, the project provides for compatibility with the surrounding conservation, civic, and mining/agricultural uses via the proposed low impact design and buffering. The site provides 70% percent open space, representing a compact development footprint. The project proposes the extension of LCU water and sewer to serve the site and create the opportunity to loop utility infrastructure along SR 82 via substantial private investment, and at no cost to the taxpayers of Lee County. Redeveloping the historical mining areas on this site represents efficient use of lands contiguous to growth areas in compliance with this policy.

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 F.S. 163.3164(7)) will be granted only when consistent with the provisions of Sections 163.3202(2)(g) and 163.3180, Florida Statutes and the county's Concurrency Management Ordinance.

The Property is contiguous to existing or planned infrastructure in this rapidly development area of Lee County. The attached letters of availability demonstrate there is sufficient capacity to provide potable water and sanitary sewer services to support the proposed density upon extension of water and sewer lines to the site at the developer's sole expense. Additionally, the attached Public Infrastructure Map demonstrates the Property is in the vicinity of adequate public facilities and ongoing public investment. Therefore, the proposed amendment fully complies with this policy's intent to direct new growth to area's where compact and contiguous development patterns can be created.

POLICY 2.2.1: Rezonings and Development of Regional Impact 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 road network in the region is proposed for significant expansion via the Alico Connector project. The arterial roadway will bisect the project and provide two (2) points of direct ingress/egress to serve the project.

The Lee County School District is designing and permitting a 1,000-seat elementary school less than 2 miles north of the site on SR 82 planned to open in 2028. The School District property is large enough to accommodate a future middle school, with a high school to follow by 2032.

Lee County Utilities is constructing a 10 MGD wastewater treatment plant to the immediate west of the project to serve Southeast Lee County. The developer is in coordination with Lee County on an agreement to fully fund the design, permitting and construction costs to extend both LCU water and sewer to this project.

There are adequate public facilities and services in the immediate vicinity of the project to serve the proposed development in terms of Fire, EMS and Sheriff's protection, as evidenced by the letters of availability provided by those agencies.

The companion RPD provides compatibility with surrounding areas through the provision of expansive indigenous restoration and permanent protection of preserve areas via a compact form of development.

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.

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.

The amendment and companion RPD propose the extension of Lee County Utilities to the site at the full expense of the developer for the design, permitting and construction of the facilities. There is adequate capacity in the servicing LCU WTP to accommodate the 500 single-family dwelling units proposed.

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.

The proposed waterline extensions shall be designed to meet minimum fire flows and provide adequate domestic service water flows as required by the Florida Administrative Code.

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.

2. If the proposed development exceeds the thresholds listed above and lies within the boundaries of a sewer utility's certificated or franchised service area, or Lee County Utilities' future sanitary sewer service area (see Map 4-B), and that utility has sufficient capacity to provide minimum service to the development, then the development must connect to that sewer utility if there is existing infrastructure adequate to accept the effluents of the development within l/4 mile from any part of the development.

The amendment and companion RPD propose the extension of Lee County Utilities to the site at the full expense of the developer for design, permitting and construction of the facilities. There is adequate capacity in the servicing LCU WWTP to accommodate the 500 single-family dwelling units proposed.

STANDARD 4.1.3: REUSE

1. Any development that requires a development order, on a property that is adjacent to public reuse infrastructure with sufficient capacity, must connect to the reuse system for irrigation needs.

2. Any new development that, at build-out, has an anticipated irrigation demand of 50,000 gallons per day, or more, using the Blaney-Criddle method, must connect to a public reuse system for irrigation needs when sufficient capacity and adequate infrastructure is within 1/4 mile from any part of the development.

3. If there is not sufficient capacity or adequate infrastructure within 1/4 mile of the development, the developer must provide proof in the form of a clearly stated rejection of service.

4. If a development has been rejected for reuse service, the proposed source of irrigation water must be identified consistent with Policy 61.1.6.

The Property is not adjacent to any public reuse infrastructure and no such infrastructure exists within ¼ mile from the development. The companion RPD proposes to provide a master irrigation system controlled by the HOA instead of individual property owners. This enhancement will improve water conservation and reduces irrigation demands. The master irrigation system will be regulated by the SFWMD and assigned annual and maximum monthly allocations monitored by the SFWMD, unlike residential irrigation wells that have no such monitoring and regulation.

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.

The companion rezone application is proposed as a Residential Planned Development but does not exceed the DCI thresholds set forth in the LDC based upon the very low density of 1 du/3.8 acres or (500 units).

POLICY 5.1.2: Prohibit residential development where physical constraints or hazards exist, or require the density and design to be adjusted accordingly. Such constraints or hazards include but are not limited to flood, storm, or hurricane hazards; unstable soil or geologic conditions; environmental limitations; aircraft noise; or other characteristics that may endanger the residential community.

The companion RPD demonstrates of 68% indigenous preservation areas, including upland and wetland habitat that are contiguous to adjacent conservation lands owned by Lee County. Development of residential uses and infrastructure is limited to impacted areas of the site where historical mining activities and farming occurred. The proposed development and enhancements ensure the project coexists with the physical constraints and improves the site's natural resources.

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

denied altogether. The Land Development Code will continue to require appropriate buffers for new developments.

The Overlay does not directly abut any residential areas. The site is surrounded by publicly owned conservation lands, lands intended for public infrastructure, mining operations or agricultural uses. The site is designed to provide preservation along the majority of the perimeters, or the code-required landscape buffers to ensure compatibility.

Additionally, the project will not negatively impact surrounding land uses due to the very low density proposed. The development standards and LDC requirements have adequately addressed any potential impacts on adjacent uses.

POLICY 5.1.7: Maintain development regulations that require that community facilities (such as park, recreational, and open space areas) in residential developments are functionally related to all dwelling units and easily accessible via pedestrian and bicycle pathways. These pathways must be interconnected with adjoining developments and public pathways whenever possible. Townhouses, condominiums, apartments, and other types of multi-family residential development must have directly accessible common open space.

The Overlay requires a minimum of 70% open space. The project will have appropriate passive on-site recreational amenities for future residents as listed in the Schedule of Uses.

GOAL 33: SOUTHEAST LEE COUNTY. Protect Southeast Lee County's natural resources through public and private acquisition and restoration efforts. Development incentives will be utilized as a mechanism to preserve, enhance, and protect natural resources, such as regional flow-ways and natural habitat corridors in the development of privately owned land. Allowable land uses will include conservation, agriculture, public facilities, low density or clustered residential, natural resource extraction operations, and private recreation facilities; allowable land uses must be compatible with protecting Southeast Lee County's environment.

The proposed amendment directly complies with the vision to maintain and protect Southeast Lee County's natural resources. The proposed enhancements address surface water quality (including restored hydrology and water quality monitoring); groundwater protection (via utility extensions and master irrigation system); and enhancement of native wildlife habitat (via creation and permanent conservation of upland and wetland habitat). The proposed density is supported by the proffered enhancements and is located solely on impacted areas of the site. The proposal provides a meaningful framework for the enhancement of reclaimed mines within Southeast Lee County to achieve the Planning Community's goals, resulting in the betterment of Lee County as a whole.

OBJECTIVE 33.1: WATER, HABITAT, AND OTHER NATURAL RESOURCES. Protect and restore natural resources within Southeast Lee County including, but not limited to, surface and ground water, wetlands, and wildlife habitat.

The Overlay addresses all aspects of the above objective via the list of proposed enhancements, further demonstrated on the Enhancement Exhibit and MCP.

OBJECTIVE 33.2: RESIDENTIAL AND MIXED-USE DEVELOPMENT. Designate on a Future Land Use Map overlay areas that should be protected from adverse impacts of mining (Existing Acreage Subdivisions), specific locations for concentrating existing development

rights on large tracts Future Land Use II-104 April 2024 (Mixed-Use Communities), specific properties which provide opportunities to protect, preserve, and restore strategic regional hydrological and wildlife connections (Environmental Enhancement and Preservation Communities), and vacant properties with existing residential approvals that are inconsistent with the DR/GR future land use category (Improved Residential Communities).

The CPA Text and Map Amendments and companion RPD propose an alternative form of residential development that is compatible with the vision and goals of Southeast Lee County.

The residential development is clustered solely on impacted areas of the site with protection of all on-site wetlands; the plan preserves 68% of the site as upland and wetland habitat under permanent conservation easement; the developer will extend utilities 6 miles to effectuate an efficient looping system for the rapidly growing SR 82 corridor; the program improves hydrology, reduces the project's nutrient loading, and ensures surface water quality. The proposed density of 1 du/3.8 acres acknowledges the limited development area available due to historical mining operations and is appropriate in consideration of the environmental commitments already in place per the mine reclamation plan.

POLICY 59.1.3: Maintain floodplain regulations in accordance with the most recently adopted Flood Insurance Rate Map (FIRM) and other available sources.

The Overlay is located within FEMA Flood Zones X. No development is proposed within a designated floodway. The developer will obtain a local development order as well as an Environmental Resource Permit prior to construction activities to ensure the development complies with all local, state and federal water management standards relating to flooding.

In addition, the Applicant proposes to remove an existing farm road and associated ditches to improve the hydrology of the on-site wetlands, which can positively impact stormwater management within the site.

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.

A surface water management system is proposed which will provide water quality treatment before discharging into onsite wetlands. 5-year water quality monitoring is proffered by the Applicant to ensure the stormwater management complies with local, state and federal requirements.

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

The Overlay language preserves all wetland areas and proposes additional wetland creation and enhancements in direct compliance with this policy. As noted above, the Applicant is also proposing elimination of a farm road and ditch system to restore flows on the site.

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 60.4.1: Encourage new developments to design surface water management systems with Best Management Practices including, but not limited to, filtration marshes, grassed swales planted with native or Florida Friendly Landscaping vegetation, retention/detention lakes with enlarged littoral zones, preserved or restored wetlands, and meandering flow-ways.

The Overlay and companion RPD include a surface water management plan that complies with all LDC design standards, except for the design of existing mining lakes. The proposed design also included enhanced littoral plantings around the western lakes.

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

The companion RPD provides 998.5+/- acres of existing wetland preservation, in addition to wetland creation and enhancement areas. The surface water management system was designed to protect and maintain the function of the on-site wetland areas via the sensitive site layout and water quality monitoring provisions.

POLICY 60.4.3: The County encourages the preservation of existing natural flow-ways and the restoration of historic natural flow-ways.

The Applicant proposes to preserve all on-site wetland preserves and restore flow-ways by removing a farming road and associated ditches, as well as the creation of wetland and upland habitat on existing fallow farm fields.

POLICY 61.1.1: Lee County recognizes that all fresh waters are a resource to be managed and allocated wisely, and will support allocations of the resource on the basis 1) of ensuring that sufficient water is available to maintain or restore valued natural systems, and 2) of assigning to any specified use or user the lowest quality freshwater compatible with that use, consistent with financial and technical constraints.

The Applicant will obtain an Environmental Resource Permit from the South Florida Water Management District. The master drainage system, which will be established through the ERP and subsequent development orders, are designed in compliance with this policy.

POLICY 61.1.6: When and where available, reuse water should be the first option for meeting irrigation needs of a development. Where reuse water is not available, surface water or low-quality groundwater should be utilized for irrigation. All other potential water sources must be eliminated prior to selecting potable water as the sole source for meeting the irrigation needs of a development. New developments will coordinate with County staff regarding the source of irrigation water.

The companion RPD proposes to provide a master irrigation system controlled by the HOA instead of individual property owners. This enhancement will improve water conservation and reduces irrigation demands. The master irrigation system will be regulated by the SFWMD

and assigned annual and maximum monthly allocations monitored by the SFWMD, unlike residential irrigation wells that have no such monitoring and regulation.

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

The companion RPD proposes significant preservation and restoration areas as outlined in the attached Enhancements Exhibit and MCP. On-site preserve areas total 68% of the site and are largely contiguous to abutting Lee County 20/20 lands. The Applicant proposes enhancements to these preserve areas in direct compliance with this policy.

OBJECTIVE 123.2: PLANT COMMUNITIES. Maintain and enhance the biodiversity of the natural plant communities within Lee County to create a more resilient and sustainable ecosystem.

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

POLICY 123.2.6: Avoid destruction of upland vegetation communities including coastal and interior hammocks through consideration of alternative site design layouts.

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 123.2.13: Promote optimal conditions rather than minimum conditions for the natural system as the basis for sound planning.

The Overlay requires preserve and open space areas that substantially exceed the minimum requirements of the LDC. Preservation requirements are intended to maintain previous approvals, provide large contiguous preserve areas, and increase viability of the plant communities and provide significant buffers to surrounding natural areas. Meaningful enhancements to preserve areas through restoration, improved hydrology and placement of permanent conservation easements are proposed in full compliance with the above policies.

OBJECTIVE 123.3: WILDLIFE. Maintain and enhance the fish and wildlife diversity and distribution within Lee County for the benefit of a balanced ecological system.

The proposed protection and enhancement of the on-site existing and created preserve areas totaling 68% of the site will maintain the function of the on-site wetland and upland preservation areas. This directly relates to the provision of wildlife habitat, which will be available for utilization by various common and protected wildlife species including, but not limited to, amphibian species, reptile species, small mammal species, and avian species, including wading birds. Further, additional conservation easements are proposed to ensure perpetual preservation of these lands.

POLICY 123.3.3: Protect wildlife from impacts of new non-agricultural development in nonurban areas through the creation and implementation of a human-wildlife coexistence plan for each new development requiring a development order.

A human-wildlife coexistence plan will be provided at the time of development order review in compliance with this policy.

OBJECTIVE 124.1: Protect and conserve the natural functions of wetlands and wetland systems by maintaining wetland protection regulations.

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

The proposed development within the Overlay is limited to previously impacted mining or farming areas. No wetland impacts are proposed.

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

POLICY 125.1.3: The design, construction, and maintenance of artificial drainage systems must provide for retention or detention areas and vegetated swale systems that minimize nutrient loading and pollution of freshwater and estuarine systems.

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 companion RPD will include stormwater lakes within the development tracts to address water quality. The surface water system will also be required to obtain an ERP from the South Florida Water Management District at the time of DO.

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 project includes restoration of a farm road, ditches and farm fields with native habitat including wetlands, in direct compliance with this policy. The surface water management system will be designed to maintain existing off-site flows.

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 of the proposed stormwater management system will provide water quality improvements, including a minimum of 5 years of water quality monitoring. The system will be designed so that sufficient flow of water to retain the existing hydroperiods. The attached Surface Water Management Plan provides additional details regarding the surface water management system.

IX. STATE POLICY PLAN ANALYSIS

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

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

1. ***Promote state programs, investments, and development and redevelopment activities which encourage efficient development and occur in areas which will have the capacity to service new population and commerce.***
2. ***Develop a system of incentives and disincentives which encourages a separation of urban and rural land uses while protecting water supplies, resource development, and fish and wildlife habitats.***

As identified in the attached letter of availability and application materials, there is existing or planned service capacity in place to serve the project resulting in the efficient use of infrastructure. The property will remain in the DR/GR and Wetlands future land use categories and the proposed density is consistent with the Lee Plan based on the proposed amendments to Goal 33. The low density and 70% open space will preserve separation between rural and urban areas.

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

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

The proposed extension of services will provide service to residents concurrently with new development and protect groundwater resources through the elimination or conversion of septic tanks and private wells. The proposed extension of water and sewer services to the Bluewater Ridge project will be privately funded by the developer.

X. CONCLUSION

The proposed Enhanced Mine Reclamation Overlay will allow for a very low-density single-family community on impacted portions of a historically mined property, offset by significant enhancements to infrastructure and natural resources.

The Overlay sets forth stringent criteria to ensure future development is well-planned in relation to the site's environmentally sensitive areas and the proposed enhancements are substantially in excess of the current mine reclamation requirements. The amendment will support meaningful improvements to natural resources and allow for efficient use of public and private investment in infrastructure in the rapidly growing Southeast Lee County Planning Community. The property is bisected by a future arterial corridor and proximate to new infrastructure including schools and wastewater treatment facilities.

The Overlay upholds the intent of the DR/GR future land use category and vision of Southeast Lee County to maintain, protect and enhance the County's natural resources in this area. It is evidenced through the other Overlays in Objective 33.2 that a balance between low density development and environmental protection can be reached through holistic approaches to natural resource protection and enhancement. Based on these factors, the amendment is consistent with the Lee Plan Goals, Objectives and Policies.

ADDITIONAL AGENTS

Company Name:	CYK Law Firm		
Contact Person:	Richard Yovanovich, Esq.		
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Company Name:	Kimley-Horn (Civil Engineering)		
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Company Name:	Kimley-Horn (Transportation)		
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Company Name:	Kimley-Horn (Hydrology/Groundwater)		
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Company Name:	SurvTech Solutions		
Contact Person:	Brent Swann		
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City, State, Zip:	Tampa, Florida 33610		
Phone Number:	813-621-4929	Email:	bswann@survtechsolutions.com

DISCLOSURE OF INTEREST
AFFIDAVIT

BEFORE ME this day appeared David H DeVilliers , who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at See Exhibit and is the subject of an Application for zoning action (hereinafter the "Property").

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

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

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

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

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

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

Name and Address	Percentage of Ownership

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

Property Owner

David H DeVilliers
Print Name

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

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, on December 13 2024(date) by David H DeVilliers (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

Patricia Ann Kulak
Signature of Notary Public

STAMP/SEAL

PATRICIA ANN KULAK
Notary Public - State of Florida
Commission # HH 364497
My Comm. Expires Apr 18, 2027
Bonded through National Notary Assn.

AFFIDAVIT OF AUTHORIZATION

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

I, David H deVilliers (name), as President (owner/title) of FLORIDA ROCK PROPERTIES, INC (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

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

**Notes:*

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

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

Signature — **Date** 12/13/2024

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

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ■ physical presence or ☐ online notarization, this 13th day of December, 20 24, by David DeVilliers (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

PATRICIA ANN KULAK
Notary Public - State of Florida
Commission # HH 364497
My Comm. Expires Apr 18, 2027
Bonded through National Notary Assn.

Patricia Ann Kulak
Signature of Notary Public

AFFIDAVIT

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

Signature of Applicant

12/13/2024
Date

David deVilliers, III
Printed Name of Applicant

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization on 12/13/2024 (date) by David deVilliers (name of person providing oath or affirmation), who is personally known to me or who has produced _____(type of identification) as identification.

Patricia Ann Kulak
Signature of Notary Public

Patricia Ann Kulak
(Name typed, printed or stamped)

PATRICIA ANN KULAK
Notary Public - State of Florida
Commission # HH 364497
My Comm. Expires Apr 18, 2027
Bonded through National Notary Assn.

RECORD AND RETURN TO:
THIS INSTRUMENT WAS PREPARED BY:
LEWIS S. LEE of
ULMER, MURCHISON, ASHBY, TAYLOR & CORRIGAN
1600 ATLANTIC BANK BUILDING
P. O. BOX 479
JACKSONVILLE, FLORIDA 32201

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2115463

LIMITED WARRANTY DEED

This DEED made this 1st day of April, 1986 by **FLORIDA ROCK & TANK LINES, INC.**, a Florida corporation, as successor by merger to MOTOR FUEL CARRIERS, INC. (the "Grantor") to **FLORIDA ROCK PROPERTIES, INC.**, a Florida corporation (the "Grantee"), whose mailing address is Post Office Box 4667, Jacksonville, Florida 32201.

OFF REC 1854 PG 0892

RECORD VERIFIED - CHARLIE GREEN, CLERK
BY: B. ROSINE, D.C.

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee, its successors and assigns, all that tract or parcel of land lying and being in the County of Lee and State of Florida and being more particularly described in Exhibit "A" attached hereto and incorporated herein (hereinafter called the "Property"), together with all fixtures, structures and improvements upon the Property and all the rights, members, benefits, appurtenances and easements pertaining to the Property.

TO HAVE AND TO HOLD the Property, with all and singular the rights, members, benefits and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee, its successors and assigns, forever, in Fee Simple.

Documentary Tax Pd. $ 16,735.50
$ -0- Intangible Tax Pd.
CHARLIE GREEN, CLERK, LEE COUNTY
By B Rosine Deputy Clerk

AND GRANTOR will warrant and forever defend the right and title to the Property unto Grantee against the claims of all persons owning, holding or claiming by, through or under Grantor but against none other; provided, however, that Grantor shall not warrant or defend the right and title to the Property against or with respect to any of the liens, encumbrances, exceptions and other matters set out in Part I of Exhibit "B" attached hereto and incorporated herein. By the acceptance hereof Grantee assumes and agrees to pay the indebtedness secured by the liens and encumbrances set out in Part II of said Exhibit B.

IN WITNESS WHEREOF, Grantor has caused this Limited Warranty Deed to be executed by its duly authorized officer and its corporate seal affixed hereto, the day and year first above written.

FLORIDA ROCK & TANK LINES, INC.
a Florida corporation, as
successor by merger to Motor
Fuel Carriers, Inc.

Signed, Sealed and Delivered
on the presence of:

By _____
Its President

"Grantor"

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 24th day of June, 1986, by Edward L. Baker as President of FLORIDA ROCK & TANK LINES, INC., a Florida corporation, as successor by merger to Motor Fuel Carriers, Inc., on behalf of the corporation.

Catherine L Davis

Notary Public, State of Florida
My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA
My commission expires Mar. 26, 1990.

OFF REC 1854 PG 0894

CBL/FR/Lee

EXHIBIT "A"

A tract or parcel of land comprised of all of Section 34 and all that part of Sections 26, 27, 28 and 33, Township 45 South, Range 26 East, Lee County, Florida lying within the following described boundaries:

From the concrete monument marking the Southwest corner of said Section 33 run N 89°08'12" E along the South line of said Section for 2,640.36 feet to a 3/4" steel pipe and the Point of Beginning of the herein described parcel. From said Point of Beginning continue N 89°08'12" E along the South line of said Section for 2,640.36 feet to a concrete post marking the Southeast corner of said section; thence run N 89°30'38" E along the south line of said Section 34 for 2,639.04 feet to a concrete post; thence run N 88°31'53" E along said south line for 2,641.60 feet to a concrete post marking the southeast corner of said Section 34; thence run N 00°50'11" E along the easterly line of said section for 2,547.72 feet to a concrete post marking the quarter section corner; thence run N 00°27'43" E along the East line of said Section for 2,544.32 feet to a concrete post marking the northeast corner of said Section 34; thence run S 88°39'21" E along the South line of said Section 26 for 2,648.38 feet to a concrete post marking the quarter section corner; thence run N 01°30'04" W along the quarter section line for 5,416.83 feet to a concrete post marking the quarter section corner on the North line of said Section 26; thence run S 89°22'14" W along said North line for 1,300.94 feet to a 3/4" pipe marking the quarter-quarter section corner; thence run S 01°16'08" E along the quarter-quarter section line for 2,349.53 feet to a 2" steel pipe marking the intersection with the southwesterly line of the Florida Power & Light Company transmission line easement; thence run N 75°33'59" W along said southwesterly line for 1,359.84 feet to a concrete post marking the intersection with the west line of said Section 26; thence run S 01°01'58" E passing through a concrete post marking the quarter section corner at 666.24 feet for 1,829.09 feet to a 3/4" steel pipe at a point bearing N 01°01'58" W a distance of 1,500.00 feet from the southeast corner of said Section 27; thence run N 89°38'57" W for 7,965.76 feet to a concrete post bearing N 00°07'43" W from the Point of Beginning; thence run S 00°07'43" E passing through a concrete post 1,500.00 feet for 6,770.27 feet to the Point of Beginning. Containing 1,481.32 Acres.

Together with a perpetual non-exclusive easement over and across the following tract for utilities and motor vehicular and pedestrian ingress and egress to the above lands from Lee County Road 82:

The East 66 feet of the West half (W 1/2) of Sections 23 and 14, Township 45 South, Range 26 East, Lee County, Florida.

Grantee shall have the right to construct and maintain utility lines and a roadway over and across the said easement lands.

CBL/FR/LeeMFC

EXHIBIT "B"

Part I
Permitted Title Exceptions

SUBJECT TO:

1. Rights or claims of parties in possession not shown by the public records.

2. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.

3. Easements or claims of easements not shown by the public records.

4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

5. Taxes or special assessments which are not shown as existing liens by the public records.

6. Taxes and assessments for the year 1986 and subsequent years.

7. Consolidated-Tomoka Land Co., a Delaware corporation, ownership of an undivided three-quarters interest in all oil, gas, associated hydrocarbons, sulphur and salt, with ancillary rights of ingress and egress over and upon the subject premises for the purpose of exploring for and developing the premises or any portion thereof for the same and such other rights as may be incident to such purpose and such interest. This interest reserved in warranty deed recorded in Deed Book 272, page 515 and Deed Book 272, page 79 and per agreement exchanging subsurface mineral interests between Karl H. Schewe and Louise H. Schewe, his wife, and Consolidated-Tomoka Land Co. dated February 8, 1983, recorded in O. R. Book 1657, page 2785, all in the Public Records of Lee County, Florida.

8. Right-of-Way Agreement to Florida Power & Light Company by GAC Properties, Inc., formerly Gulf American Corporation, an easement for right-of-way 330 feet in Section 26 and others dated October 31, 1972, filed November 10, 1972, recorded in O. R. Book 872, page 96, of the Public Records of Lee County, Florida.

9. Grant of Easement between GAC Properties, Inc. and GAC Utilities, Inc. dated April 24, 1973, filed April 24, 1973,

recorded in O. R. Book 933, page 667, of the Public Records of Lee County, Florida.

10. Reservation into Thomas J. Morrison and Elizabeth H. Morrison, his wife, in deed to Lee Investment Co., Inc. dated July 30, 1965 filed August 2, 1965 in O. R. Book 311, page 873 of the Public Records of Lee County, Florida. Reserving the right to enter upon part of the lands to maintain and keep in repair existing open drainage ditches, canals and sloughs in such manner and character as may be necessary and needful to provide sufficient outlet for surplus water from certain lands to the north.

11. Oil, Gas and Mineral Lease by Adrian R. Chapman, et al. to Tribal Oil Company dated December 2, 1974, filed January 21, 1975, recorded in O. R. Book 1071, page 521.

12. Subject to the rights and obligations of Green Meadows Drainage District, a district established under Chapter 298 of the Florida Statutes for the reclamation and protection from the effects of water on district lands per Findings and Decree of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, Case No. 70-968 recorded in O. R. Book 641, page 625 and re-recorded in O. R. Book 789, page 32 of the Public Records of Lee County, Florida.

13. Oil Gas and Mineral Lease by Karl H. Schewe and Louise H. Schewe, his wife, to Stack Oil Corporation dated June 5, 1979 filed June 15, 1979, recorded in O. R. Book 1356, page 1866 of the Public Records of Lee County, Florida.

14. Resolution by the Lee County Board of County Commissioners as to mowing expenses in all unincorporated areas of Lee County, as recorded in O. R. Book 1481, page 147 of the Public Records of Lee County, Florida.

15. Grazing Lease from Florida Rock & Tank Lines, Inc. to W. R. Flint and Harry Flint dated December 31, 1984.

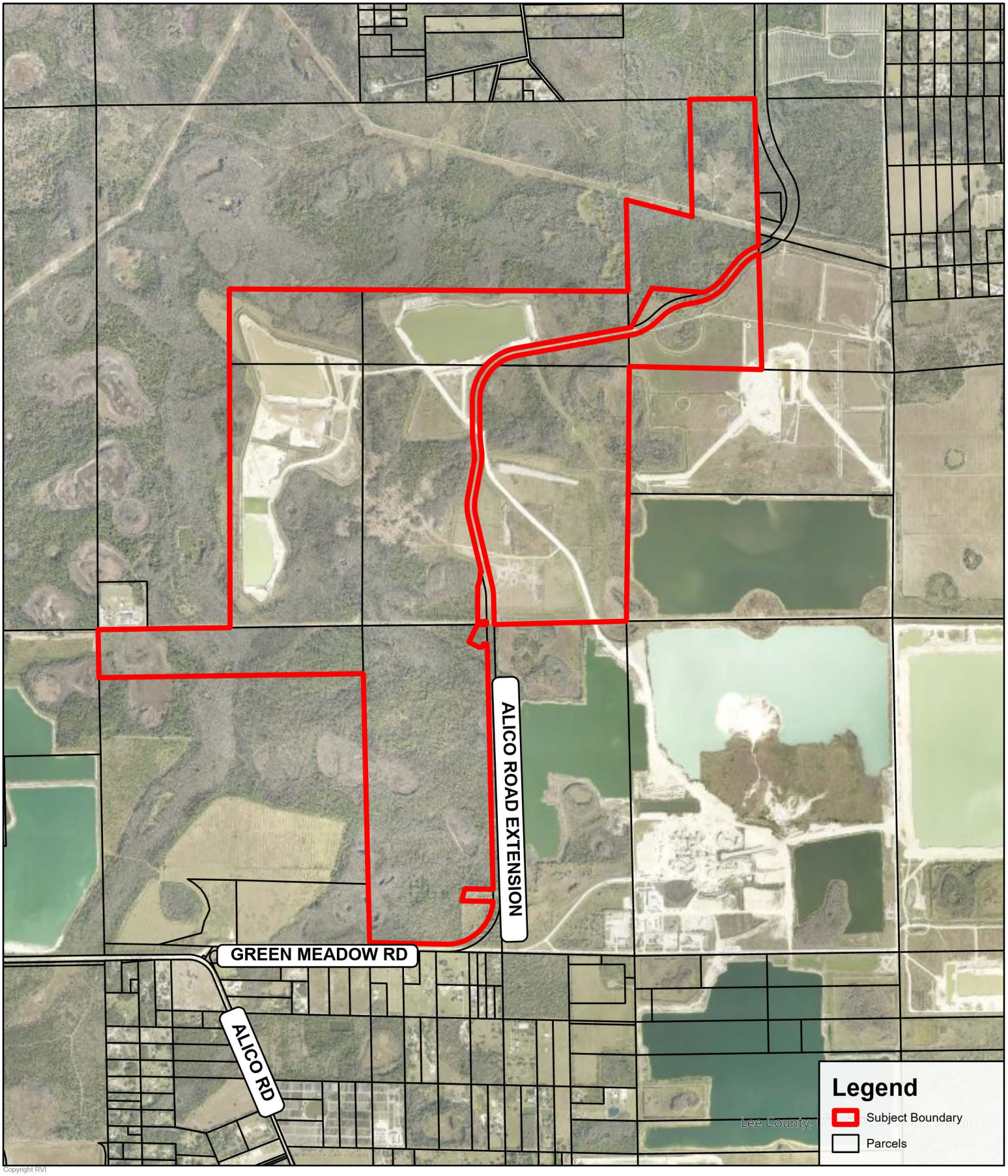
REC 1854PG0898 OFF

CBL/FR/B1

EXHIBIT "B"
PART II
Encumbrances Assumed by Grantee

None

CBL/FR/LeeB2



8725 Pendery Pl
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BLUERIDGE WATER • **AERIAL MAP**

Lee County, FL

8/25/2025

23007001

Bluewater Ridge

0 1,250 2,500

Feet

Boundary Survey
Florida Rock Properties - Fort Myers
Sections 26, 27, 28, 33 & 34, Township 45 South, Range 26 East
Sections 3 & 4, Township 46 South, Range 26 East
Lee County, Florida

Legal Description

A PARCEL OF LAND COMPRISED OF PORTIONS OF SECTION 26, 27, 28, 33 AND ALL OF SECTION 34, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA AND PORTIONS OF SECTION 3 AND 4, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT MARKING THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; THENCE COINCIDENT WITH THE WEST BOUNDARY OF THE WEST 1/2 OF SAID SECTION 3, N 01°19'10" W A DISTANCE OF 3238.18 FEET; THENCE CONTINUE COINCIDENT WITH SAID WEST BOUNDARY, N 01°19'26" W FOR A DISTANCE OF 2286.63 FEET TO A POINT COINCIDENT WITH THE SOUTH BOUNDARY OF THE NORTH 959.405 FEET OF SECTION 4, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; THENCE DEPARTING SAID WEST BOUNDARY, COINCIDENT WITH SAID SOUTH BOUNDARY, S 89°08'25" W A DISTANCE OF 5284.18 FEET TO A POINT COINCIDENT WITH THE WEST BOUNDARY OF SAID SECTION 4; THENCE DEPARTING SAID SOUTH BOUNDARY, COINCIDENT WITH SAID WEST BOUNDARY, N 01°05'50" W A DISTANCE OF 959.42 FEET TO A POINT MARKING THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; THENCE DEPARTING SAID WEST BOUNDARY, COINCIDENT WITH THE SOUTH BOUNDARY OF SAID SECTION 33, N 89°08'25" E A DISTANCE OF 2640.19 FEET TO A POINT MARKING THE SOUTH 1/4 CORNER OF SAID SECTION 33; THENCE DEPARTING SAID SOUTH BOUNDARY, COINCIDENT WITH THE WEST BOUNDARY OF THE EAST 1/2 OF SAID SECTION 33, N 00°07'31" W A DISTANCE OF 5269.81 FEET TO A POINT MARKING THE SOUTH 1/4 CORNER OF SECTION 28, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; THENCE DEPARTING SAID WEST BOUNDARY, N 00°07'50" W A DISTANCE OF 1500.00 FEET; THENCE S 89°38'52" E A DISTANCE OF 7965.76 FEET TO A POINT COINCIDENT WITH THE WEST BOUNDARY OF SECTION 26, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, SAID POINT BEARING N 01°01'34" W A DISTANCE OF 1500.00 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE COINCIDENT WITH THE WEST BOUNDARY OF SAID SECTION 26, N 01°01'34" W A DISTANCE OF 1162.68 FEET TO A POINT MARKING THE WEST 1/4 CORNER OF SAID SECTION 26; THENCE CONTINUE WITH THE WEST BOUNDARY OF SAID SECTION 26, N 01°01'41" W A DISTANCE OF 666.75 FEET TO A POINT COINCIDENT WITH THE SOUTHWESTERLY BOUNDARY OF A FLORIDA POWER & LIGHT COMPANY TRANSMISSION LINE EASEMENT; THENCE DEPARTING SAID WEST BOUNDARY, COINCIDENT WITH SAID SOUTHWESTERLY BOUNDARY, S 75°33'56" E A DISTANCE OF 1359.77 FEET A POINT COINCIDENT WITH THE WEST BOUNDARY OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 26; THENCE DEPARTING SAID SOUTHWESTERLY BOUNDARY, COINCIDENT WITH SAID WEST BOUNDARY, N 01°15'53" W A DISTANCE OF 2348.82 FEET TO A POINT COINCIDENT WITH THE NORTH BOUNDARY OF SAID SECTION 26; THENCE DEPARTING SAID WEST BOUNDARY, COINCIDENT WITH SAID NORTH BOUNDARY, N 89°22'41" E A DISTANCE OF 1300.89 FEET TO A POINT COINCIDENT WITH THE EAST BOUNDARY OF THE WEST 1/2 OF SAID SECTION 26; THENCE DEPARTING SAID NORTH BOUNDARY, COINCIDENT WITH SAID EAST BOUNDARY, S 01°29'50" E A DISTANCE OF 5416.64 FEET TO A POINT MARKING THE SOUTH 1/4 CORNER OF SAID SECTION 26; THENCE DEPARTING SAID EAST BOUNDARY, COINCIDENT WITH THE SOUTH BOUNDARY OF SAID SECTION 26, N 88°38'54" W A DISTANCE OF 2648.43 FEET TO A POINT MARKING THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH BOUNDARY, COINCIDENT WITH THE EAST BOUNDARY OF SAID SECTION 34, S 00°27'51" W A DISTANCE OF 2544.30 FEET TO A POINT MARKING THE EAST 1/4 CORNER OF SAID SECTION 34; THENCE CONTINUE COINCIDENT WITH THE EAST BOUNDARY OF SAID SECTION 34, S 00°50'24" W A DISTANCE OF 2547.71 FEET TO A POINT MARKING THE NORTHEAST CORNER OF THE AFOREMENTIONED SECTION 3; THENCE DEPARTING SAID EAST BOUNDARY, COINCIDENT WITH THE NORTH BOUNDARY OF SAID SECTION 3, S 88°32'18" W A DISTANCE OF 2641.70 FEET TO A POINT MARKING THE NORTH 1/4 CORNER OF SAID SECTION 3; THENCE DEPARTING SAID NORTH BOUNDARY COINCIDENT WITH THE EAST BOUNDARY OF THE WEST 1/2 OF SECTION 3, S 01°22'15" E A DISTANCE OF 6565.71 FEET TO A POINT MARKING THE SOUTH 1/4 CORNER OF SAID SECTION 3; THENCE DEPARTING SAID EAST BOUNDARY, COINCIDENT WITH THE SOUTH BOUNDARY OF SAID SECTION 3, N 88°43'31" W A DISTANCE OF 2647.01 FEET TO THE POINT OF BEGINNING.

LESS & EXCEPT:

THE LANDS DEEDED TO LEE COUNTY, AS RECORDED IN INSTRUMENT NO. 2020000212962, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND BEING DESCRIBED AS FOLLOWS:

PARCEL 1

A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 26, 27 AND 34, TOWNSHIP 45 SOUTH; RANGE 26 EAST, AND SECTION 3, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA (LYING 75.00 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE SOUTHWEST CORNER OF THE WEST HALF OF SECTION 3, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; THENCE RUN N.01°19'10"W., ALONG THE WEST LINE OF THE WEST HALF OF SAID SECTION 3, FOR A DISTANCE OF 75.08 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE HEREIN DESCRIBED; THENCE RUN S.88°43'31"E., FOR A DISTANCE OF 1524.59 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE NORTHERLY; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1000.00 FEET, THROUGH A CENTRAL ANGLE OF 92°38'44", SUBTENDED BY A CHORD OF 1446.48 FEET AT A BEARING OF N.44°57'07"E., FOR A DISTANCE OF 1616.97 FEET TO THE END OF SAID CURVE; THENCE RUN N.01°22'15"W. FOR A DISTANCE OF 5998.10 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE WESTERLY; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1000.00 FEET, THROUGH A CENTRAL ANGLE OF 11°54'07", SUBTENDED BY A CHORD OF 207.35 FEET AT A BEARING OF N.07°19'19"W., FOR A DISTANCE OF 207.73 FEET TO THE END OF SAID CURVE; THENCE RUN N 13°16'22"W., FOR A DISTANCE OF 1423.05 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE EASTERLY; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1000.00 FEET, THROUGH A CENTRAL ANGLE OF 23°36'58", SUBTENDED BY A CHORD OF 409.27 FEET AT A BEARING OF N.01°27'54"W., FOR A DISTANCE OF 412.18 FEET TO THE END OF SAID CURVE; THENCE RUN N.10°20'35"E., FOR A DISTANCE OF 634.55 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE WESTERLY; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1000.00 FEET, THROUGH A CENTRAL ANGLE OF 16°46'01", SUBTENDED BY A CHORD OF 291.59 FEET AT A BEARING OF N.01°57'35"E., FOR A DISTANCE OF 292.64 FEET TO THE END OF SAID CURVE; THENCE RUN N.06°25'26"W., FOR A DISTANCE OF 229.36 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE EASTERLY; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1000.00 FEET, THROUGH A CENTRAL ANGLE OF 6°09'45", SUBTENDED BY A CHORD OF 107.50 FEET AT A BEARING OF N.03°20'33"'W,, FOR A DISTANCE OF 107.55 FEET TO THE END OF SAID CURVE; THENCE RUN N.00°15'41"W., FOR A DISTANCE OF 655.66 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1000.00 FEET, THROUGH A CENTRAL ANGLE OF 80°01'52", SUBTENDED BY A CHORD OF 1285.99 FEET AT A BEARING OF N.39°45'15"E., FOR A DISTANCE OF 1396.81 FEET TO THE END OF SAID CURVE; THENCE RUN N.79°46'11"E., FOR A DISTANCE OF 2263.62 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE NORTHERLY; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1000.00 FEET, THROUGH A CENTRAL ANGLE OF 32°17'46", SUBTENDED BY A CHORD OF 556.24 FEET AT A BEARING OF N.63°37'18"E., FOR A DISTANCE OF 563.68 FEET TO THE END OF SAID CURVE; THENCE RUN N.47°28'24"E., FOR A DISTANCE OF 184.10 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1000.00 FEET, THROUGH A CENTRAL ANGLE OF 31°37'01", SUBTENDED BY A CHORD OF 544.84 FEET AT A BEARING OF N.63°16'55"E., FOR A DISTANCE OF 551.82 FEET TO THE END OF SAID CURVE; THENCE RUN N.79°05'25"E. FOR A DISTANCE OF 218.57 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE NORTHERLY; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1000.00 FEET, THROUGH A CENTRAL ANGLE OF 40°05'09" SUBTENDED BY A CHORD OF 685.45 FEET AT A BEARING OF N.59°02'50"E., FOR A DISTANCE OF 699.63 FEET TO THE END OF SAID CURVE; THENCE RUN N.39°00'16"E., FOR A DISTANCE OF 418.46 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1000.00 FEET, THROUGH A CENTRAL ANGLE OF 29°28'55", SUBTENDED BY A CHORD OF 508.90 FEET AT A BEARING OF N.53°44'43"E., FOR A DISTANCE OF 514.56 FEET TO THE POINT OF TERMINATION;

BEARINGS SHOWN HEREON REFER TO WEST LINE, OF THE WEST HALF OF SECTION 3, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA BEING N.01°19'10"W. THE SIDELINES OF THE HEREIN DESCRIBED CENTERLINE ARE TO BE LENGTHENED OR SHORTENED TO MEET THE ANGLE POINTS FROM AND TO A LINE WHICH RUNS N.01°19'10"W. TO THE POINT OF BEGINNING AND A LINE WHICH RUNS N.01°29'50"W, TO THE POINT OF TERMINATION.

PARCEL 2:

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 3, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE WEST HALF OF SECTION 3, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; THENCE RUN N.01°22'15"W., ALONG THE EAST LINE OF THE WEST HALF OF SAID SECTION 3 FOR A DISTANCE OF 1033.09 FEET; THENCE RUN S.88°37'45"W. FOR A DISTANCE OF 154.66 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN N.88°50'59"W., FOR A DISTANCE OF 626.84 FEET, TO A POINT ON A CIRCULAR CURVE, CONCAVE EASTERLY, WHOSE RADIUS POINT BEARS S.79°26'08"E., THEREFROM; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1560.00 FEET, THROUGH A CENTRAL ANGLE OF 9°13'27", SUBTENDED BY A CHORD OF 250.88 FEET AT A BEARING OF N.15°10'36"E., FOR A DISTANCE OF 251.15 FEET TO THE END OF SAID CURVE; THENCE RUN S.88°50'59"E., FOR A DISTANCE OF 559.98 FEET; THENCE RUN S.01°22'15"E., FOR A DISTANCE OF 150.70 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE WESTERLY; THENCE RUN SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 925.00 FEET, THROUGH A CENTRAL ANGLE OF 5°45'12", SUBTENDED BY A CHORD OF 92.84 FEET AT A BEARING OF S.01°30'21"W., FOR A DISTANCE OF 92.88 FEET, TO THE POINT OF BEGINNING.

BEARINGS SHOWN HEREON REFER TO EAST LINE, OF THE WEST HALF OF SECTION 3, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA AS BEING N.01°22'15"W.

Legal Description

PARCEL 3:

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 3, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE WEST HALF OF SECTION 3, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; THENCE RUN S.89°30'47"W,, ALONG THE NORTH LINE OF THE WEST HALF OF SAID SECTION 3 FOR A DISTANCE OF 150.02 FEET, TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN S.01°22'15"E., FOR A DISTANCE OF 382.03 FEET; THENCE RUN S.64°10'43"W., FOR A DISTANCE OF 29.58 FEET; THENCE RUN N.79°55'43 "W., FOR A DISTANCE OF 49.01 FEET; THENCE RUN S.11°53'10"W., FOR A DISTANCE OF 51.02 FEET; THENCE RUN S.69°37'40"W,, FOR A DISTANCE OF 44.21 FEET; THENCE RUN N.86°51'39"W., FOR A DISTANCE OF 52.44 FEET; THENCE RUN N.56°40'35"W., FOR A DISTANCE OF 54.18 FEET; THENCE RUN N.68°54'07"W., FOR A DISTANCE OF 40.53 FEET; THENCE RUN N.61°07'56"W., FOR A DISTANCE OF 120.09 FEET; THENCE RUN N.26°36'39"E., FOR A DISTANCE OF 385.62 FEET; THENCE RUN N.89°30'47"E., FOR A DISTANCE OF 185.58 FEET, TO THE POINT OF BEGINNING.

BEARINGS SHOWN HEREON REFER TO NORTH LINE, OF THE WEST HALF OF SECTION 3, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA AS BEING S.89°30'47"W.

PARCEL 4:

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 34, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE WEST HALF OF SECTION 34, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; THENCE RUN S.89°30'47"W., ALONG THE SOUTH LINE OF THE WEST HALF OF SAID SECTION 34 FOR A DISTANCE OF 150.93 FEET; THENCE RUN N.00°29'13"W., FOR A DISTANCE OF 59.26 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN S.89°30'38"W., FOR A DISTANCE OF 179.15 FEET; THENCE RUN N.00°00'00"E., FOR A DISTANCE OF 710.16 FEET; THENCE RUN N.19°16'11"E., FOR A DISTANCE OF 115.03 FEET; THENCE RUN N.04°57'49"E., FOR A DISTANCE OF 169.01 FEET; THENCE RUN S.85°02'11"E., FOR A DISTANCE OF 20.23 FEET; THENCE RUN S.13°16'22"E., FOR A DISTANCE OF 305.27 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE WESTERLY; THENCE RUN SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 925.00 FEET, THROUGH A CENTRAL ANGLE OF 11°54'07", SUBTENDED BY A CHORD OF 191.80 FEET AT A BEARING OF S.07°19'19"E., FOR A DISTANCE OF 192.15 FEET TO THE END OF SAID CURVE; THENCE RUN S.01°22'15"E., FOR A DISTANCE OF 496.63 FEET, TO THE POINT OF BEGINNING.

BEARINGS SHOWN HEREON REFER TO SOUTH LINE, OF THE WEST HALF OF SECTION 34, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA AS BEING S.89°30'47"W.

PARCEL 5:

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 26, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 45 SOUTH, RANGE 26 EAST; THENCE RUN N.01°01'34"W., ALONG THE WEST LINE OF SAID SECTION 26 FOR A DISTANCE OF 781.80 FEET; THENCE RUN N.88°58'26"E., FOR A DISTANCE OF 55.43 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN N.27°56'53"E., FOR A DISTANCE OF 880.37 FEET; THENCE RUN S.85°27'52"E,, FOR A DISTANCE OF 1034.96 FEET, TO A POINT ON A CIRCULAR CURVE, CONCAVE NORTHERLY, WHOSE RADIUS POINT BEARS N.22°19'49"W. THEREFROM; THENCE RUN WESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 925.00 FEET, THROUGH A CENTRAL ANGLE OF 11°25'13", SUBTENDED BY A CHORD OF 184.07 FEET AT A BEARING OF S.73°22'48"W., FOR A DISTANCE OF 184.37 FEET TO THE END OF SAID CURVE; THENCE RUN S.79°05'25"W., FOR A DISTANCE OF 218.57 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1075.00 FEET, THROUGH A CENTRAL ANGLE OF 31°37'01", SUBTENDED BY A CHORD OF 585.71 FEET AT A BEARING OF S.63°16'55"W, FOR A DISTANCE OF 593.20 FEET TO THE END OF SAID CURVE; THENCE RUN S.47°28'24"W., FOR A DISTANCE OF 184.10 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE NORTHERLY; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 925.00 FEET, THROUGH A CENTRAL ANGLE OF 28°04'48", SUBTENDED BY A CHORD OF 448.81 FEET AT A BEARING OF S.61°30'48"W., FOR A DISTANCE OF 453.33 FEET TO THE POINT OF BEGINNING.

BEARINGS SHOWN HEREON REFER TO WEST LINE, OF SECTION 26, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA AS BEING N.01°01'34"W.

ALSO LESS & EXCEPTING:

THE LANDS DEEDED TO LEE COUNTY, AS RECORDED IN INSTRUMENT NO. 2024000281377, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND BEING DESCRIBED AS FOLLOWS:

PARCEL 6:

A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1854. PAGE 900, PUBLIC RECORDS OF LEE COUNTY FLORIDA, LYING SOUTH OF THE RIGHT OF WAY OF ALICO ROAD; SAID LANDS DESCRIBED AS PARCEL ONE IN INSTRUMENT NUMBER 2020000212962, PUBLIC RECORDS OF LEE COUNTY. FLORIDA. DESCRIBED LANDS ALSO LYING IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA. SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE NORTH 01 DEGREES 22 MINUTES 09 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 100.11 FEET TO AN INTERSECTION WITH THE NORTH LINE OF AN EASEMENT AS DESCRIBED IN OFFICIAL RECORD BOOK 1525, PAGE 2391, ALSO BEING THE NORTH LINE OF AN EASEMENT DESCRIBED IN OFFICIAL RECORD BOOK 1576. PAGE 538, PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE LEAVING SAID EAST LINE, NORTH 88 DEGREES 43 MINUTES 28 SECONDS WEST ALONG THE NORTH LINE OF SAID EASEMENTS A DISTANCE OF 668.42 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF ALICO ROAD AS DESCRIBED IN INSTRUMENT NUMBER 2020000212962, PUBLIC RECORDS, LEE COUNTY. FLORIDA, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1075.00 FEET AND A CENTRAL ANGLE OF 67 DEGREES 44 MINUTES 08 SECONDS, BEING SUBTENDED BY A CHORD BEARING NORTH 32 DEGREES 29 MINUTES 55 SECONDS EAST, AND A CHORD DISTANCE OF 1198.15 FEET; THENCE ALONG SAID RIGHT OF WAY LINE AND THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 1270.88 FEET TO A POINT OF CUSP ON SAID EAST LINE; THENCE SOUTH 01 DEGREES 22 MINUTES 09 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 1025.70 FEET TO THE POINT OF BEGINNING.

BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 3 BEARING S 01°22'00" E

PARCEL 7:

A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1854, PAGE 900, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE NORTH 88 DEGREES 43 MINUTES 28 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1125.80 FEET TO A POINT OF CUSP ON THE SOUTH RIGHT OF WAY LINE OF ALICO ROAD AS DESCRIBED IN INSTRUMENT NUMBER 2020000212962, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1075.00 FEET AND A CENTRAL ANGLE OF 24 DEGREES 54 MINUTES 33 SECONDS, SUBTENDED BY A CHORD BEARING NORTH 78 DEGREES 49 MINUTES 16 SECONDS EAST, AND A CHORD DISTANCE OF 463.68 FEET; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE AND THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 467.35 FEET; THENCE ALONG A LINE PARALLEL WITH AND 100.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER, SOUTH 88 DEGREES 43 MINUTES 28 SECONDS EAST, A DISTANCE OF 668.42 FEET TO SAID EAST LINE; THENCE ALONG SAID EAST LINE SOUTH 01 DEGREES 22 MINUTES 09 SECONDS EAST, A DISTANCE OF 100.11 FEET TO THE POINT OF BEGINNING.

BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 3 BEARING N 88°43'28" W

THE ABOVE DESCRIPTION IS THE SAME AS THE ONE DESCRIBED PER PROPERTY INFORMATION REPORT ORDER NO. 12526864 ISSUED BY CHICAGO TITLE INSURANCE COMPANY. SAID REPORT HAVING A SEARCH DATE THROUGH October 15, 2025 @ 8:00 AM

Easements and Restrictions

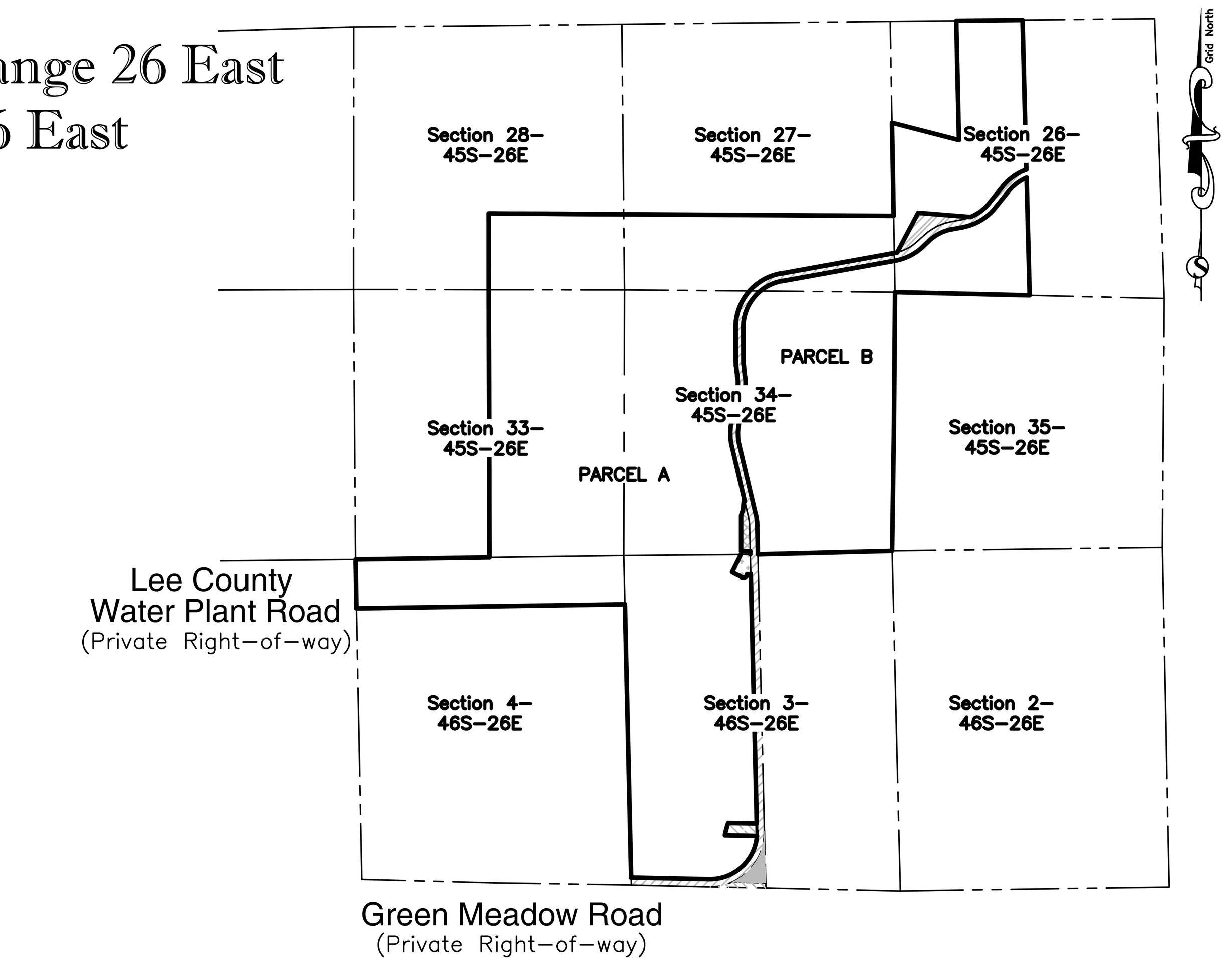
per Property Information Report Order No. 12526864 issued by Chicago Title Insurance Company. Said report having a search date through October 15, 2025 @ 8:00 AM

Items not listed below are standard title exceptions and/or are not matters or issues that pertain to this survey.

1. Reservation of oil, gas, phosphate and other minerals by deeds recorded in Deed Book 272, page 515 and Deed Book 272, page 79. Affects all of Sections 26, 27, 28, 33 & 34, Township 45 South, Range 26 East. Not plotted.
2. Reservation of oil, gas, phosphate and other minerals by deed recorded in Official Records Book 1265, page 2130. Affects all of Section 3, Township 46 South, Range 26 East. Not plotted.
3. Reservation of oil, gas, phosphate and other minerals by deed recorded in Official Records Book 1278, page 928. Affects all of Section 4, Township 46 South, Range 26 East. Not plotted.
4. Reservation of oil, gas, phosphate and other minerals by deed recorded in Official Records Book 1433, page 2312. Affects all of Section 3, Township 46 South, Range 26 East. Not plotted.
5. Grant of Easement to GAC Utilities recorded in Official Records Book 933, page 667, assigned in Official Records Book 1091, page 2159 and Official Records Book 1172, page 1186, as may be affected by instrument recorded in Official Records Book 4280, page 3687. Affects subject property as depicted hereon.
6. Easement to GAC Utilities, Inc., recorded in Official Records Book 1052, Page 1292. Affects subject property as depicted hereon.
7. Reservations contained in Deed recorded in Official Records Book 311, page 873. Affects subject property. Blanket in nature over Section 27, 28 & 34, Township 45S, Range 26E. Not plotted.
8. Reservations contained in Deed recorded in Official Records Book 1699, Page 4416. Affects the North 959.405 feet of Section 4, Township 46 South, Range 26 East. Not plotted.
9. Resolution of the Zoning Board of Lee County, Florida recorded in Official Records Book 1844, page 1272. Affects Section 3 & 4, Township 46 South, Range 26 East. Not a matter of survey, not plotted.
10. Resolution of the Board of County Commissioners of Lee County, Florida recorded in Official Records Book 1912, page 4396. Does not appear to affect subject property.
11. Perpetual Easement Grant to Lee County recorded in Official Records Book 4280, page 3691. Affects subject property as depicted hereon.
12. Monitoring Access Easement Grant Agreement by and between Florida Rock Industries, Inc. and Florida Rock Properties, Inc. and Lee County recorded in Official Records Book 4280, page 3681. Affects subject property. Blanket in nature, not plotted.
13. Covenant of Unified Control recorded in Official Records Book 2842, page 1570. Affects subject property, not a matter of survey, not plotted.
14. Easement for utility purposes recorded in Official Records Book 1576, page 538. Affects subject property as depicted hereon.
15. Notice of Development Order Approval recorded in Official Records Book 2990, page 1757. Affects subject property as depicted hereon.
16. Non-exclusive road easement over the South 100 feet of the West Half of Section 3, Township 46 South, Range 26 East recorded in Official Records Book 1525, page 2391, Official Records Book 1541, page 1154 and Official Records Book 1888, page 1218. Affects subject property as depicted hereon.
17. Easement granted to Florida Power & Light Company recorded in Official Records Book 1577, page 1505. Affects subject property as depicted hereon.
18. Notice of Department of the Army Permit recorded in Official Records Instrument No. 2011000059054. Affects subject parcel. Blanket in nature. Not plotted.
19. Assignment and Bill of Sale recorded in Official Records Instrument #2013000001804 and re-recorded in Official Records Instrument No. 2013000062359. Appears to affect all of the subject parcel, except lands within Section 3 & 4. Not a matter of survey. Not plotted.
20. Notice of Development Order Approval recorded in Official Records Instrument No. 2016000026700. Affects subject parcel. Blanket in nature. Not plotted.
21. Notice by the Florida Department of Environmental Protection, Mining and Mitigation Program recorded in Official Records Instrument No. 2016000048900. Affects subject parcel. Blanket in nature. Not plotted.
22. Terms and conditions of the Alico Road Extension Option Agreement between Lee County, a political subdivision of the State of Florida and Florida Rock Industries, Inc. and Florida Rock Properties, Inc. recorded in Official Records Instrument No. 2015000015223. Affects subject property as depicted hereon.
23. Deed of Conservation Easement recorded in Official Records Instrument No. 2016000010798, as affected by Partial Release of Conservation Easement recorded in Official Records Instrument No. 2024000282033. Affects subject property as depicted hereon.
24. Mining Lease Agreement between Florida Rock Properties, Inc. and Florida Rock Industries, Inc., recorded in Official Records Book 1854, Page 870 and First Modification Agreement recorded in Official Records Book 2054, Page 969 and Third Modification Agreement recorded in Official Records Instrument No. 2020000212961 and Fourth Modification Agreement recorded in Official Records Instrument No. 2024000281372. Affects subject parcel. Blanket in nature. Not plotted.
25. Settlement Agreement between Florida Rock Properties, Inc. and Harper Brothers, LLC and Lee County, recorded in Official Records Instrument No. 2024000281373. Affects subject parcel, not plotted.
26. Compliance Agreement between Lee County and Florida Rock Industries, Inc., recorded in Official Records Instrument No. 2020000257468. Affects subject parcel. Blanket in nature. Not plotted.
27. Declaration of Restrictive Covenant, recorded in Official Records Book 4073, Page 1991. Affects subject parcel. Blanket in nature. Not plotted.

Parcel Map

Scale: 1" = 3000'



LESS & EXCEPT Parcel 1
LESS & EXCEPT Parcel 2
LESS & EXCEPT Parcel 3
LESS & EXCEPT Parcel 4
LESS & EXCEPT Parcel 5
LESS & EXCEPT Parcel 6
LESS & EXCEPT Parcel 7

PARCEL A
Total Acreage:
63,408,561.88 Square Feet
1,455.660 Acres

PARCEL B
Total Acreage:
19,412,083.57 Square Feet
445.640 Acres

OVERALL
Total Acreage:
82,820,645.45 Square Feet
1,901.300 Acres

Legend of Symbols & Abbreviations

●	Found Iron Rod or Pipe	(power pole symbol)	Power Pole
■	Found Concrete Monument	—OL—OL—	Overhead Utility Lines
○	Set 5/8" Capped Iron Rod "LB 7340"	LB	Licensed Business
SCIR	Set 5/8" Capped Iron Rod "LB 7340"	ORB	Official Records
(F)	Field Measurement	PG	Page
(D)	Deed Reference	Id.	Identification
PSM	Professional Surveyor and Mapper	Instr	Instrument
FP&L	Florida Power and Light		

Surveyor's Notes

1.) Paper copies of this survey are not valid without the original signature and raised seal of a Florida Licensed Surveyor and Mapper. Digital copies are not valid without the digital signature of a Florida Licensed Surveyor and Mapper.
2.) The bearing structure for this survey is based on a NAD 1983 Florida State Plane West Zone, bearing of N 00°07'31" W for the West Boundary of Subject Property, also being the West Boundary of the East 1/2 of Section 33–45S–26E.
3.) The horizontal datum utilized for this project is NAD 1983 Florida West Zone, 2011 Adjustment, U.S. Survey Feet. Said datum was established by utilizing the Florida Permanent Reference Network (FPRN).
4.) All utilities depicted hereon are from visible evidence only. Surveyor did not contact subsurface utility locator service.
5.) All interior dirt drives/trails have not been located.
6.) Subject properties have access via the 150 foot right–of–way described in Instrument #2022000212962, however, public road has not yet been constructed. Currently said properties are landlocked.

Flood Zone Information:
Subject property is located in Flood Zone "X"
Flood Insurance Rate Map: 12071C
Panel No.: 0475 F
Community Name/No.: Lee County/125124
Effective Date: August 28, 2008

Certifications:
Florida Rock Properties, Inc

Stacy L. Brown PSM No. 6516
SurvTech Solutions, Inc. LB No. 7340

Project Name: Florida Rock Properties — Project No.: 240881
Address: Green Meadow Road — City: Fort Myers — State: Florida

	REVISION	DATE	INITIALS
1	Removed Parcel C	10/20/25	S.B.

SURVEYING TODAY WITH TOMORROW'S TECHNOLOGY

Drafted By: M. Rook
Date Drafted: 09/04/25
Approved By: S. Brown
Date Approved: 09/13/25
Drawing Name: 240881_B
Prior Project No.: N/A
Last Field Date: 08/27/25
Field Book/Page: N/A

SURVTECH SOLUTIONS, INC.
10220 U.S. Highway 92 East
Tampa, FL 33610
phone: (813)–621–4929
fax: (813)–621–7194
Licensed Business #7340
email: sbrown@survtechsolutions.com
http://www.survtechsolutions.com

Date Plotted: 12/1/2025 3:53:30 PM By: Michael Rook

Boundary Detail

Line Information: Field

LINE	BEARING	DISTANCE
L10	S 88°50'59" E	626.84'
L11	S 88°50'59" E	559.98'
L15	N 64°21'34" E	29.73'
L16	S 79°55'43" E	49.01'
L17	N 11°53'10" E	51.02'
L18	N 69°37'40" E	44.21'
L19	S 86°51'39" E	52.44'
L20	S 56°40'35" E	54.18'
L21	S 68°54'07" E	40.53'
L22	S 61°07'56" E	120.09'
L23	S 26°36'39" W	385.62'
L24	S 89°30'49" W	185.76'
L25	S 01°22'15" E	59.29'
L26	N 89°30'38" E	179.10'
L30	N 85°02'11" W	20.23'
L35	S 27°56'53" E	880.39'
L36	S 85°27'52" E	1034.99'
L39	S 39°00'16" W	418.46'
L40	S 00°15'41" E	655.66'
L41	S 06°25'26" E	229.36'
L42	S 10°20'35" W	634.55'
L43	N 10°20'35" E	634.55'
L44	N 06°25'26" W	229.36'
L45	N 00°15'41" W	655.66'
L46	N 47°28'24" E	184.10'
L47	N 79°05'25" E	218.57'
L48	N 39°00'16" E	418.46'
L49	S 01°22'15" E	1125.82'
L50	N 88°43'51" W	1125.82'

Line Information: Deed

LINE	BEARING	DISTANCE
L1	N 01°19'10" W	75.08'
L2	N 10°20'35" E	634.55'
L3	N 06°25'26" W	229.36'
L4	N 00°15'41" W	655.66'
L5	N 47°28'24" E	184.10'
L6	N 79°05'25" E	218.57'
L7	N 39°00'16" E	418.46'
L8	N 01°22'15" W	1033.09'
L9	S 88°37'45" W	154.66'
L10	N 88°50'59" W	626.84'
L11	S 88°50'59" E	559.98'
L12	S 01°22'15" E	150.70'
L13	S 89°30'47" W	150.02'
L13	S 89°30'47" W	150.93'
L14	S 01°22'15" E	382.03'
L15	S 64°10'43" W	29.58'
L16	N 79°55'43" W	49.01'
L17	S 11°53'10" W	51.02'
L18	S 69°37'40" W	44.21'
L19	N 86°51'39" W	52.44'
L20	N 56°40'35" W	54.18'
L21	N 68°54'07" W	40.53'
L22	N 61°07'56" W	120.09'
L23	N 26°36'39" E	385.62'
L24	N 89°30'47" E	185.58'
L25	N 00°29'13" W	59.26'
L26	S 89°30'38" W	179.15'
L27	N 00°00'00" E	710.16'
L28	N 19°16'11" E	115.03'
L29	N 04°57'49" E	169.01'
L30	S 85°02'11" E	20.23'
L31	S 13°16'22" E	305.27'
L32	S 01°22'15" E	496.63'
L33	N 01°01'34" W	781.80'
L34	N 88°58'26" E	55.43'
L35	N 27°56'53" E	880.37'
L36	S 85°27'52" E	1034.96'
L37	S 79°05'25" W	218.57'
L38	S 47°28'24" W	184.10'
L50	N 88°43'28" W	1125.80'
L51	N 01°22'09" W	100.11'
L52	N 88°43'28" W	668.42'
L53	S 01°22'09" E	1025.70'

Curve Information: Field

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C11	1560.00'	251.15'	S 15°10'36" W	250.88'	9°13'27"
C17	1075.00'	580.42'	S 54°28'20" W	573.40'	30°56'08"
C18	925.00'	462.77'	S 53°20'12" W	457.96'	28°39'52"
C19	925.00'	68.04'	S 77°39'45" W	68.02'	4°12'52"
C20	1075.00'	1501.42'	S 39°45'24" W	1382.33'	80°01'23"
C21	1075.00'	115.62'	S 03°20'34" E	115.56'	6°09'44"
C22	925.00'	270.51'	S 01°56'56" W	269.55'	16°45'21"
C23	1075.00'	443.09'	S 01°27'53" E	439.96'	23°36'58"
C24	925.00'	1402.81'	S 47°49'43" W	1272.19'	86°53'31"
C25	1075.00'	223.31'	N 07°19'19" W	222.91'	11°54'07"
C26	925.00'	381.27'	N 01°27'53" W	378.57'	23°36'58"
C27	1075.00'	314.41'	N 01°57'01" E	313.29'	16°45'27"
C28	925.00'	99.48'	N 03°20'34" W	99.44'	06°09'44"
C29	925.00'	1291.90'	N 39°45'25" E	1189.43'	80°01'18"
C30	1075.00'	605.96'	N 63°37'17" E	597.97'	32°17'47"
C31	925.00'	510.43'	N 63°16'55" E	503.98'	31°37'01"
C32	1075.00'	752.10'	N 59°02'50" E	736.86'	40°05'09"
C33	925.00'	448.56'	N 52°53'48" E	444.18'	27°47'05"
C34	1075.00'	1738.24'	N 44°57'07" E	1554.97'	92°38'44"

Curve Information: Deed

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	1000.00'	1616.97'	N 44°57'07" E	1446.48'	92°38'44"
C2	1000.00'	207.73'	N 07°19'19" W	207.35'	11°54'07"
C3	1000.00'	412.18'	N 01°27'54" W	409.27'	23°36'58"
C4	1000.00'	292.64'	N 01°57'35" E	291.59'	16°46'01"
C5	1000.00'	107.56'	N 03°20'33" W	107.50'	6°09'45"
C6	1000.00'	1,396.81'	N 39°45'15" E	1285.99'	80°01'52"
C7	1000.00'	563.68'	N 63°37'18" E	556.24'	32°17'46"
C8	1000.00'	551.82'	N 63°16'55" E	544.84'	31°37'01"
C9	1000.00'	699.63'	N 59°02'50" E	685.45'	40°05'09"
C10	1000.00'	514.56'	N 53°44'43" E	508.90'	29°28'55"
C11	1560.00'	251.15'	N 15°10'36" E	250.88'	9°13'27"
C12	925.00'	92.88'	S 01°30'21" W	92.84'	5°45'12"
C13	925.00'	192.15'	S 07°19'19" E	191.80'	11°54'07"
C14	925.00'	184.37'	S 73°22'48" W	184.07'	11°25'13"
C15	1075.00'	593.20'	S 63°16'55" W	585.71'	31°37'01"
C16	925.00'	453.33'	S 61°30'48" W	448.81'	28°04'48"
C35	1075.00'	1270.88'	N 32°29'55" E	1198.15'	67°44'08"
C36	1075.00'	467.35'	N 78°49'16" E	463.68'	24°54'33"

Property Corner Information

- (A) Set 5/8" Capped Iron Rod "LB 7340"
- (B) Found 1/2" Capped Iron Rod "LB 6940"
- (C) Found 5/8" Capped Iron Rod "LB 1772"
- (D) Found 5/8" Capped Iron Rod (Illegible)
- (E) Found 1/2" Iron Rod (No Id)
- (F) Found 1/2" Capped Iron Rod "LB 6940" Found 5/8" Capped Iron Rod "LB 1772" 0.21' N & 0.45' E
- (G) Found 1/2" Capped Iron Rod "LB 6940" Found 5/8" Capped Iron Rod "LB 1772" 0.31' N & 0.40' E
- (H) Found 1/2" Capped Iron Rod "LB 6940" Found 5/8" Capped Iron Rod "LB 1772" 0.12' N & 0.34' W
- (I) Found 1/2" Capped Iron Rod "LB 6940" Found 5/8" Capped Iron Rod "LB 1772" 0.15' N & 0.22' W
- (J) Found 1/2" Capped Iron Rod "LB 6940" Found 5/8" Capped Iron Rod (Illegible) 0.19' N & 0.58' W
- (K) Found 1/2" Capped Iron Rod "LB 6940" Found 5/8" Capped Iron Rod "LB 1772" 0.03' N & 0.19' W
- (L) Found 5/8" Capped Iron Rod "LB 1772" Found 1/2" Capped Iron Rod "LB 6940" 0.10' N & 0.20' W
- (M) Found 5/8" Capped Iron Rod "LB 1772" Found 1/2" Capped Iron Rod "LB 6940" 0.08' N & 0.17' W
- (N) Found 5/8" Capped Iron Rod "LB 1772" Found 1/2" Capped Iron Rod "LB 6940" 0.04' N & 0.10' W
- (O) Found 1/2" Capped Iron Rod "LB 6940" Found 5/8" Capped Iron Rod "LB 1772" 0.28' S
- (P) Found 5/8" Capped Iron Rod "LB 1772" Found 1/2" Capped Iron Rod "LB 6940" 0.22' N & 0.07' W
- (Q) Found 5/8" Capped Iron Rod "LB 1772" Found 1/2" Capped Iron Rod "LB 6940" 0.36' N & 0.02' W
- (R) Found 5/8" Capped Iron Rod "LB 1772" Found 1/2" Capped Iron Rod "LB 6940" 0.20' N & 0.12' W

Adjoiner Information

(A) Strap #26-45-26-00-00001.0010
Unknown Heirs of
Berger Ronald T
c/o Robert Yardley
5340 Myrtle Lane
Naples, FL 34113

(B) Strap #26-45-26-00-00001.0030
Jamerson Farms Enterprises LLC
2612 8th St W
Lehigh Acres, FL 33971

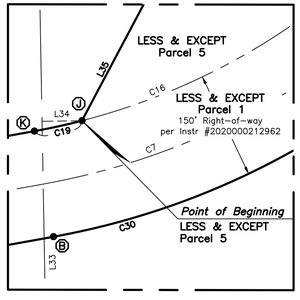
(C) Strap #26-45-26-L3-U3177.3488
Florida Rock Industries Inc
10151 Deerwood Park Blvd
Deerwood South Bld 100 #120
Jacksonville, FL 32256

(D) Strap #34-45-26-L3-U3029.3279
Lee County
PO Box 398
Fort Myers, FL 33902

(E) Strap #26-45-26-L4-U3113.3450
Lee County
PO Box 398
Fort Myers, FL 33902

Detail "A"

Scale: 1" = 100'



Scale: 1" = 500'

Northwest 1/4 of Section 28-45S-26E

Northeast 1/4 of Section 28-45S-26E

Northwest 1/4 of Section 27-45S-26E

Northeast 1/4 of Section 27-45S-26E

Strap #28-45-26-00-00001.0000
Lee County
PO Box 398
Fort Myers FL 33902

Strap #23-45-26-00-00002.0000
Lee County
c/o Conservation 2020
PO Box 398
Fort Myers FL 33902

Found 1/2" Capped Iron Pipe (Illegible)

N 89°22'15" E 1301.05' (F)
N 89°22'41" E 1300.89' (D)
North Boundary of Section 26-45S-26E

Found 3" Concrete Monument (No Id)

West Boundary of the East 1/2 of the Northwest 1/4 of Section 26-45S-26E

East Boundary of the West 1/2 of the Northwest 1/4 of Section 26-45S-26E

Strap #28-45-26-00-00001.0000
Lee County
PO Box 398
Fort Myers FL 33902

N 01°15'54" W 2349.35' (F)
N 01°15'53" W 2348.82' (D)

Remainder of Northwest 1/4 of Section 26-45S-26E

S 01°29'50" E 2943.07' (F)
S 01°29'50" E 5416.64' (D)

Northeast 1/4 of Section 26-45S-26E

West Boundary of the NW 1/4 of Section 26-45S-26E

Southwesterly Boundary of Florida Power & Light Company Transmission Line Easement (D)

Found 3" Concrete Monument "LB 642"

S 75°33'51" E 1359.77' (F)
S 75°33'56" E 1359.77' (D)

Set 5/8" Capped Iron Rod "LB 7340"
Found 1/2" Iron Pipe (No Id)
1.23' South
0.74' West

West 1/4 Corner of Section 26-45S-26E
Set 5/8" Capped Iron Rod "LB 7340"

N 01°03'39" W 666.09' (F)
N 01°01'41" W 666.75' (D)

North Boundary of the Southeast 1/4 of Section 28-45S-26E

North Boundary of the Southeast 1/4 of Section 27-45S-26E

North Boundary of the Southeast 1/4 of Section 27-45S-26E

West Boundary of the SW 1/4 of Section 26-45S-26E

Strap #26-45-26-L4-U3138.3507
Florida Rock Properties, Inc
1200 Urban Center Drive
Birmingham, AL 35242

Remainder of the Southeast 1/4 of Section 28-45S-26E

Strap #28-45-26-00-00001.0000
Lee County
PO Box 398
Fort Myers FL 33902

Remainder of the Southeast 1/4 of Section 27-45S-26E

Strap #28-45-26-00-00001.0000
Lee County
PO Box 398
Fort Myers FL 33902

Remainder of the Southeast 1/4 of Section 27-45S-26E

Strap #28-45-26-00-00001.0000
Lee County
PO Box 398
Fort Myers FL 33902

N 01°02'25" W 1162.67' (F)
N 01°01'34" W 1162.68' (D)

Less & Except Parcel 1
Point of Termination

Less & Except Parcel 5

Less & Except Parcel 1
Centerline of 150' Right-of-way per Inst #2020000212962

Found 3" Concrete Monument "LB 642"

S 89°38'52" E 2654.80' (F)(D)

S 89°38'52" E 7965.37' (F) S 89°38'52" E 7965.76' (D)

S 89°38'52" E 5310.57' (F) S 89°38'52" E 5310.96' (D)

Found 1/2" Iron Pipe (No Id)

Southwest 1/4 of Section 28-45S-26E

A Portion of the Southeast 1/4 of Section 28-45S-26E

East Boundary of Section 28-45S-26E

A Portion of the Southwest 1/4 of Section 27-45S-26E

A Portion of the Southeast 1/4 of Section 27-45S-26E

Less & Except Parcel 1
150' Right-of-way per Inst #2020000212962

N 01°01'34" W 1500.00' (D)

Less & Except Parcel 1
Centerline of 150' Right-of-way per Inst #2020000212962

Southeast 1/4 of Section 26-45S-26E

S 01°29'50" E 2313.85' (F)

N 00°07'50" W 1500.00' (F)(D)

Strap #28-45-26-00-00001.1000
Florida Rock Properties, Inc
c/o FAS Dept 1401-843
1200 Urban Center Drive
Vestavia, AL 35242

Strap #27-45-26-L4-U3003.3439
Florida Rock Properties, Inc
1200 Urban Center Drive
Birmingham, AL 35242

Northwesterly Right-of-way Boundary per Inst #2020000212962

S 79°46'11" W 2263.62' (F)
N 79°46'11" E 2263.62' (D)
2263.62'

Strap #27-45-26-L3-U3064.3418
Florida Rock Properties, Inc
1200 Urban Center Drive
Birmingham, AL 35242

Detail "A"
See This Sheet

Strap #26-45-26-L4-U3142.3433
Florida Rock Properties, Inc
c/o FAS Dept 1401-843
1200 Urban Center Drive
Vestavia, AL 35242

Strap #26-45-26-L3-U3213.3444
Florida Rock Industries Inc
10151 Deerwood Park Blvd
Deerwood South Bld 100 #120
Jacksonville, FL 32256

Southwest 1/4 of Section 26-45S-26E

S 89°54'30" E 2666.20' (F)

North Boundary of Section 33-45S-26E

Found 4"x4" Concrete Monument "LB 3114 T45S-R26E"

N 89°31'31" W 2661.17' (F)

North Boundary of Section 34-45S-26E

Found 4"x4" Concrete Monument "LB 642"

South Boundary of Section 26-45S-26E

N 88°38'54" W 2648.43' (D)
N 88°38'50" W 2648.75' (F)

South 1/4 Corner of Section 26-45S-26E
Set 5/8" Capped Iron Rod "LB 7340"

Northeast Corner of Section 34-45S-26E

East Boundary of Section 34-45S-26E

Point of Commencement
LESS & EXCEPT
Parcel 5
Southwest Corner of Section 26-45S-26E
Set 5/8" Capped Iron Rod "LB 7340"

West Boundary of the East 1/2 of the Section 33-45S-26E

Northeast 1/4 of Section 33-45S-26E

Northwest 1/4 of Section 33-45S-26E

Strap #28-45-26-00-00001.0000
Lee County
PO Box 398
Fort Myers FL 33902

A Portion of Strap #34-45-26-L4-U2965.3333
Florida Rock Properties, Inc
1200 Urban Center Drive
Birmingham, AL 35242

Northwest 1/4 of Section 34-45S-26E

Southeasterly Right-of-way Boundary per Inst #2020000212962

A Portion of Strap #34-45-26-L2-U3049.3335
Florida Rock Properties, Inc
1200 Urban Center Drive
Birmingham, AL 35242

Northeast 1/4 of Section 34-45S-26E

S 00°27'51" W 2544.30' (D)
S 00°27'25" W 2544.35' (F)

Northwest 1/4 of Section 35-45S-26E

Strap #35-45-26-00-0001.0000
Florida Rock Properties, Inc
c/o FAS Dept 1401-843
1200 Urban Center Drive
Vestavia, AL 35242

Northeast 1/4 of Section 35-45S-26E

N 00°09'43" E 2613.00' (F)

Strap #33-45-26-00-00001.1000
Florida Rock Properties, Inc
c/o FAS Dept 1401-843
1200 Urban Center Drive
Vestavia, AL 35242

Less & Except Parcel 1
Centerline of 150' Right-of-way per Inst #2020000212962

N 00°07'31" W 5268.81' (F)(D)

Southwest Corner of the Northeast 1/4 of Section 33-45S-26E
Set 5/8" Capped Iron Rod "LB 7340"

North Boundary of the Southeast 1/4 of Section 33-45S-26E

Northeast Corner of the Southeast 1/4 of Section 33-45S-26E
Found 4"x4" Concrete Monument "LB 642 34/33"

North Boundary of the Southwest 1/4 of Section 34-45S-26E

North Boundary of the Southeast 1/4 of Section 34-45S-26E

East 1/4 Corner of Section 34-45S-26E
Found 4" Concrete Monument (No Id)

East Boundary of Section 34-45S-26E

S 00°50'24" W 2547.71' (F)(D)

Strap #28-45-26-00-00001.0000
Lee County
PO Box 398
Fort Myers FL 33902

Strap #35-45-26-00-0002.0000
Harper Brothers
c/o FAS Dept 1401-843
1200 Urban Center Drive
Vestavia, AL 35242

S 13°16'22" E 1117.78' (F)
N 13°16'22" W 1422.77' (F)

Match Line – See Sheet 3

Boundary Survey

Florida Rock Properties - Fort Myers

SURVTECH SOLUTIONS, INC.
10220 U.S. Highway 92 East
Tampa, FL 33610
Licensed Business #7340
phone: (813)-621-4929
fax: (813)-621-7194
email: sbrown@survtechsolutions.com
http://www.survtechsolutions.com

Boundary Detail

Property Corner Information

(A) Set 5/8" Capped Iron Rod "LB 7340"

(B) Found 1/2" Capped Iron Rod "LB 6940"

(C) Found 5/8" Capped Iron Rod "LB 1772"

(D) Found 5/8" Capped Iron Rod (Illegible)

(E) Found 1/2" Iron Rod (No Id)

(F) Found 1/2" Capped Iron Rod "LB 6940" Found 5/8" Capped Iron Rod "LB 1772" 0.21' N & 0.45' E

(G) Found 1/2" Capped Iron Rod "LB 6940" Found 5/8" Capped Iron Rod "LB 1772" 0.31' N & 0.40' E

(H) Found 1/2" Capped Iron Rod "LB 6940" Found 5/8" Capped Iron Rod "LB 1772" 0.12' N & 0.34' W

(I) Found 1/2" Capped Iron Rod "LB 6940" Found 5/8" Capped Iron Rod "LB 1772" 0.15' N & 0.22' W

(J) Found 1/2" Capped Iron Rod "LB 6940" Found 5/8" Capped Iron Rod (Illegible) 0.19' N & 0.58' W

(K) Found 1/2" Capped Iron Rod "LB 6940" Found 5/8" Capped Iron Rod "LB 1772" 0.03' N & 0.19' W

(L) Found 5/8" Capped Iron Rod "LB 1772" Found 1/2" Capped Iron Rod "LB 6940" 0.10' N & 0.20' W

(M) Found 5/8" Capped Iron Rod "LB 1772" Found 1/2" Capped Iron Rod "LB 6940" 0.08' N & 0.17' W

(N) Found 5/8" Capped Iron Rod "LB 1772" Found 1/2" Capped Iron Rod "LB 6940" 0.04' N & 0.10' W

(O) Found 1/2" Capped Iron Rod "LB 6940" Found 5/8" Capped Iron Rod "LB 1772" 0.28' S

(P) Found 5/8" Capped Iron Rod "LB 1772" Found 1/2" Capped Iron Rod "LB 6940" 0.22' N & 0.07' W

(Q) Found 5/8" Capped Iron Rod "LB 1772" Found 1/2" Capped Iron Rod "LB 6940" 0.36' N & 0.02' W

(R) Found 5/8" Capped Iron Rod "LB 1772" Found 1/2" Capped Iron Rod "LB 6940" 0.20' N & 0.12' W

Adjoiner Information

(1) Strap #34-45-26-L4-U3004.3269
Lee County
PO Box 398
Fort Myers, FL 33902

(2) Strap #03-46-26-L1-U3002.3248
Lee County
PO Box 398
Fort Myers, FL 33902

(3) Strap #03-46-26-L4-U3000.3090
Lee County
PO Box 398
Fort Myers, FL 33902

(4) Strap #33-45-26-00-00001.2000
Lee County
PO Box 398
Fort Myers, FL 33902

Grid North

0' 500' 1000' 1500'

Scale: 1" = 500'

Match Line – See Sheet 2

Southwest 1/4 of Section 33-45S-26E

Strap #28-45-26-00-00001.0000
Lee County
PO Box 398
Fort Myers FL 33902

Southeast 1/4 of Section 33-45S-26E

East Boundary of Section 33-45S-26E

Southwest 1/4 of Section 34-45S-26E

Remainder of
Strap #34-45-26-L4-U2965.3333
Florida Rock Properties, Inc
1200 Urban Center Drive
Birmingham, AL 35242

West Boundary of the Southwest 1/4 of Section 34-45S-26E

Detail "B"
See This Sheet

East Boundary of Section 34-45S-26E

Southeast 1/4 of Section 34-45S-26E

Remainder of
Strap #34-45-26-L2-U3049.3335
Florida Rock Properties, Inc
1200 Urban Center Drive
Birmingham, AL 35242

S 13°16'22" E 1422.77' (F)
N 13°16'22" W 1422.77' (D)

S 00°50'24" W 2547.71' (F)(D)

West Boundary of the Section 33-45S-26E

N 00°07'31" W 5289.81' (F)(D)

LESS & EXCEPT Parcel 4

Southwest Corner of Section 33-45S-26E
Set 5/8" Capped Iron Rod "LB 7340"

South 1/4 Corner of Section 33-45S-26E
Found 4" Concrete Monument "LB 3114 R26E/T45S/T46S"

N 89°08'25" E 2640.19' (F)(D)

South Boundary of Section 33-45S-26E

N 89°08'05" E 2640.04' (F)

Southeast Corner of Section 33-45S-26E
Found 3" Concrete Monument (No Id)

North 1/4 Corner of Section 3-46S-26E

North Boundary of Section 3-46S-26E

S 88°32'18" W 2641.70' (D)
S 88°32'18" W 2641.73' (F)

Township 45 South
Township 46 South

Northeast Corner of Section 3-46S-26E
Set 5/8" Capped Iron Rod "LB 7340"

Strap #05-46-26-00-00001.0000
Cemex Construction Materials
Property Tax Dept
PO Box 2883
West Palm Beach, FL 33402

N 01°05'50" W 959.42' (F)(D) 959.01' (F)

Witness Corner
Set 5/8" Capped Iron Rod "LB 7340"

West Boundary of Section 4-46S-26E

Strap #04-46-26-00-00001.1000
Florida Rock Properties, Inc
1200 Urban Center Drive
Birmingham, AL 35242

North 959.405' of Section 4-46S-26E

South Boundary of the North 959.405' of Section 4-46S-26E

N 01°13'26" W 959.44' (F)

LESS & EXCEPT Parcel 3

Strap #03-46-26-L3-U3053.3154
Harper Brothers Inc
c/o FAS Dept 1401-843
1200 Urban Center Dr
Vestavia, AL 35242

Northeast 1/4 of Section 3-46S-26E

Northwest 1/4 of Section 2-46S-26E

No Corner Found or Set Falls in Water

S 89°08'25" W 5284.18' (D)
S 89°08'13" W 5284.04' (F)

Found 5/8" Capped Iron Rod "LB 1772"

Strap #04-46-26-00-00001.0000
Lee County
PO Box 398
Fort Myers, FL 33902

Remainder of Northwest 1/4 of Section 4-46S-26E

Remainder of Northeast 1/4 of Section 4-46S-26E

Strap #03-46-26-L1-U2969.3159
Florida Rock Properties, Inc
1200 Urban Center Drive
Birmingham, AL 35242

N 01°19'38" W 2286.94' (F)
N 01°19'26" W 2286.63' (D)

Northwest 1/4 of Section 3-46S-26E

East Boundary of the West 1/2 of the Section 3-46S-26E

S 01°22'15" E 4909.18' (F)
S 01°22'15" E 5998.10' (D)

S 01°22'15" E 5439.43' (F)

S 01°22'15" E 6565.71' (D)

LESS & EXCEPT Parcel 1
150' Right-of-way per Inst #2020000212962

West Boundary of the West 1/2 of the Section 3-46S-26E

Strap #03-46-26-L1-U2969.3159
Florida Rock Properties, Inc
1200 Urban Center Drive
Birmingham, AL 35242

Strap #04-46-26-00-00001.0000
Lee County
PO Box 398
Fort Myers, FL 33902

N 01°19'10" W 3238.18' (D)
N 01°19'07" W 3387.56' (F)

LESS & EXCEPT Parcel 1
Centerline of 150' Right-of-way per Inst #2020000212962

Southeast 1/4 of Section 3-46S-26E

Southwest 1/4 of Section 2-46S-26E

Southwest 1/4 of Section 4-46S-26E

Southeast 1/4 of Section 4-46S-26E

Southwest 1/4 of Section 3-46S-26E

Point of Commencement
LESS & EXCEPT Parcel 1
Southwest Corner of the West 1/2 of Section 3-46S-26E

Point of Beginning
Southwest Corner of Section 3-46S-26E

Strap #04-46-26-00-00001.1010
Lee County
PO Box 398
Fort Myers, FL 33902

Green Meadow Road
(Private Right-of-way)

Point of Beginning
LESS & EXCEPT Parcel 1

Q N 88°43'31" W 1527.99' (F)
S 88°43'31" E 1524.59' (D)

LESS & EXCEPT Parcel 2

Point of Beginning
LESS & EXCEPT Parcel 2
Set 5/8" Capped Iron Rod "LB 7340"

Strap #03-46-26-L3-U3053.3154
Harper Brothers Inc
c/o FAS Dept 1401-843
1200 Urban Center Dr
Vestavia, AL 35242

LESS & EXCEPT Parcel 6

POB LESS & EXCEPT Parcel 6

Point of Beginning
LESS & EXCEPT Parcel 7

Point of Commencement
LESS & EXCEPT Parcel 2 & 6
Southeast Corner of the West 1/2 of Section 3-46S-26E
Found 4"x4" Concrete Monument "LB 6940"

R N 88°43'31" W 2647.01' (D)

LESS & EXCEPT Parcel 7

South 1/4 Corner of Section 3-46S-26E

Line Information: Field

LINE	BEARING	DISTANCE
L10	S 88°50'59" E	626.84'
L11	S 88°50'59" E	559.98'
L15	N 64°21'34" E	29.73'
L16	S 79°55'43" E	49.01'
L17	N 11°53'10" E	51.02'
L18	N 69°37'40" E	44.21'
L19	S 86°51'39" E	52.44'
L20	S 56°40'35" E	54.18'
L21	S 68°54'07" E	40.53'
L22	S 61°07'56" E	120.09'
L23	S 26°36'39" W	385.62'
L24	S 89°30'49" W	185.76'
L25	S 01°22'15" E	59.29'
L26	N 89°30'38" E	179.10'
L27	S 00°00'00" E	710.16'
L28	S 19°16'11" W	115.03'
L29	S 04°57'49" W	169.01'
L30	N 85°02'11" W	20.23'
L35	S 27°56'53" W	880.39'
L36	S 85°27'52" E	1034.99'
L39	S 39°00'16" W	418.46'
L40	S 00°15'41" E	655.66'
L41	S 06°25'26" E	229.36'
L42	S 10°20'35" W	634.55'
L43	N 10°20'35" E	634.55'
L44	N 06°25'26" W	229.36'
L45	N 00°15'41" W	655.66'
L46	N 47°28'24" E	184.10'
L47	N 79°05'25" E	218.57'
L48	N 39°00'16" E	418.46'
L49	S 01°22'15" E	1125.82'
L50	N 88°43'31" W	1125.82'

Line Information: Deed

LINE	BEARING	DISTANCE
L1	N 01°19'10" W	75.08'
L2	N 10°20'35" E	634.55'
L3	N 06°25'26" W	229.36'
L4	N 00°15'41" W	655.66'
L5	N 47°28'24" E	184.10'
L6	N 79°05'25" E	218.57'
L7	N 39°00'16" E	418.46'
L8	N 01°22'15" W	1033.09'
L9	S 88°37'45" W	154.66'
L10	N 88°50'59" E	626.84'
L11	S 88°50'59" E	559.98'
L12	S 01°22'15" E	150.70'
L13	S 89°30'47" W	150.02'
L14	S 01°22'15" E	150.93'
L15	S 01°22'15" E	382.03'
L15	S 64°10'43" W	29.58'
L16	N 79°55'43" W	49.01'
L17	S 11°53'10" W	51.02'
L18	S 69°37'40" W	44.21'
L19	N 86°51'39" W	52.44'
L20	N 56°40'35" W	54.18'
L21	N 68°54'07" W	40.53'
L22	N 61°07'56" W	120.09'
L23	N 26°36'39" E	385.62'
L24	N 89°30'47" E	185.58'
L25	N 00°29'13" W	59.26'
L26	S 89°30'38" W	179.15'
L27	N 00°00'00" E	710.16'
L28	N 19°16'11" E	115.03'
L29	N 04°57'49" E	169.01'
L30	S 85°02'11" E	20.23'
L31	S 13°16'22" E	305.27'
L32	S 01°22'15" E	496.63'
L33	N 01°01'34" W	781.80'
L34	N 88°58'26" E	55.43'
L35	N 27°56'53" E	880.37'
L36	S 85°27'52" E	1034.96'
L37	S 79°05'25" W	218.57'
L38	S 47°28'24" W	184.10'
L50	N 88°43'28" W	1125.80'
L51	N 01°22'09" W	100.11'
L52	N 88°43'28" W	668.42'
L53	S 01°22'09" E	1025.70'

Curve Information: Field

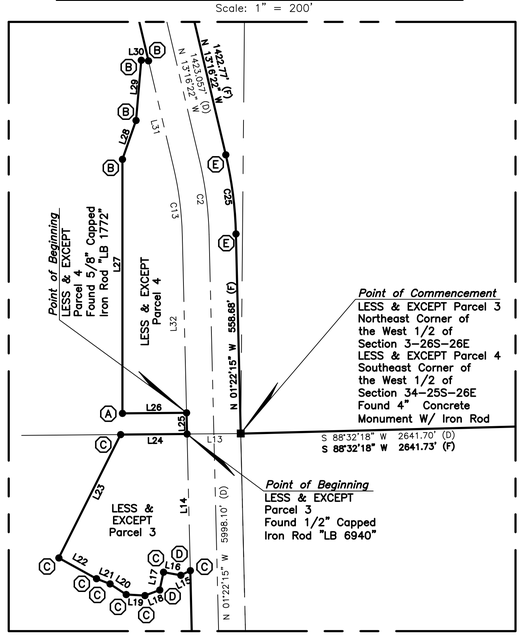
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C11	1560.00'	251.15'	S 15°10'36" W	250.88'	9°13'27"
C17	1075.00'	580.42'	S 54°28'20" W	573.40'	30°56'08"
C18	925.00'	462.77'	S 53°20'12" W	457.96'	28°39'52"
C19	925.00'	68.04'	S 77°39'45" W	68.02'	4°12'52"
C20	1075.00'	1501.42'	S 39°45'24" W	1382.33'	80°01'23"
C21	1075.00'	115.62'	S 03°20'34" E	115.56'	6°09'44"
C22	925.00'	270.51'	S 01°56'56" W	269.55'	16°45'27"
C23	1075.00'	443.09'	S 01°27'53" W	439.96'	23°36'58"
C24	925.00'	1402.81'	S 47°49'43" W	1272.19'	86°53'31"
C25	1075.00'	223.31'	N 07°19'19" W	222.91'	11°54'07"
C26	925.00'	381.27'	N 01°27'53" W	378.57'	23°36'58"
C27	1075.00'	314.41'	N 01°57'01" E	313.29'	16°45'27"
C28	925.00'	99.48'	N 03°20'34" W	99.44'	06°09'44"
C29	925.00'	1291.90'	N 39°45'25" E	1189.43'	80°01'18"
C30	1075.00'	605.96'	N 63°37'17" E	597.97'	32°17'47"
C31	925.00'	510.43'	N 63°16'55" E	503.98'	31°37'01"
C32	1075.00'	752.10'	N 59°02'50" E	736.86'	40°05'09"
C33	925.00'	448.56'	N 52°53'48" E	444.18'	27°47'05"
C34	1075.00'	1738.24'	N 44°57'07" E	1554.97'	92°38'44"

Curve Information: Deed

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	1000.00'	1616.97'	N 44°57'07" E	1446.48'	92°38'44"
C2	1000.00'	207.73'	N 07°19'19" W	207.35'	11°54'07"
C3	1000.00'	412.18'	N 01°27'54" W	409.27'	23°36'58"
C4	1000.00'	292.64'	N 01°57'35" E	291.59'	16°46'01"
C5	1000.00'	107.55'	N 03°20'33" W	107.50'	6°09'45"
C6	1000.00'	1396.81'	N 39°45'15" E	1285.99'	80°01'52"
C7	1000.00'	563.68'	N 63°37'18" E	556.24'	32°17'46"
C8	1000.00'	551.82'	N 63°16'55" E	544.84'	31°37'01"
C9	1000.00'	699.63'	N 59°02'50" E	685.45'	40°05'09"
C10	1000.00'	514.56'	N 53°44'43" E	508.90'	29°28'55"
C11	1560.00'	251.15'	N 15°10'36" E	250.88'	9°13'27"
C12	925.00'	92.88'	S 01°30'21" W	92.84'	5°45'12"
C13	925.00'	192.15'	S 07°19'19" E	191.80'	11°54'07"
C14	925.00'	184.37'	S 73°22'48" W	184.07'	11°25'13"
C15	1075.00'	593.20'	S 63°16'55" W	585.71'	31°37'01"
C16	925.00'	453.33'	S 61°30'48" W	448.81'	28°04'48"
C35	1075.00'	1270.88'	N 32°29'55" E	1198.15'	67°44'08"
C36	1075.00'	467.35'	N 78°49'16" E	463.68'	24°54'33"

Detail "B"

Scale: 1" = 200'



Boundary Survey

Florida Rock Properties - Fort Myers

SURVTECH SOLUTIONS, INC.
10220 U.S. Highway 92 East
Tampa, FL 33610
Licensed Business #7340
phone: (813)-621-4929
fax: (813)-621-7194
email: sbrown@survtechsolutions.com
http://www.survtechsolutions.com

Easements and Restrictions Detail

Grid North

0' 500' 1000' 1500'

Scale: 1" = 500'

(23) Conservation Easement CA-8
Instrument #2016000010798

330' FP&L Right-of-way
per ORB 791, PG 557

(23) Conservation Easement CA-8
Instrument #2016000010798

(11) 60' Perpetual Easement
ORB 4280, Page 3691

(5) 66' Road & Drainage Easement
ORB 1193, PG 312
Released per
ORB 4280, PG 3687

(23) Conservation Easement CA-9
Instrument #2016000010798

(22) Alico Road Extension
Option Agreement
per Instr. No.
2015000015223

(23) Conservation Easement CA-1
Instrument #2016000010798

(23) Conservation Easement CA-2
Instrument #2016000010798

(23) Conservation Easement CA-8
Instrument #2016000010798

(11) 60' Perpetual Easement
ORB 4280, Page 3691

(5) 200x200 Utility Easement
ORB 933, PG 667
Released per
ORB 4280, PG 3687

(5) 60' Utility Easement
ORB 933, PG 667
Released per
ORB 4280, PG 3687

(5) 200'x200' Utility Easement
ORB 933, PG 667
Released per
ORB 4280, PG 3687

(5) 200'x200' Utility Easement
ORB 933, PG 667
Released per
ORB 4280, PG 3687

(23) Conservation
Easement CA-3
Inst#2016000010798

(5) 60' Utility Easement
ORB 933, PG 667
Released per
ORB 4280, PG 3687

(5) 200'x200' Utility Easement
ORB 933, PG 667
Released per
ORB 4280, PG 3687

(5) 60' Utility Easement
ORB 933, PG 667
Released per
ORB 4280, PG 3687

(5) 200'x200' Utility Easement
ORB 933, PG 667
Released per
ORB 4280, PG 3687

(5) 200'x200' Utility Easement
ORB 933, PG 667
Released per
ORB 4280, PG 3687

(5) 60' Utility Easement
ORB 933, PG 667
Released per
ORB 4280, PG 3687

(5) 60' Utility Easement
ORB 933, PG 667
Released per
ORB 4280, PG 3687

(5) 66' Road & Drainage Easement
ORB 1193, PG 312
Released per
ORB 4280, PG 3687

(11) 60' Perpetual Easement
ORB 4280, Page 3691

(23) Conservation Easement CA-4
Instrument #2016000010798

(5) 66' Road & Drainage Easement
ORB 1193, PG 312
Released per
ORB 4280, PG 3687

(22) Alico Road Extension Option Agreement
per Instr. No. 2015000015223

(23) Conservation Easement CA-10A
Instrument #2016000010798

(23) Conservation Easement CA-5
Instrument #2016000010798

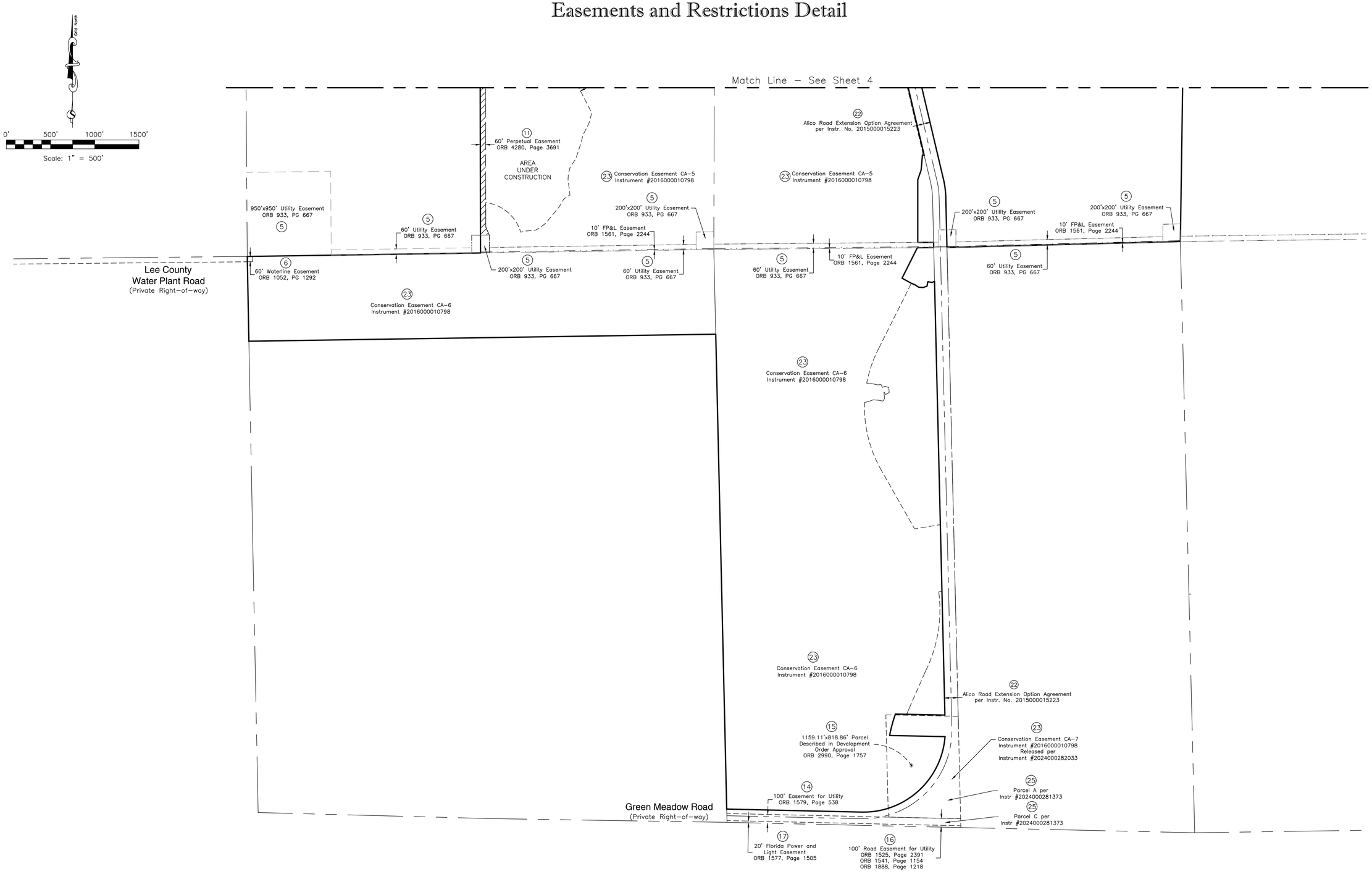
Match Line – See Sheet 5

Boundary Survey

Florida Rock Properties - Fort Myers

SURVTECH SOLUTIONS, INC.
10220 U.S. Highway 92 East
Tampa, FL 33610
Licensed Business #7340
phone: (813)-621-4929
fax: (813)-621-7194
email: sbrown@survtechsolutions.com
http://www.survtechsolutions.com

Easements and Restrictions Detail



Boundary Survey

Florida Rock Properties - Fort Myers

SURVTECH SOLUTIONS, INC.
10220 U.S. Highway 92 East
Tampa, FL 33610
Licensed Business #7340
phone: (813)–621–4929
fax: (813)–621–7194
email: sbrown@survtechsolutions.com
http://www.survtechsolutions.com

Planimetric Detail

Grid North

0' 600' 1200' 1800'

Scale: 1" = 600'

Match Line – See Below Right

AREA UNDER CONSTRUCTION

AREA UNDER CONSTRUCTION

AREA UNDER CONSTRUCTION

Dirt Drive

Dirt Drive (Haul Road)

Dirt Drive (Haul Road)

Detail "A" See This Sheet

Detail "B" See This Sheet

Detail "C" See This Sheet

Detail "D" See This Sheet

Detail "E" See This Sheet

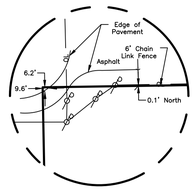
OL

Green Meadow Road
(Private Right-of-way)

Detail "F" See This Sheet

Match Line – See Above Left

Detail "A"
Scale 1" = 100'



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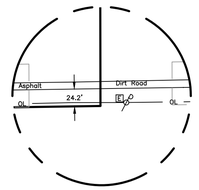
Scale 1" = 100'



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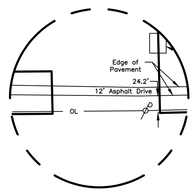
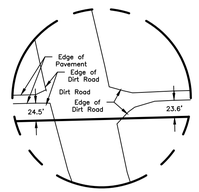
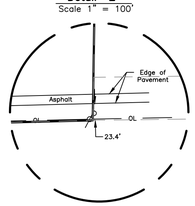


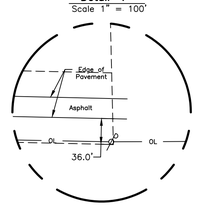
Detail "D"
Scale 1" = 100'



Detail "E"
Scale 1" = 100'



Detail "F"
Scale 1" = 100'

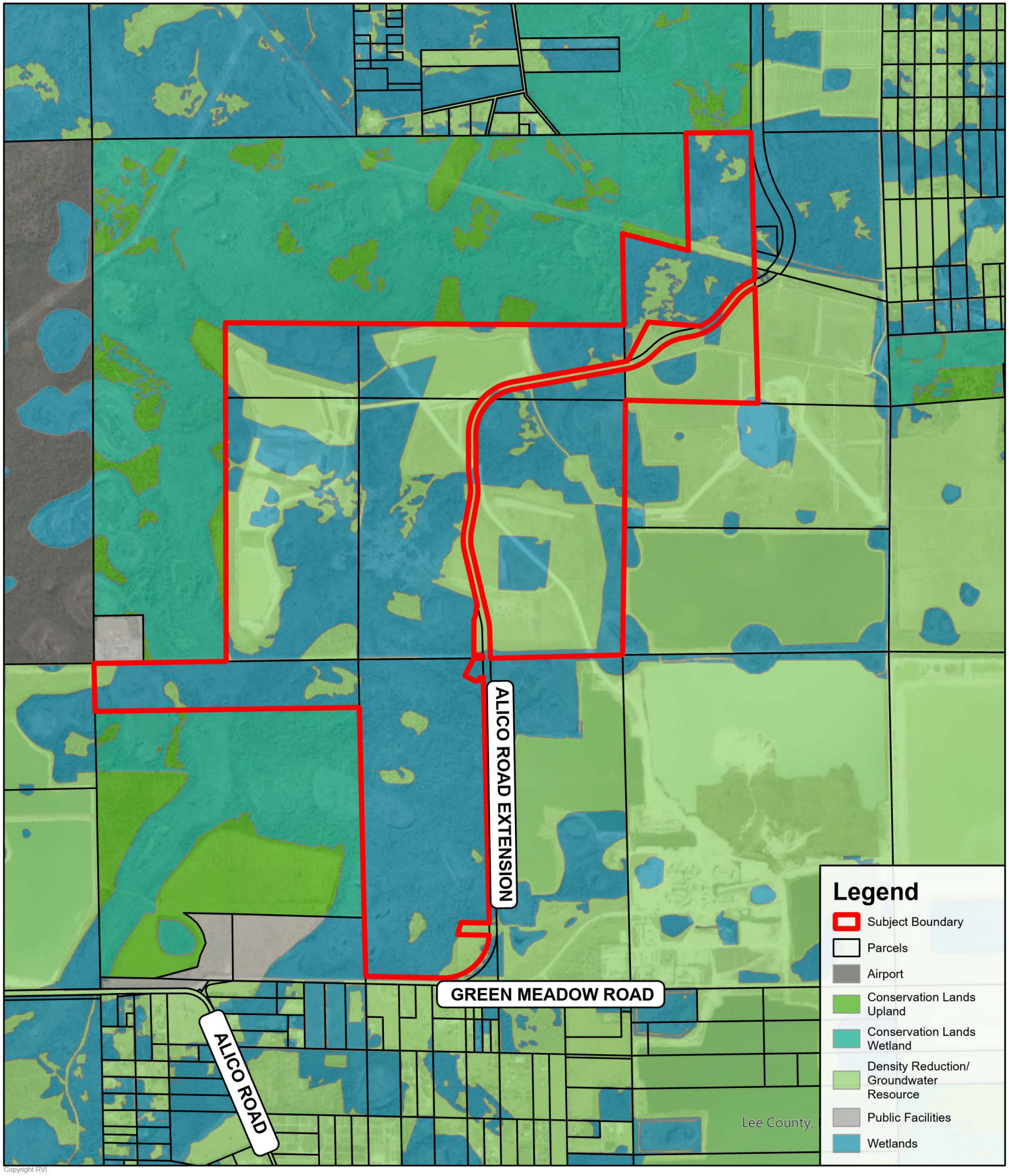


Boundary Survey

Florida Rock Properties - Fort Myers

SURVTECH SOLUTIONS, INC.
10220 U.S. Highway 92 East
Tampa, FL 33610
Licensed Business #7340
phone: (813)-621-4929
fax: (813)-621-7194
email: sbrown@survtechsolutions.com
http://www.survtechsolutions.com

Drawing Name: 240881_B



8725 Pendery Pl
Suite 101
Bradenton, FL 34201
Tel: 941.379.8400
www.rviplanning.com

BLUERIDGE WATER • FUTURE LAND USE MAP

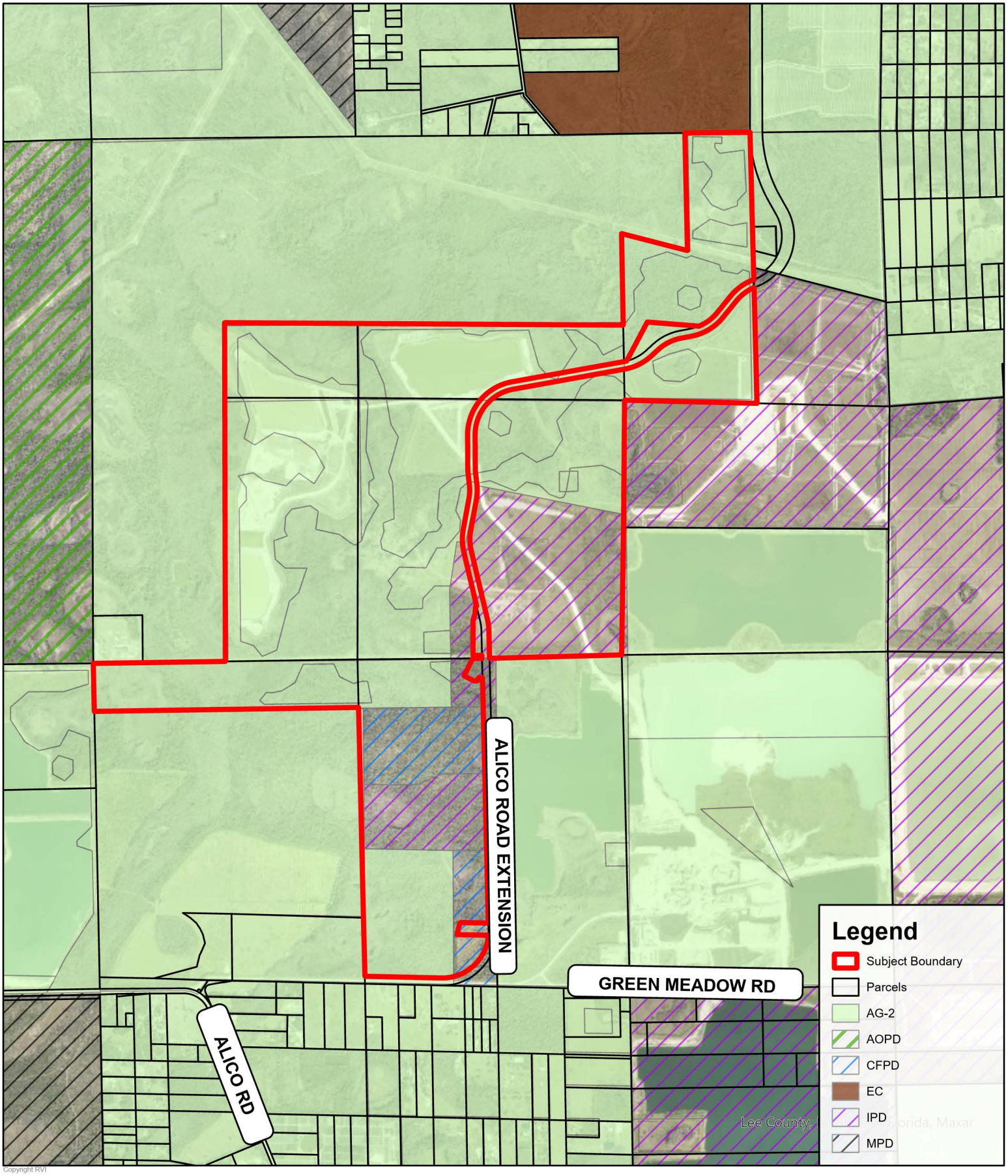
Lee County, FL

8/25/2025

23007001

Bluewater Ridge

0 1,250 2,500
Feet



8725 Pendery Pl
Suite 101
Bradenton, FL 34201
Tel: 941.379.8400
www.rviplanning.com

BLUERIDGE WATER • EXISTING ZONING MAP

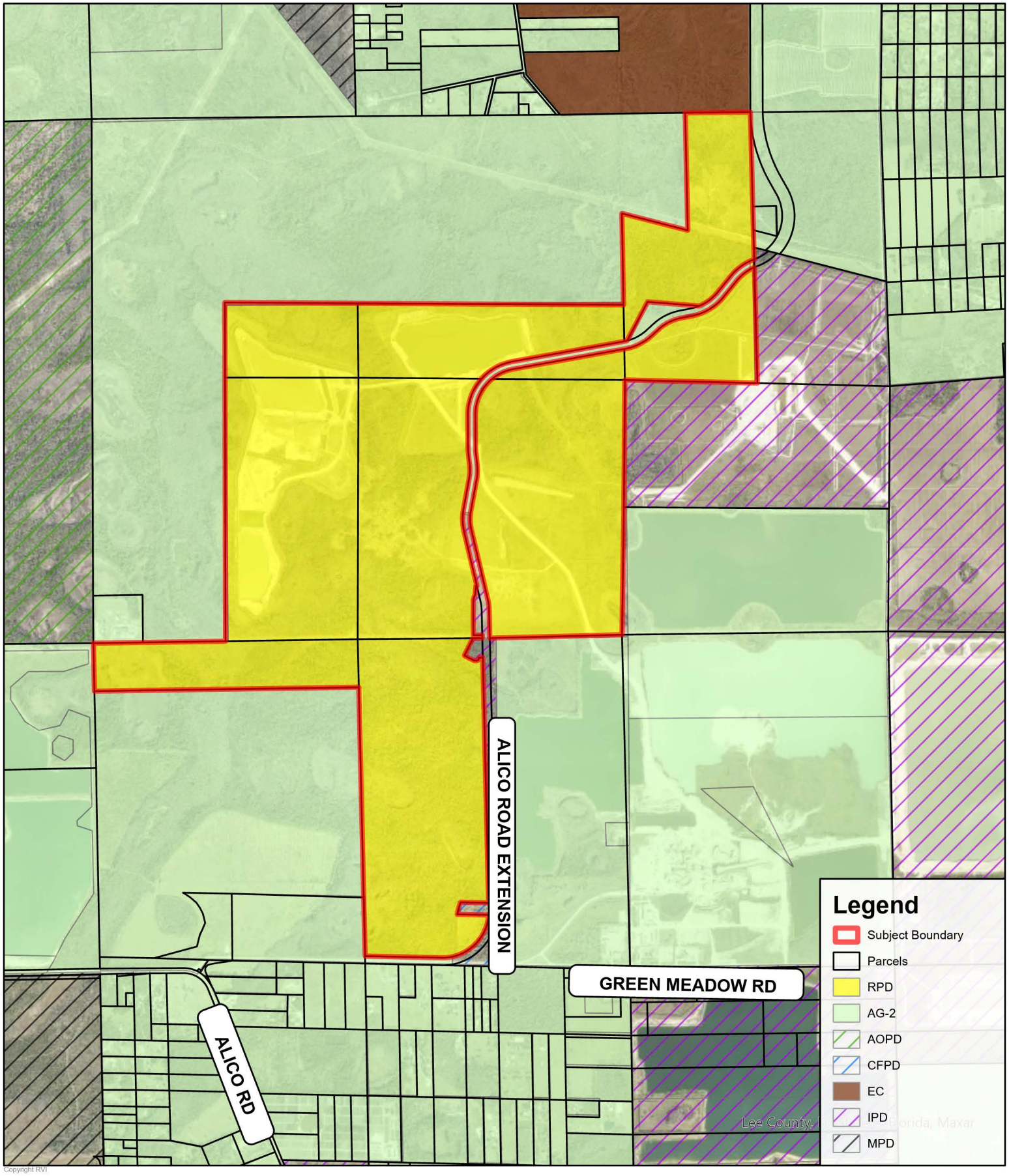
Lee County, FL

8/25/2025

23007001

Bluewater Ridge

0 1,250 2,500
Feet



8725 Pendery Pl
Suite 101
Bradenton, FL 34201
Tel: 941.379.8400
www.rviplanning.com

BLUERIDGE WATER • PROPOSED ZONING MAP

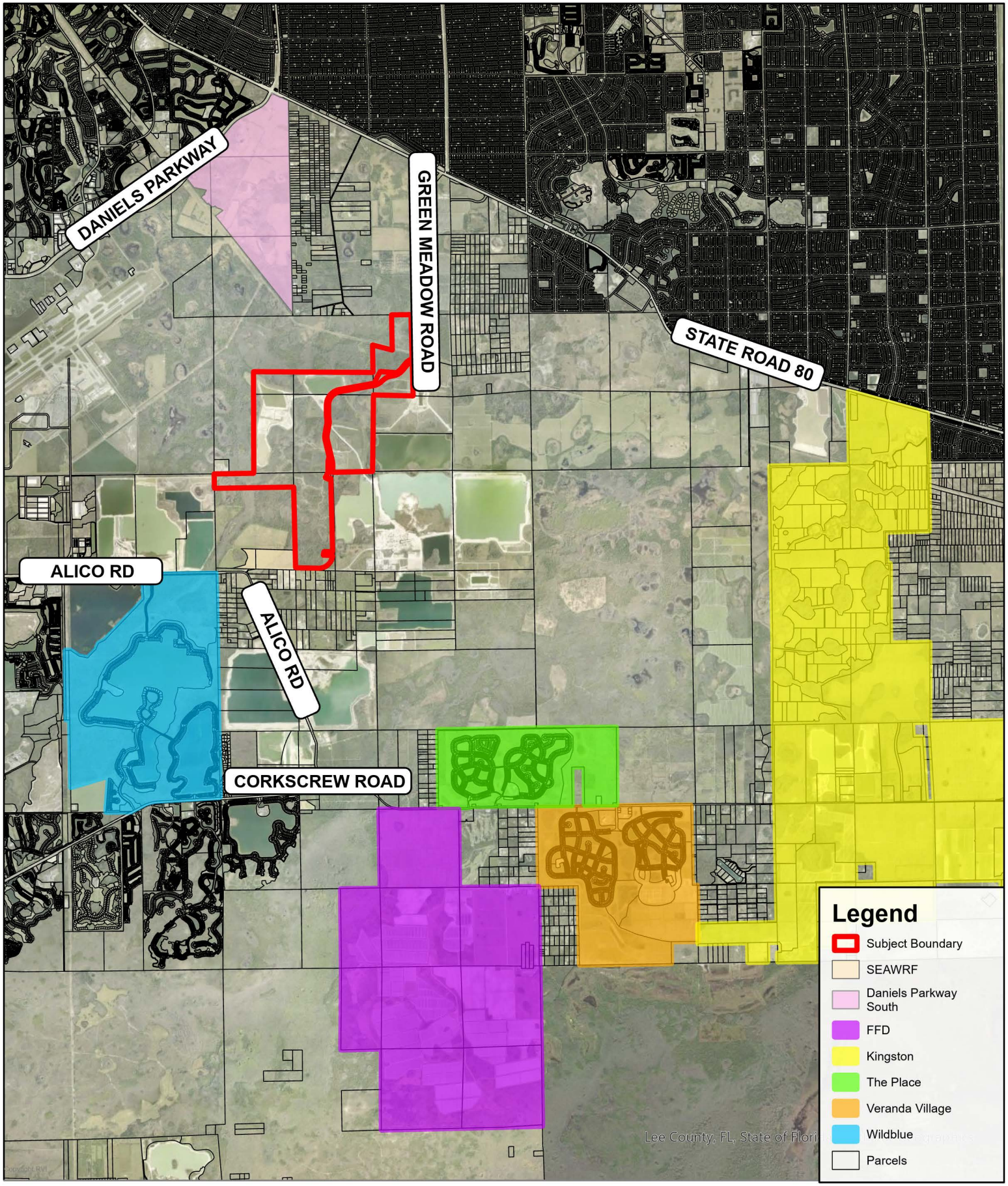
Lee County, FL

8/25/2025

23007001

Bluewater Ridge

0 1,250 2,500
Feet



BLUERIDGE WATER • PLANNED DEVELOPMENTS MAP

Lee County, FL

11/30/2025

23007001

Bluewater Ridge

8725 Pendery Pl
Suite 101
Bradenton, FL 34201
Tel: 941.379.8400
www.rviplanning.com

Bluewater Ridge
Preliminary Density Calculation

Current Density

Future Land Use Category	Maximum Density	Acres	Units
DR/GR	1 DU/10 AC	902.8 AC	90.3 DU
Wetlands	1 DU/20 AC	998.5 AC	50 DU
	TOTAL	**1,901 AC**	**140.3 DU***

*Limited to 105 dwelling units per Z-12-003

Proposed Density

Future Land Use Category	Maximum Density	Acres	Units
DR/GR	1 DU/3.8 AC*	902.8 AC	237.6
Wetlands	1 DU/3.8 AC*	998.5 AC	262.8
	TOTAL	**1,901 AC**	**500 DU**

*Per proposed Enhanced Mine Reclamation Community Overlay Text & Map Amendments

	BLUEWATER RIDGE ENHANCEMENTS SUMMARY		
ITEM	SYMBOL	DESCRIPTION	AREA (AC)
1		FARM ROAD REMOVAL, WETLAND INDIG. HABITAT CREATION, HYDROLOGY RESTORATION	3.25
2		WETLANDS TO BE PLACED UNDER CONSERVATION EASEMENT	79.09
3		CREATION OF UPLAND INDIGENOUS HABITAT	6.45
4		CREATION OF UPLAND AND WETLAND INDIGENOUS HABITAT	20.41
		EXISTING CONSERVATION AREA	1175.06
	TOTAL PROPOSED ENHANCMENT AREA		109.20

ADDITIONAL ENHANCEMENTS

(5) CONNECTING SITE TO CENTRALIZED WATER AND SEWER

(6) UTILIZE ±75% NATIVE FLORIDA SPECIES FOR LANDSCAPING W/N RESIDENTIAL DEVELOPMENT AREAS

(7) PROVIDE WILDLIFE CROSSING

(8) UTILIZE A CENTRALIZED IRRIGATION SYSTEM

(11) ENHANCED LITTORAL ZONES

SITE-WIDE ENHANCEMENTS

(9) PROVIDE MIN. 70% OPEN SPACE AND 60% INDIGENOUS HABITAT

(10) PROVIDE WATER QUALITY MONITORING AT OUTFALLS FOR 5 YEARS

NORTH

GRAPHIC SCALE IN FEET
0 450 900 1800

22 x 34 SCALE: 1" = 900'
11 x 17 SCALE: 1" = 1800'

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1514 BROADWAY, SUITE 301, FORT MYERS, FL 33901
PHONE: 239-271-2650, FAX: 941-379-4352
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL

PROJECT MANAGER, P.E.

FLORIDA LICENSE NUMBER
#####

DATE:

KHA PROJECT 248212000	
DATE	12/15/2025
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	KHA
CHECKED BY	KHA

ENHANCEMENTS EXHIBIT

BLUEWATER RIDGE

PREPARED FOR
PROJECT CLIENT
LEE COUNTY FLORIDA

SHEET NUMBER
EX

STOP **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.**

December 13, 2024

Florida Master Site File

Patty Kulak
Project Manager
RVi Planning + Landscape Architecture
28100 Bonita Grande Drive | Suite 305 • Bonita Springs, FL 34135

In response to your inquiry of December 13, 2024, a search of the Florida Master Site File inventory shows no previously recorded resources for 1,908± acres from Agricultural to Residential Planned Development (RPD) which will allow for the development of up to 636 single-family dwelling units on the designated subject property in Lee County, Florida.

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,

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

BLUEWATER RIDGE
ENVIRONMENTAL ASSESSMENT

Revised November 2025

Prepared For:

Florida Rock Properties, Inc.
34 Loveton Circle, Suite 200
Sparks, Maryland 21152
(410) 771-4100

Prepared By:

Passarella & Associates, Inc.
13620 Metropolis Avenue, Suite 200
Fort Myers, Florida 33912
(239) 274-0067

Project No. 24FRP4239

TABLE OF CONTENTS

LIST OF FIGURES

LIST OF TABLES

Page

LIST OF EXHIBITS

INTRODUCTION

An environmental assessment was conducted on Florida Rock Property (Project) to document existing land uses and vegetative cover; document the presence of wetlands and other surface waters; research potential utilization by wildlife and plant species listed by the Florida Fish and Wildlife Conservation Commission (FWCC), the Florida Department of Agriculture and Consumer Services (FDACS), and the U.S. Fish and Wildlife Service (USFWS) as threatened, endangered, or species of special concern; and document listed species utilization within the Project site. The assessment included field surveys to map vegetation communities, an office review of agency records for documented occurrences of listed species on the property, and field surveys to document listed species utilization within the Project. This report summarizes the results of the environmental assessment.

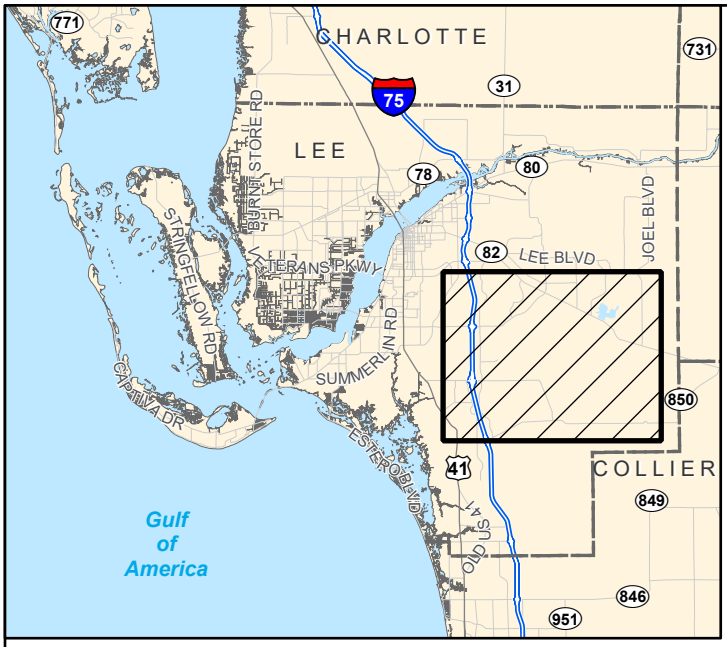
The Project totals 1,901.30± acres and is located in Sections 26, 27, 28, 33, and 34, Township 45 South, Range 26 East and Sections 3 and 4, Township 46 South, Range 26 East, Lee County (Figure 1). More specifically, the site is bordered to the north and west by Wild Turkey Strand Preserve, to the east by mining activities, and to the south by Green Meadow Road and single-family residences (Exhibit 1).

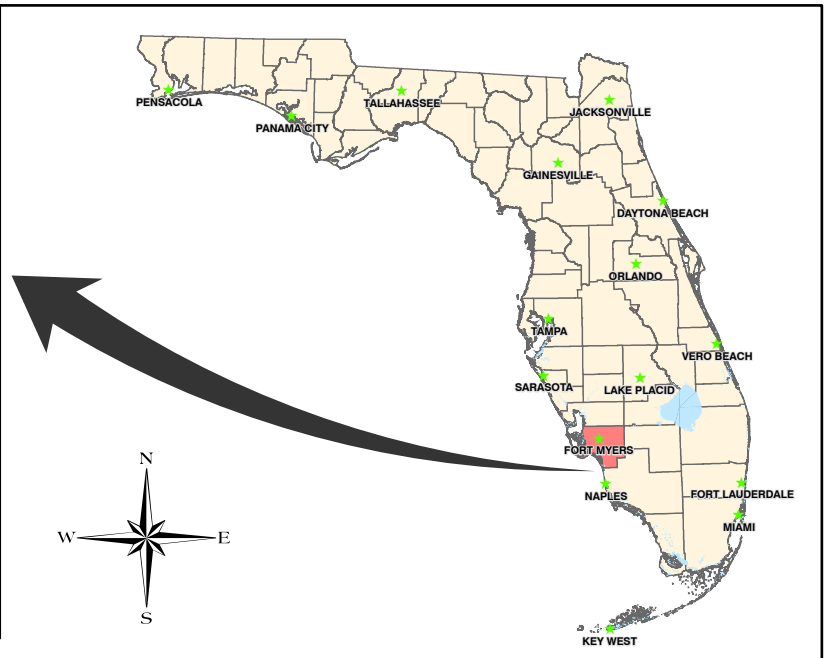
The Project property consists of indigenous and non-indigenous upland and wetland habitats and mining operations.

LAND USES AND VEGETATION ASSOCIATIONS

Vegetation and land cover mapping for the Project was conducted using Lee County 2025 rectified aerials. Groundtruthing of the vegetative communities was conducted in May and June 2025 utilizing the Florida Land Use, Cover and Forms Classification System (FLUCFCS) Level III (Florida Department of Transportation 1999). Level IV FLUCFCS was utilized to denote disturbance and hydrologic conditions. “E” codes were used to identify levels of exotic and invasive vegetation (e.g., Brazilian pepper (*Schinus terebinthifolia*) and melaleuca (*Melaleuca quinquenervia*)). AutoCAD 3D 2024 software was used to determine the acreage of each mapping area, produce summaries, and generate the FLUCFCS and Wetlands Map for the Project (Exhibit 2). An aerial photograph of the property overlaid by the FLUCFCS and Wetlands Map is provided as Exhibit 3.

A total of 48 vegetative and land cover types (i.e., FLUCFCS codes) were identified within the Project site. The site contains disturbed native wetland systems, including cypress, cypress/pine/cabbage palm, hydric pine, mixed wetland forest, wetland shrub, freshwater marsh, and wet prairies. The on-site wetland habitats have been disturbed by exotic infestation. A summary of the FLUCFCS codes with an acreage breakdown and a description of each FLUCFCS code is presented in Exhibit 4.





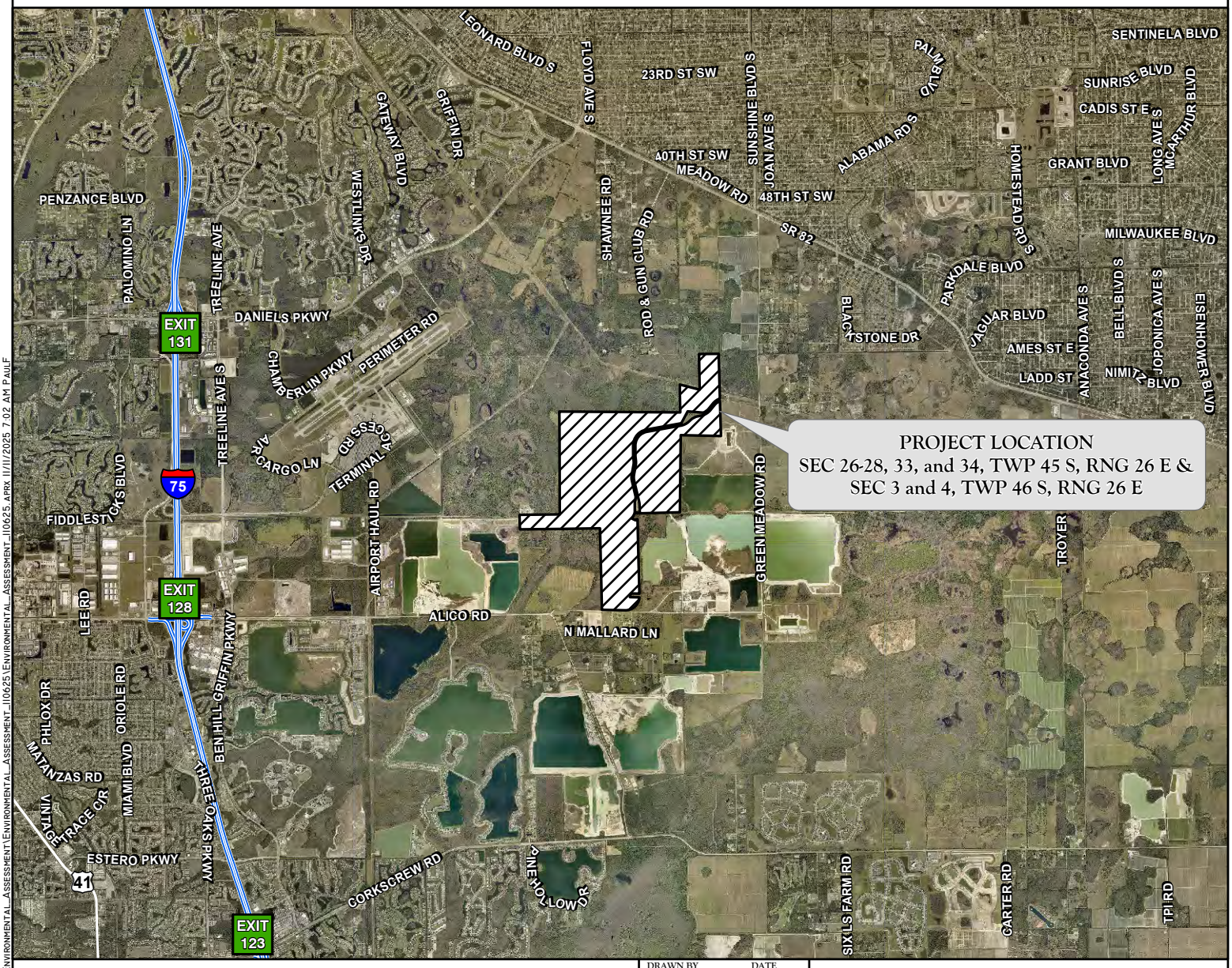


FIGURE 1. PROJECT LOCATION MAP
BLUEWATER RIDGE

DRAWN BY	DATE
P.F.	8/5/25
REVIEWED BY	DATE
B.T.	8/5/25
REVISED	DATE

PASSARELLA & ASSOCIATES INC
Consulting Ecologists

J:\2024\24-FRP4239\Environmental_Assessment\Environmental_Assessment_110625\Environmental_Assessment_110625.aprx 11/11/2025 7:02 AM PaulF

SOILS

The soils for the property, per the Natural Resources Conservation Service (formerly the Soil Conservation Service), are shown on Exhibit 5. A brief description for each soil type per the Soil Survey of Lee County, Florida (U.S. Department of Agriculture 1984 and 2020) is presented in Exhibit 6.

WETLANDS

The jurisdictional wetlands by FLUCFCS code are summarized in Table 1. Wetlands constitute a total of 998.57± acres or approximately 52.5 percent of the Project site.

Table 1. Wetland Acreages by FLUCFCS Code

FLUCFCS Code	Description	Acreage (±)
Wetlands		
514H	Ditch	0.63
6219 E1	Cypress, Disturbed (0–24% Exotics)	8.08
6219 E2	Cypress, Disturbed (25–49% Exotics)	153.25
6219 E3	Cypress, Disturbed (50–75% Exotics)	184.27
6219 E4	Cypress, Disturbed (76–100% Exotics)	30.74
6249 E1	Cypress/Pine/Cabbage Palm, Disturbed (0–24% Exotics)	16.43
6249 E2	Cypress/Pine/Cabbage Palm, Disturbed (25–49% Exotics)	60.42
6249 E3	Cypress/Pine/Cabbage Palm, Disturbed (50–75% Exotics)	74.38
6249 E4	Cypress/Pine/Cabbage Palm, Disturbed (76–100% Exotics)	18.96
6259 E1	Pine, Hydric, Disturbed (0–24% Exotics)	48.79
6259 E2	Pine, Hydric, Disturbed (25–49% Exotics)	146.55
6259 E3	Pine, Hydric, Disturbed (50–75% Exotics)	55.57
6259 E4	Pine, Hydric, Disturbed (76–100% Exotics)	15.22
6309 E2	Mixed Wetland Forest, Disturbed (25–49% Exotics)	3.61
6309 E3	Mixed Wetland Forest, Disturbed (50–75% Exotics)	4.26
6319 E2	Wetland Shrub, Disturbed (25–49% Exotics)	0.79
6319 E3	Wetland Shrub, Disturbed (50–75% Exotics)	16.35
6319 E4	Wetland Shrub, Disturbed (76–100% Exotics)	8.25
6419 E1	Freshwater Marsh, Disturbed (0–24% Exotics)	0.99
6419 E2	Freshwater Marsh, Disturbed (25–49% Exotics)	0.52
6419 E3	Freshwater Marsh, Disturbed (50–75% Exotics)	3.63
6419 E4	Freshwater Marsh, Disturbed (76–100% Exotics)	15.64
6439 E1	Wet Prairies, Disturbed (0–24% Exotics)	3.06
6439 E2	Wet Prairies, Disturbed (25–49% Exotics)	11.51
6439 E3	Wet Prairies, Disturbed (50–75% Exotics)	4.59
6439 E4	Wet Prairies, Disturbed (76–100% Exotics)	7.17
7401	Disturbed Land, Hydric	101.26
8321	Electrical Power Transmission Line, Hydric	3.42
8331	Well Easement, Hydric	0.23
Wetlands Total		**998.57**

The prominent wetland features consist of disturbed cypress and hydric pine, which together occupy 642.47± acres. A U.S. Geological Survey quadrangle map is provided as Exhibit 7. This map shows the locations of some of the wetland systems within the Project.

LISTED SPECIES

Listed wildlife species as listed by the FWCC and the USFWS that have the potential to occur on the Project site are listed in Table 2. Listed plant species as listed by the FDACS and the USFWS that have the potential to occur on the Project site are listed in Table 3. Information used in assessing the potential occurrence of these species included the Lee County Land Development Code, Field Guide to the Rare Plants of Florida (Chafin 2000), Atlas of Florida Vascular Plants (Wunderlin 2004), and professional experience and knowledge of the geographic region. In addition, FWCC and USFWS records for documented listed species were reviewed for listed species records on or adjacent to the property (Exhibit 8).

Table 2. Listed Wildlife Species That Could Potentially Occur Within the Project

Common Name	Scientific Name	Designated Status		Potential Habitats (FLUCFCS Code)
		FWCC	USFWS	
Amphibians and Reptiles				
American alligator	*Alligator mississippiensis*	ST(S/A)	FT(S/A)	514H, 6219, 6249, 6259, 6309, 6319, 6419, 6439, 7401
Eastern indigo snake	*Drymarchon corais couperi*	FT	FT	212, 261, 3209, 3219, 4119, 4159, 4279, 4349, 740
Gopher frog	*Lithobates capito*	*	-	212, 261, 3209, 3219, 4119, 4159, 4279, 4349, 740
Gopher tortoise	*Gopherus polyphemus*	ST	-	212, 261, 3209, 3219, 4119, 4159, 4279, 4349, 740
Birds				
Audubon's crested caracara	*Polyborus plancus audubonii*	FT	FT	212, 3219, 4279, 6419
Everglade snail kite	*Rostrhamus sociabilis plumbeus*	FE	FE	514H, 6319, 6419, 6439, 7401
Florida burrowing owl	*Athene cunicularia floridana*	ST	-	212, 261, 740
Florida sandhill crane	*Grus canadensis pratensis*	ST	-	212, 261, 3219, 6419, 6439, 740, 7401
Least tern	*Sterna antillarum*	ST	-	261, 740
Limpkin	*Aramus guarauna*	*	-	514H, 6219, 6249, 6259, 6309, 6319, 6419, 6439, 7401

Table 2. (Continued)

Common Name	Scientific Name	Designated Status		Potential Habitats (FLUCFCS Code)
		FWCC	USFWS	
Birds (Continued)				
Little blue heron	*Egretta caerulea*	ST	-	514H, 6219, 6249, 6259, 6309, 6319, 6419, 6439, 7401
Red-cockaded woodpecker	*Picoides borealis*	FE	FE	4119, 4159, 4349, 6249, 6259, 6309
Reddish egret	*Egretta rufescens*	ST	-	514H, 6219, 6249, 6259, 6309, 6319, 6419, 6439, 7401
Roseate spoonbill	*Platalea ajaja*	ST	-	514H, 6219, 6249, 6259, 6309, 6319, 6419, 6439, 7401
Snowy egret	*Egretta thula*	*	-	514H, 6219, 6249, 6259, 6309, 6319, 6419, 6439, 7401
Southeastern American kestrel	*Falco sparverius paulus*	ST	-	3219, 4119, 4159, 4349
Tri-colored heron	*Egretta tricolor*	ST	-	514H, 6219, 6249, 6259, 6309, 6319, 6419, 6439, 7401
Wood stork	*Mycteria americana*	FT	FT	514H, 6219, 6249, 6259, 6309, 6319, 6419, 6439, 7401
Mammals				
Big Cypress fox squirrel	*Sciurus niger avicennia*	ST	-	4119, 4159, 4279, 4349, 6219, 6249, 6259, 6309
Everglades mink	*Neovison vison evergladensis*	ST	-	514H, 6219, 6249, 6259, 6309, 6419, 6439
Florida black bear	*Ursus americanus floridanus*	*	-	3209, 3219, 4119, 4159, 4279, 4349, 6219, 6249, 6259, 6309, 6319, 740, 7401
Florida bonneted bat	*Eumops floridanus*	FE	FE	4119, 4159, 4349, 514H, 6249, 6259, 6309, 6419, 6439, 740, 7401
Florida panther	*Puma concolor coryi*	FE	FE	212, 261, 3209, 3219, 4119, 4159, 4279, 4349, 740

FWCC – Florida Fish and Wildlife Conservation Commission
USFWS – U.S. Fish and Wildlife Service
FE – Federally Endangered
FT – Federally Threatened
ST(S/A) – State-Threatened Due to Similarity of Appearance
FT(S/A) – Federally Threatened Due to Similarity of Appearance
ST – State-Threatened
*No longer listed by the FWCC; however, certain protection measures still apply.

Table 3. Listed Plant Species That Could Potentially Occur Within the Project

Common Name	Scientific Name	Designated Status		Potential Location (FLUCFCS Code)
		FDACS	USFWS	
Beautiful pawpaw	*Deeringothamnus pulchellus*	E	E	3219, 4119, 4159
Butterfly orchid	*Encyclia tampensis*	CE	-	4119, 4159, 4349, 6219, 6249, 6259, 6309
Cardinal airplant	*Tillandsia fasciculata*	E	-	3219, 4119, 4159, 4279, 4349, 6219, 6249, 6259, 6309, 6439
Curtiss' milkweed	*Asclepias curtissii*	E	-	3209, 3219
Fakahatchee burmannia	*Burmannia flava*	FE	-	3209, 3219, 4119, 4159
Florida coontie	*Zamia integrifolia*	CE	-	3209, 3219, 4119, 4159
Giant wild pine	*Tillandsia utriculata*	E	-	3219, 4119, 4159, 4279, 4349, 6219, 6249, 6259, 6309
Hand fern	*Ophioglossum palmatum*	E	-	4279
Northern needleleaf	*Tillandsia balbisiana*	T	-	3219, 4119, 4159, 4279, 4349, 6219, 6249, 6259, 6309, 6439
Rigid orchid	*Epidendrum rigidum*	E	-	4119, 4159, 4349, 6219, 6249, 6259, 6309
Satinleaf	*Chrysophyllum oliviforme*	T	-	4119
Simpson's stopper	*Myrcianthes fragrans*	T	-	4279
Twisted airplant	*Tillandsia flexuosa*	T	-	3219, 4119, 4159, 4279, 4349, 6219, 6249, 6259, 6309

FDACS – Florida Department of Agriculture and Consumer Services
USFWS – U.S. Fish and Wildlife Service
CE – Commercially Exploited
E – Endangered
T – Threatened

American Alligator (*Alligator mississippiensis*)
The American alligator could potentially occur within the ditches and native herbaceous wetlands within the site.

Eastern Indigo Snake (*Drymarchon corais couperi*)
The Eastern indigo snake could potentially occur within the native uplands on the Project site. The Eastern indigo snake is typically found in association with populations of gopher tortoise (*Gopherus polyphemus*).

Gopher Frog (*Lithobates capito*)
The gopher frog could potentially occur within the native uplands on the Project site. The gopher frog is typically found in association with populations of gopher tortoise.

Gopher Tortoise (*Gopherus polyphemus*)
Potential habitat for the gopher tortoise on the Project site includes pasture and cropland areas, upland pine forest, palmetto prairies, shrub and brushlands, pine flatwoods, and mixed upland forests.

Audubon's Crested Caracara (*Polyborus plancus audubonii*)
Potential foraging habitat for the crested caracara on the Project site includes pasture and cropland areas and palmetto prairies. Its primary habitat in Florida is the native prairie with associated marshes, cabbage palms (*Sabal palmetto*), and cabbage palm/live oak (*Quercus virginiana*) hammocks (Rodgers *et al.* 1996).

Everglade Snail Kite (*Rostrhamus sociabilis plumbeus*)
Potential foraging habitat for the Everglade snail kite on the Project site includes ditches, wetland shrub, freshwater marsh, wet prairies, and hydric disturbed land.

Florida Burrowing Owl (*Athene cunicularia floridana*)
Potential Florida burrowing owl habitat on the Project site exists within the upland pastures, disturbed land, and fallow cropland on the Project site.

Florida Sandhill Crane (*Grus canadensis pratensis*)
Potential foraging habitat for the Florida sandhill crane may exist within the Project's upland pastures, fallow cropland, palmetto prairies, freshwater marsh, wet prairies, and disturbed upland and hydric land. Preferred sandhill crane habitat includes prairies and shallow marshes dominated by pickerelweed (*Pontederia cordata*) and maidencane (*Hymenachne hemitomon*).

Least Tern (*Sterna antillarum*)
Potential foraging and nesting habitat for the least tern on the Project site may exist within the upland fallow cropland and disturbed lands.

Limpkin (*Aramus guarauna*)
Potential foraging habitat for the limpkin within the Project site includes the forested and herbaceous wetlands, as well as ditches.

Little Blue Heron (*Egretta caerulea*) and Tri-Colored Heron (*E. tricolor*)
Potential foraging habitat for state-listed wading birds within the Project site includes the forested and herbaceous wetlands, as well as ditches.

Red-Cockaded Woodpecker (*Picoides borealis*)
Potential habitat for the red-cockaded woodpecker on the Project site includes the pine flatwoods, pine, hardwood/conifer mixed, cypress/pine/cabbage palm, hydric pine, and mixed wetland forest habitats.

Reddish Egret (*Egretta rufescens*)
Potential forested habitat for the reddish egret within the Project site includes the forested and herbaceous wetlands, as well as ditches.

Roseate Spoonbill (*Platalea ajaja*)
Potential habitat for the roseate spoonbill on the Project site includes cypress, cypress/pine/cabbage palm, hydric pine, mixed wetland forest, wetland shrub, freshwater marsh, and wet prairie habitats, as well as hydric disturbed land and ditches.

Snowy Egret (*Egretta thula*)
Potential foraging habitat for the snowy egret within the Project site includes the forested and herbaceous wetlands, as well as ditches.

Southeastern American Kestrel (*Falco sparverius paulus*)
Potential foraging habitat for the Southeastern American kestrel on the Project site may exist within the palmetto prairie, pine flatwoods, pine, and hardwood/conifer mixed habitats. Since 1980, observations of Southeastern American kestrel in Florida have occurred primarily in sandhill or sand pine scrub areas of North and Central Florida (Rodgers *et al.* 1996).

Wood Stork (*Mycteria americana*)
Potential wood stork foraging habitat within the Project site includes forested and herbaceous wetlands, as well as ditches. Almost any wetland depression where fish tend to become concentrated, either through local reproduction by fish or as a consequence of area drying, may be good feeding habitat (Rodgers *et al*. 1996).

Big Cypress Fox Squirrel (*Sciurus niger avicennia*)
Potential nesting and foraging habitat on the Project site for the Big Cypress fox squirrel includes the pine flatwoods, pine, live oak, hardwood/conifer, cypress, cypress/pine/cabbage palm, hydric pine, and mixed wetland forest habitats. Dense interiors of mixed cypress-hardwood strands seem to be avoided by fox squirrels (Moler 1992).

Everglades Mink (*Neovison vison evergladensis*)
Potential habitat for the Everglades mink on the Project site includes the forested and herbaceous wetlands, as well as ditches.

Florida Black Bear (*Ursus americanus floridanus*)
Potential habitat for the Florida black bear includes the native upland and wetland forested habitats on the Project site.

Florida Bonneted Bat (*Eumops floridanus*)
Florida bonneted bats could potentially roost within the forested upland and wetland habitats on the Project site and/or forage over the herbaceous wetlands and open-water areas. The Florida bonneted bat is known to occur in cities and forested areas on both the eastern and western coasts of South Florida, from Charlotte County to Palm Beach County (Marks and Marks 2006, Humphrey 1992).

Florida Panther (*Puma concolor coryi*)
Potential habitat for the Florida panther on the Project site includes palmetto prairie, pine flatwoods, pine, live oak, hardwood/conifer mixed, cypress, cypress/pine/cabbage palm, hydric pine, mixed wetland forest, and disturbed land. The Project is located within the Florida panther Primary Zone. The FWCC has recorded 39 telemetry points from radio-collared panthers on the property (Exhibit 8). The telemetry points are from Florida Panther Nos. 159, 173, 197, 198, and 257. According to the FWCC's Annual Report on the Research and Management of Florida Panthers (FWCC 2024), all five panthers are dead.

A Lee County protected species survey was conducted on the Project site in May and June 2025. American alligator scat, one gopher tortoise burrow, one snowy egret, five Florida black bear sign, and Florida panther sign were observed on the Project site during the protected species survey. The American alligator is listed as threatened by the FWCC due to similarity of appearance to the American crocodile (*Crocodylus acutus*). The gopher tortoise is listed as threatened by the FWCC. The snowy egret is not listed by the FWCC or the USFWS but is a Lee County protected species and remains protected by the Imperiled Species Management Plan. The Florida black bear is not listed by the FWCC or the USFWS but remains protected under the Bear Conservation Rule. The Florida panther is listed as federally endangered by the FWCC and the USFWS. No listed species nests or nesting activity was observed on the property during the protected species survey.

A total of six listed plant species were observed throughout the Project site, including the twisted airplant (*Tillandsia flexuosa*), butterfly orchid (*Encyclia tampensis*), rigid orchid (*Epidendrum rigidum*), Northern needleleaf (*Tillandsia balbisiana*), cardinal airplant (*T. fasciculata*), and giant wild pine (*T. utriculata*). The butterfly orchid is listed as commercially exploited by the FDACS. The rigid orchid, cardinal airplant, and giant wild pine are listed as endangered by the FDACS. The Northern needleleaf and twisted airplant are listed as threatened by the FDACS. The twisted airplant is also a Lee County–designated protected species.

A summary of the listed wildlife species and/or their sign (e.g., burrow) that were observed and documented within the Project is provided in Table 4. A summary of the listed plant species that were documented within the Project is provided in Table 5. The locations of the observed listed species are depicted in Exhibit 9.

Table 4. Listed Wildlife Species Observed

Common Name	Scientific Name	Designated Status		Observed Location (FLUCFCS Code)
		FWCC	USFWS	
American alligator (scat)	*Alligator mississippiensis*	ST(S/A)	FT(S/A)	6219 E2
Gopher tortoise (burrow)	*Gopherus polyphemus*	ST	-	4119 E2
Snowy egret	*Egretta thula*	*	-	740
Florida black bear (sign)	*Ursus americanus floridanus*	*	-	6219 E2, 6219 E3
Florida panther (sign)	*Puma concolor coryi*	FE	FE	6259 E2

FWCC – Florida Fish and Wildlife Conservation Commission
USFWS – U.S. Fish and Wildlife Service
FE – Federally Endangered
ST(S/A) – State-Threatened Due to Similarity of Appearance
FT(S/A) – Federally Threatened Due to Similarity of Appearance

Table 4. (Continued)

ST – State Threatened
*No longer listed by the FWCC; however, certain protection measures still apply.

Table 5. Listed Plant Species Observed

Common Name	Scientific Name	Designated Status		Observed Location (FLUCFCS Code)
		FDACS	USFWS	
Butterfly orchid	*Encyclia tampensis*	CE	-	6219 E2, 6219 E3
Cardinal airplant	*Tillandsia fasciculata*	E	-	4119 E2, 4349 E2, 6219 E1, 6219 E2, 6219 E3, 6219 E4, 6249 E1, 6249 E2, 6249 E3, 6259 E2, 6259 E4, 6439 E3
Giant wild pine	*Tillandsia utriculata*	E	-	6249 E2, 6259 E3
Northern needleleaf	*Tillandsia balbisiana*	T	-	6219 E1, 6219 E2, 6219 E3, 6219 E4, 6249 E2, 6249 E3, 6249 E4, 6259 E2, 6259 E3, 6259 E4, 6439 E3
Rigid orchid	*Epidendrum rigidum*	E	-	6219 E2
Twisted airplant	*Tillandsia flexuosa*	T	-	6219 E3

FDACS – Florida Department of Agriculture and Consumer Services
USFWS – U.S. Fish and Wildlife Service
CE – Commercially Exploited
E – Endangered
T – Threatened

EXISTING PERMITS

The Lee County, Florida Department of Environmental Protection (FDEP), and U.S. Army Corps of Engineers (Corps) websites were researched for Environmental Resource Permits, Section 404 permits, and zoning resolutions that have previously been issued for the Project property. Below is a brief summary of the permitting history for the Project site.

U.S. Army Corps of Engineers

Corps Permit No. 199605549 (IP-ML) was issued on December 6, 1996. This permit authorized the expansion of an active sand mine on the Project site. On November 3, 1998, Permit No. 199706577 (IP-ML) was issued and approved the construction of a Juvenile Facilities building, which would have impacted approximately 0.04± acre of wetlands. This permit has since expired, and construction was not initiated.

Permit No. 199402492 (IB-JB) was issued on April 21, 2003, and authorized the impact of approximately 333 acres of wetlands. As mitigation for the wetland impacts, 1,252± acres were set aside for conservation. As part of this permit, a USFWS Biological Opinion was issued for the Florida panther and wood stork. After the Corps issued the permit, a Notice of Intent to sue the Corps and the USFWS was filed by several environmental organizations. As a result of the

litigation, the Corps permit was invalidated because the Biological Opinion was found to be insufficient. Following this, Corps Permit No. SAJ-1994-02492 (IP-MJD) was issued on November 4, 2010, authorizing the excavation of 1,996± acres of lakes to obtain commercial-grade lime rock during eight phases of mining. This impacted 299.95± acres of wetlands and 0.41± acre of surface waters. As mitigation, approximately 1,919 acres were put under conservation easement. The conservation lands were divided into the Eastern Conservation Lands (769.37± acres) and the Western Slough (1,149.91± acres). The USFWS issued their Biological Opinion for the wood stork and panther on February 12, 2009, and modified it to include the Florida bonneted bat on October 1, 2019. More recently, a modification was issued to the Corps permit on October 17, 2023, to remove one of the conservation areas within the Western Slough and incorporate the modified Biological Opinion.

The current Project site includes the Western Slough conservation areas (Exhibit 10).

Florida Department of Environmental Protection

The FDEP issued Environmental Resource Permit No. 0166176-001 on September 21, 2000, for Fort Myers Mine 1, which authorized impacts to 0.70± acre of wetland for the expansion of the existing mining operations. On November 9, 2000, the FDEP issued Permit No. 0134874-001 for Fort Myers Mine 2, which was included with Corps Permit No. 199402492 (IB-JB) and established a new limestone mine within 4,839.17± acres. Multiple modifications were issued for this permit to extend additional time and to reconfigure the mitigation plan to conform with the Corps' modifications.

Lee County

Lee County issued Zoning Resolution No. Z-12-003 on February 20, 2012. This resolution included the extension of the Master Concept Plan for Fort Myers Mine 2. The resolution also sought to unify three existing zoning approvals under a single Master Concept Plan and set of conditions that were in greater conformity with current County regulations governing mining activities. Additionally, in December 2014, an agreement was issued for the agreed-upon Alico Road Extension alignment and related stormwater management areas. Under this agreement, Florida Rock Properties, Inc. gave Lee County four areas of the Project site for stormwater management ponds. More recently, a County agreement was issued in 2024 that authorized new mining access points. This agreement also removed a small area from the existing conservation easement and gave this land to Lee County.

SUMMARY

A total of 48 vegetative and land cover types (i.e., FLUCFCS codes) were identified within the Project site. Wetlands constitute a total of 998.57± acres or approximately 52.5 percent of the Project site.

A Lee County protected species survey was conducted on the Project site in May and June 2025. American alligator scat, gopher tortoise burrow, snowy egret, Florida black bear sign, and Florida

panther sign were observed on the Project site during the protected species survey. The American alligator is listed as threatened by the FWCC due to similarity of appearance to the American crocodile. The gopher tortoise is listed as threatened by the FWCC. The snowy egret is not listed by the FWCC or the USFWS but remains protected by the Imperiled Species Management Plan. The Florida black bear is not listed by the FWCC or the USFWS but remains protected under the Bear Conservation Rule. The Florida panther is listed as federally endangered by the FWCC and the USFWS. No listed species nests or nesting activity was observed on the property during the protected species survey.

Additionally, six listed plant species were documented on-site. These included the twisted airplant, butterfly orchid, rigid orchid, Northern needleleaf, cardinal airplant, and giant wild pine. The butterfly orchid is listed as commercially exploited by the FDACS. The rigid orchid, cardinal airplant, and giant wild pine are listed as endangered by the FDACS. The Northern needleleaf and twisted airplant are listed as threatened by the FDACS.

REFERENCES

Chafin, Linda G. 2000. Field Guide to the Rare Plants of Florida. Florida Natural Areas Inventory. Tallahassee, Florida.

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EXHIBIT 1

AERIAL WITH BOUNDARY

ROD & GUN CLUB RD

ELKINS RD

PROJECT LOCATION

GREEN MEADOW RD

WOBEGON DR

N MALLARD LN

LEGEND

BLUEWATER RIDGE

N

W E

S

0 600 1,200

Feet

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF JANUARY - MARCH 2025.

PROPERTY BOUNDARY PER KIMLEY-HORN DRAWING No. Updated Boundary Work.dwg DATED AUGUST 4, 2025.

DRAWN BY	DATE
P.F.	8/5/25
REVIEWED BY	DATE
B.T.	8/5/25
REVISED	DATE

13620 Metropolis Avenue
Suite 200
Ft. Myers, FL 33912
Phone (239) 274-0067
Fax (239) 274-0069

Consulting Ecologists PASSARELLA & ASSOCIATES INC

BLUEWATER RIDGE

AERIAL WITH BOUNDARY

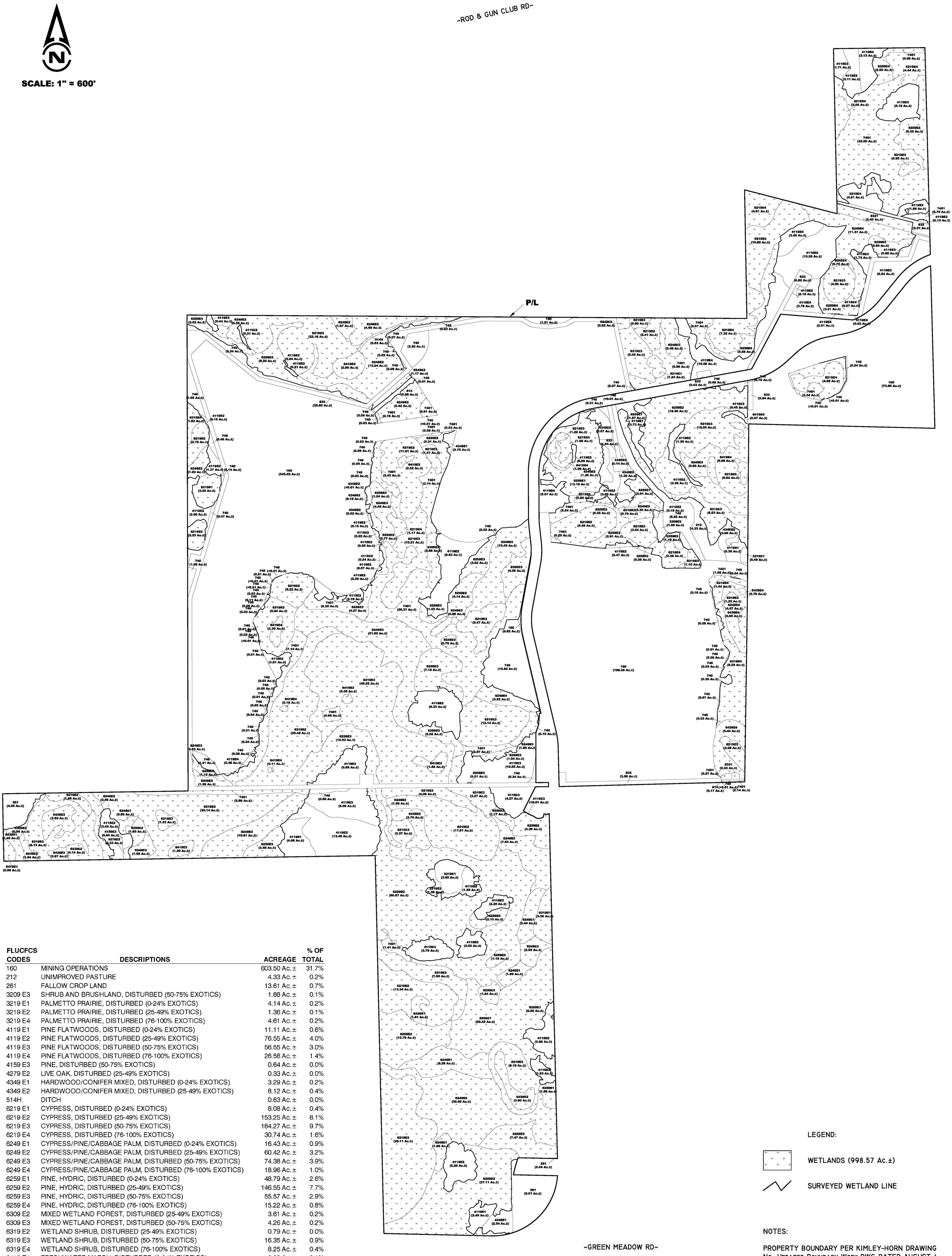
DRAWING No. 24FRP4239

SHEET No. EXHIBIT 1

J:\2024\24frp4239\Environmental_Assessment\Environmental_Assessment_110625\Environmental_Assessment_110625.aprx 11/6/2025 9:44 AM PAULF

EXHIBIT 2

FLUCFCS AND WETLANDS MAP



SCALE: 1" = 600'

FLUCFCS CODES	DESCRIPTIONS	ACREAGE	% OF TOTAL
160	MINING OPERATIONS	603.50 Ac.±	31.7%
212	UNIMPROVED PASTURE	4.33 Ac.±	0.2%
261	FALLOW CROP LAND	13.61 Ac.±	0.7%
3209 E3	SHRUB AND BRUSHLAND, DISTURBED (50-75% EXOTICS)	1.88 Ac.±	0.1%
3219 E1	PALMETTO PRAIRIE, DISTURBED (0-24% EXOTICS)	4.14 Ac.±	0.2%
3219 E2	PALMETTO PRAIRIE, DISTURBED (25-49% EXOTICS)	1.36 Ac.±	0.1%
3219 E4	PALMETTO PRAIRIE, DISTURBED (76-100% EXOTICS)	4.61 Ac.±	0.2%
4119 E1	PINE FLATWOODS, DISTURBED (0-24% EXOTICS)	11.11 Ac.±	0.6%
4119 E2	PINE FLATWOODS, DISTURBED (25-49% EXOTICS)	76.55 Ac.±	4.0%
4119 E3	PINE FLATWOODS, DISTURBED (50-75% EXOTICS)	56.55 Ac.±	3.0%
4119 E4	PINE FLATWOODS, DISTURBED (76-100% EXOTICS)	26.56 Ac.±	1.4%
4159 E3	PINE, DISTURBED (50-75% EXOTICS)	0.64 Ac.±	0.0%
4279 E2	LIVE OAK, DISTURBED (25-49% EXOTICS)	0.33 Ac.±	0.0%
4349 E1	HARDWOOD/CONIFER MIXED, DISTURBED (0-24% EXOTICS)	3.29 Ac.±	0.2%
4349 E2	HARDWOOD/CONIFER MIXED, DISTURBED (25-49% EXOTICS)	8.12 Ac.±	0.4%
514H	DITCH	0.63 Ac.±	0.0%
6219 E1	CYPRESS, DISTURBED (0-24% EXOTICS)	8.08 Ac.±	0.4%
6219 E2	CYPRESS, DISTURBED (25-49% EXOTICS)	153.25 Ac.±	8.1%
6219 E3	CYPRESS, DISTURBED (50-75% EXOTICS)	184.27 Ac.±	9.7%
6219 E4	CYPRESS, DISTURBED (76-100% EXOTICS)	30.74 Ac.±	1.6%
6249 E1	CYPRESS/PINE/CABBAGE PALM, DISTURBED (0-24% EXOTICS)	16.43 Ac.±	0.9%
6249 E2	CYPRESS/PINE/CABBAGE PALM, DISTURBED (25-49% EXOTICS)	60.42 Ac.±	3.2%
6249 E3	CYPRESS/PINE/CABBAGE PALM, DISTURBED (50-75% EXOTICS)	74.38 Ac.±	3.9%
6249 E4	CYPRESS/PINE/CABBAGE PALM, DISTURBED (76-100% EXOTICS)	18.96 Ac.±	1.0%
6259 E1	PINE, HYDRIC, DISTURBED (0-24% EXOTICS)	48.79 Ac.±	2.6%
6259 E2	PINE, HYDRIC, DISTURBED (25-49% EXOTICS)	146.55 Ac.±	7.7%
6259 E3	PINE, HYDRIC, DISTURBED (50-75% EXOTICS)	55.57 Ac.±	2.9%
6259 E4	PINE, HYDRIC, DISTURBED (76-100% EXOTICS)	15.22 Ac.±	0.8%
6309 E2	MIXED WETLAND FOREST, DISTURBED (25-49% EXOTICS)	3.61 Ac.±	0.2%
6309 E3	MIXED WETLAND FOREST, DISTURBED (50-75% EXOTICS)	4.26 Ac.±	0.2%
6319 E2	WETLAND SHRUB, DISTURBED (25-49% EXOTICS)	0.79 Ac.±	0.0%
6319 E3	WETLAND SHRUB, DISTURBED (50-75% EXOTICS)	16.35 Ac.±	0.9%
6319 E4	WETLAND SHRUB, DISTURBED (76-100% EXOTICS)	8.25 Ac.±	0.4%
6419 E1	FRESHWATER MARSH, DISTURBED (0-24% EXOTICS)	0.99 Ac.±	0.1%
6419 E2	FRESHWATER MARSH, DISTURBED (25-49% EXOTICS)	0.52 Ac.±	0.0%
6419 E3	FRESHWATER MARSH, DISTURBED (50-75% EXOTICS)	3.63 Ac.±	0.2%
6419 E4	FRESHWATER MARSH, DISTURBED (76-100% EXOTICS)	15.64 Ac.±	0.8%
6439 E1	WET PRAIRIES, DISTURBED (0-24% EXOTICS)	3.06 Ac.±	0.2%
6439 E2	WET PRAIRIES, DISTURBED (25-49% EXOTICS)	11.51 Ac.±	0.6%
6439 E3	WET PRAIRIES, DISTURBED (50-75% EXOTICS)	4.59 Ac.±	0.2%
6439 E4	WET PRAIRIES, DISTURBED (76-100% EXOTICS)	7.17 Ac.±	0.4%
740	DISTURBED LAND	39.00 Ac.±	2.1%
7401	DISTURBED LAND, HYDRIC	101.26 Ac.±	5.3%
814	ROAD	1.15 Ac.±	0.1%
832	ELECTRICAL POWER TRANSMISSION LINE	2.01 Ac.±	0.1%
8321	ELECTRICAL POWER TRANSMISSION LINE, HYDRIC	3.42 Ac.±	0.2%
833	WELL EASEMENT	43.99 Ac.±	2.3%
8331	WELL EASEMENT, HYDRIC	0.23 Ac.±	0.0%
	TOTAL	**1,901.30 Ac.±**	**100.0%**

LEGEND:

WETLANDS (998.57 Ac.±)

SURVEYED WETLAND LINE

NOTES:

PROPERTY BOUNDARY PER KIMLEY-HORN DRAWING No. UPDATED BOUNDARY WORK.DWG DATED AUGUST 4, 2025.

WETLAND LINES PER US ARMY CORPS OF ENGINEERS PERMIT NO. SAJ-1994-02492 (IP-MJD).

WETLAND LINES REVIEWED AND APPROVED BY COE STAFF.

FLUCFCS LINES ESTIMATED FROM 1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).

J:\2024\24FRP4239\ENVIRONMENTAL_ASSESSMENT\ENVIRONMENTAL_ASSESSMENT_110625\EX 2 FLUCFCS AND WETLANDS MAP.DWG TAB: 24X36-M NOV 06, 2025 - 9:39AM PLOTTED BY: PAULF

DRAWN BY	P.F., H.H.
DATE	08/15/25
DESIGNED BY	B.T.
DATE	08/15/25
REVISED	P.F.
DATE	11/5/25

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PASSARELLA & ASSOCIATES INC
Consulting Ecologists

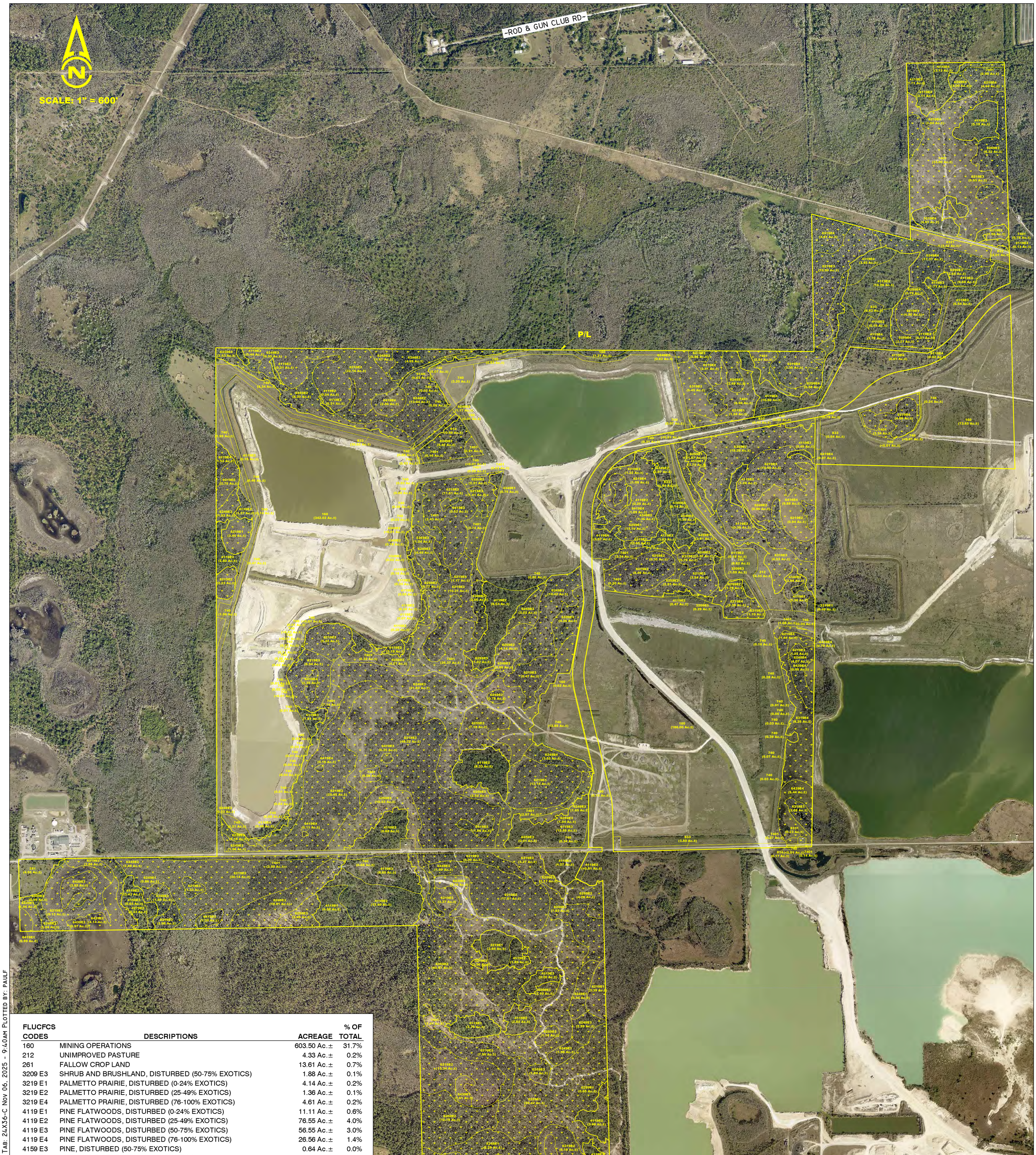
BLUEWATER RIDGE
FLUCFCS AND WETLANDS MAP

DRAWING No. 24FRP4239

SHEET No. EXHIBIT 2

EXHIBIT 3

AERIAL WITH FLUCFCS AND WETLANDS MAP



FLUCFCS CODES	DESCRIPTIONS	ACREAGE	% OF TOTAL
160	MINING OPERATIONS	603.50 Ac.±	31.7%
212	UNIMPROVED PASTURE	4.33 Ac.±	0.2%
261	FALLOW CROP LAND	13.61 Ac.±	0.7%
3209 E3	SHRUB AND BRUSHLAND, DISTURBED (50-75% EXOTICS)	1.88 Ac.±	0.1%
3219 E1	PALMETTO PRAIRIE, DISTURBED (0-24% EXOTICS)	4.14 Ac.±	0.2%
3219 E2	PALMETTO PRAIRIE, DISTURBED (25-49% EXOTICS)	1.36 Ac.±	0.1%
3219 E4	PALMETTO PRAIRIE, DISTURBED (76-100% EXOTICS)	4.61 Ac.±	0.2%
4119 E1	PINE FLATWOODS, DISTURBED (0-24% EXOTICS)	11.11 Ac.±	0.6%
4119 E2	PINE FLATWOODS, DISTURBED (25-49% EXOTICS)	76.55 Ac.±	4.0%
4119 E3	PINE FLATWOODS, DISTURBED (50-75% EXOTICS)	56.55 Ac.±	3.0%
4119 E4	PINE FLATWOODS, DISTURBED (76-100% EXOTICS)	26.56 Ac.±	1.4%
4159 E3	PINE, DISTURBED (50-75% EXOTICS)	0.64 Ac.±	0.0%
4279 E2	LIVE OAK, DISTURBED (25-49% EXOTICS)	0.33 Ac.±	0.0%
4349 E1	HARDWOOD/CONIFER MIXED, DISTURBED (0-24% EXOTICS)	3.29 Ac.±	0.2%
4349 E2	HARDWOOD/CONIFER MIXED, DISTURBED (25-49% EXOTICS)	8.12 Ac.±	0.4%
514H	DITCH	0.63 Ac.±	0.0%
6219 E1	CYPRESS, DISTURBED (0-24% EXOTICS)	8.08 Ac.±	0.4%
6219 E2	CYPRESS, DISTURBED (25-49% EXOTICS)	153.25 Ac.±	8.1%
6219 E3	CYPRESS, DISTURBED (50-75% EXOTICS)	184.27 Ac.±	9.7%
6219 E4	CYPRESS, DISTURBED (76-100% EXOTICS)	30.74 Ac.±	1.6%
6249 E1	CYPRESS/PINE/CABBAGE PALM, DISTURBED (0-24% EXOTICS)	16.43 Ac.±	0.9%
6249 E2	CYPRESS/PINE/CABBAGE PALM, DISTURBED (25-49% EXOTICS)	60.42 Ac.±	3.2%
6249 E3	CYPRESS/PINE/CABBAGE PALM, DISTURBED (50-75% EXOTICS)	74.38 Ac.±	3.9%
6249 E4	CYPRESS/PINE/CABBAGE PALM, DISTURBED (76-100% EXOTICS)	18.96 Ac.±	1.0%
6259 E1	PINE, HYDRIC, DISTURBED (0-24% EXOTICS)	48.79 Ac.±	2.6%
6259 E2	PINE, HYDRIC, DISTURBED (25-49% EXOTICS)	146.55 Ac.±	7.7%
6259 E3	PINE, HYDRIC, DISTURBED (50-75% EXOTICS)	55.57 Ac.±	2.9%
6259 E4	PINE, HYDRIC, DISTURBED (76-100% EXOTICS)	15.22 Ac.±	0.8%
6309 E2	MIXED WETLAND FOREST, DISTURBED (25-49% EXOTICS)	3.61 Ac.±	0.2%
6309 E3	MIXED WETLAND FOREST, DISTURBED (50-75% EXOTICS)	4.26 Ac.±	0.2%
6319 E2	WETLAND SHRUB, DISTURBED (25-49% EXOTICS)	0.79 Ac.±	0.0%
6319 E3	WETLAND SHRUB, DISTURBED (50-75% EXOTICS)	16.35 Ac.±	0.9%
6319 E4	WETLAND SHRUB, DISTURBED (76-100% EXOTICS)	8.25 Ac.±	0.4%
6419 E1	FRESHWATER MARSH, DISTURBED (0-24% EXOTICS)	0.99 Ac.±	0.1%
6419 E2	FRESHWATER MARSH, DISTURBED (25-49% EXOTICS)	0.52 Ac.±	0.0%
6419 E3	FRESHWATER MARSH, DISTURBED (50-75% EXOTICS)	3.63 Ac.±	0.2%
6419 E4	FRESHWATER MARSH, DISTURBED (76-100% EXOTICS)	15.64 Ac.±	0.8%
6439 E1	WET PRAIRIES, DISTURBED (0-24% EXOTICS)	3.06 Ac.±	0.2%
6439 E2	WET PRAIRIES, DISTURBED (25-49% EXOTICS)	11.51 Ac.±	0.6%
6439 E3	WET PRAIRIES, DISTURBED (50-75% EXOTICS)	4.59 Ac.±	0.2%
6439 E4	WET PRAIRIES, DISTURBED (76-100% EXOTICS)	7.17 Ac.±	0.4%
740	DISTURBED LAND	39.00 Ac.±	2.1%
7401	DISTURBED LAND, HYDRIC	101.26 Ac.±	5.3%
814	ROAD	1.15 Ac.±	0.1%
832	ELECTRICAL POWER TRANSMISSION LINE	2.01 Ac.±	0.1%
8321	ELECTRICAL POWER TRANSMISSION LINE, HYDRIC	3.42 Ac.±	0.2%
833	WELL EASEMENT	43.99 Ac.±	2.3%
8331	WELL EASEMENT, HYDRIC	0.23 Ac.±	0.0%
	TOTAL	**1,901.30 Ac.±**	**100.0%**

LEGEND:

WETLANDS (998.57 Ac.±)

SURVEYED WETLAND LINE

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF JANUARY - MARCH 2025.

PROPERTY BOUNDARY PER KIMLEY-HORN DRAWING No. UPDATED BOUNDARY WORK.DWG DATED AUGUST 4, 2025.

WETLAND LINES PER U.S. ARMY CORPS OF ENGINEERS PERMIT NO. SAJ-1994-02462 (IP-MJD)

WETLAND LINES REVIEWED AND APPROVED BY COE STAFF.

FLUCFCS LINES ESTIMATED FROM 1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).

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BLUEWATER RIDGE
AERIAL WITH FLUCFCS AND WETLANDS MAP

DRAWING No. 24FRP4239

SHEET No. EXHIBIT 3

J:\2024\24FRP4239\ENVIRONMENTAL_ASSESSMENT\ENVIRONMENTAL_ASSESSMENT_110625\EX 3 AERIAL W FLUCFCS AND WETLANDS MAP.DWG TAB: 24X36-C NOV 06, 2025 - 9:40AM PLOTTED BY: PAULF

EXHIBIT 4

EXISTING LAND USE AND COVER SUMMARY TABLE AND FLUCFCS DESCRIPTIONS

BLUEWATER RIDGE
EXISTING LAND USE AND COVER SUMMARY TABLE AND FLUCFCS DESCRIPTIONS

Revised November 2025

Table 1 provides a summary and an acreage breakdown of the existing land use and habitat cover types (i.e., Florida Land Use, Cover and Forms Classification System (FLUCFCS) codes) found on the Florida Rock Property site, while a description of each of the FLUCFCS classifications follows.

Table 1. Existing Land Use and Cover Summary

FLUCFCS Code	Description	Acreage (±)	Percent of Total
160	Mining Operations	603.50	31.7
212	Unimproved Pasture	4.33	0.2
261	Fallow Crop Land	13.61	0.7
3209 E3	Shrub and Brushland, Disturbed (50–75% Exotics)	1.88	0.1
3219 E1	Palmetto Prairie, Disturbed (0–24% Exotics)	4.14	0.2
3219 E2	Palmetto Prairie, Disturbed (25–49% Exotics)	1.36	0.1
3219 E4	Palmetto Prairie, Disturbed (76–100% Exotics)	4.61	0.2
4119 E1	Pine Flatwoods, Disturbed (0–24% Exotics)	11.11	0.6
4119 E2	Pine Flatwoods, Disturbed (25–49% Exotics)	76.55	4.0
4119 E3	Pine Flatwoods, Disturbed (50–75% Exotics)	56.55	3.0
4119 E4	Pine Flatwoods, Disturbed (76–100% Exotics)	26.56	1.4
4159 E3	Pine, Disturbed (50–75% Exotics)	0.64	<0.1
4279 E2	Live Oak, Disturbed (25–49% Exotics)	0.33	<0.1
4349 E1	Hardwood/Conifer Mixed, Disturbed (0–24% Exotics)	3.29	0.2
4349 E2	Hardwood/Conifer Mixed, Disturbed (25–49% Exotics)	8.12	0.4
514H	Ditch	0.63	<0.1
6219 E1	Cypress, Disturbed (0–24% Exotics)	8.08	0.4
6219 E2	Cypress, Disturbed (25–49% Exotics)	153.25	8.1
6219 E3	Cypress, Disturbed (50–75% Exotics)	184.27	9.7
6219 E4	Cypress, Disturbed (76–100% Exotics)	30.74	1.6
6249 E1	Cypress/Pine/Cabbage Palm, Disturbed (0–24% Exotics)	16.43	0.9
6249 E2	Cypress/Pine/Cabbage Palm, Disturbed (25–49% Exotics)	60.42	3.2
6249 E3	Cypress/Pine/Cabbage Palm, Disturbed (50–75% Exotics)	74.38	3.9
6249 E4	Cypress/Pine/Cabbage Palm, Disturbed (76–100% Exotics)	18.96	1.0
6259 E1	Pine, Hydric, Disturbed (0–24% Exotics)	48.79	2.6
6259 E2	Pine, Hydric, Disturbed (25–49% Exotics)	146.55	7.7
6259 E3	Pine, Hydric, Disturbed (50–75% Exotics)	55.57	2.9
6259 E4	Pine, Hydric, Disturbed (76–100% Exotics)	15.22	0.8

Table 1. (Continued)

FLUCFCS Code	Description	Acreage (±)	Percent of Total
6309 E2	Mixed Wetland Forest, Disturbed (25–49% Exotics)	3.61	0.2
6309 E3	Mixed Wetland Forest, Disturbed (50–75% Exotics)	4.26	0.2
6319 E2	Wetland Shrub, Disturbed (25–49% Exotics)	0.79	<0.1
6319 E3	Wetland Shrub, Disturbed (50–75% Exotics)	16.35	0.9
6319 E4	Wetland Shrub, Disturbed (76–100% Exotics)	8.25	0.4
6419 E1	Freshwater Marsh, Disturbed (0–24% Exotics)	0.99	0.1
6419 E2	Freshwater Marsh, Disturbed (25–49% Exotics)	0.52	<0.1
6419 E3	Freshwater Marsh, Disturbed (50–75% Exotics)	3.63	0.2
6419 E4	Freshwater Marsh, Disturbed (76–100% Exotics)	15.64	0.8
6439 E1	Wet Prairies, Disturbed (0–24% Exotics)	3.06	0.2
6439 E2	Wet Prairies, Disturbed (25–49% Exotics)	11.51	0.6
6439 E3	Wet Prairies, Disturbed (50–75% Exotics)	4.59	0.2
6439 E4	Wet Prairies, Disturbed (76–100% Exotics)	7.17	0.4
740	Disturbed Land	39.00	2.1
7401	Disturbed Land, Hydric	101.26	5.3
814	Road	1.15	0.1
832	Electrical Power Transmission Line	2.01	0.1
8321	Electrical Power Transmission Line, Hydric	3.42	0.2
833	Well Easement	43.99	2.3
8331	Well Easement, Hydric	0.23	<0.1
Totals		**1,901.30**	**100.0**

Mining Operations (FLUCFCS Code 160)

This land use category includes active mining and mining operations, including mine lakes, processing areas, haul roads, etc.

Unimproved Pasture (FLUCFCS Code 212)

The canopy and sub-canopy of this upland habitat type contain scattered slash pine (*Pinus elliottii*), wax myrtle (*Morella cerifera*), and Brazilian pepper (*Schinus terebinthifolia*). The ground cover consists of high levels of pasture grasses such as bahiagrass (*Paspalum notatum*) and smutgrass (*Sporobolus indicus*), as well as rustweed (*Polypremum procumbens*), dog fennel (*Eupatorium capillifolium*), and frogfruit (*Phyla nodiflora*).

Fallow Crop Land (FLUCFCS Code 261)

The canopy of this upland land use includes live oak (*Quercus virginiana*), laurel oak (*Q. laurifolia*), and cabbage palm (*Sabal palmetto*). The sub-canopy contains wax myrtle, live oak, laurel oak, Brazilian pepper, and earleaf acacia (*Acacia auriculiformis*). The ground cover consists of bahiagrass, Southern beaksedge (*Rhynchospora microcarpa*), dog fennel, caesarweed (*Urena lobata*), Asiatic pennywort (*Centella asiatica*), spermacoce (*Borreria verticillata*), chocolateweed (*Melochia corchorifolia*), saw palmetto (*Serenoa repens*), common ragweed (*Ambrosia artemisiifolia*), frogfruit, and Southern carpetgrass (*Axonopus fissifolius*).

Shrub and Brushland, Disturbed (50–75% Exotics) (FLUCFCS Code 3209 E3)
The canopy of this upland habitat type is open. The sub-canopy consists of melaleuca (*Melaleuca quinquenervia*), Brazilian pepper, and wax myrtle. The ground cover includes melaleuca, saw palmetto, caesarweed, paragrass (*Urochloa mutica*), broomsedge (*Andropogon virginicus*), chocolateweed, poison ivy (*Toxicodendron radicans*), muscadine grape (*Vitis rotundifolia*), Southern beaksedge, rosy camphorweed (*Pluchea baccharis*), spermacoce, wax myrtle, dog fennel, slash pine, cabbage palm, earleaf greenbrier (*Smilax auriculata*), and melaleuca.

Palmetto Prairie, Disturbed (0–24% Exotics) (FLUCFCS Code 3219 E1)
The canopy of this upland habitat type contains slash pine and melaleuca. The sub-canopy includes Brazilian pepper, melaleuca, saw palmetto, and wax myrtle. The ground cover contains saw palmetto, wiregrass (*Aristida stricta*), bahiagrass, dog fennel, earleaf greenbrier, widespread maiden fern (*Thelypteris kunthii*), and bracken fern (*Pteridium aquilinum*).

Palmetto Prairie, Disturbed (25–49% Exotics) (FLUCFCS Code 3219 E2)
This upland habitat is similar to FLUCFCS Code 3219 E1 but with higher concentrations of Brazilian pepper and melaleuca in the canopy and sub-canopy.

Palmetto Prairie, Disturbed (76–100% Exotics) (FLUCFCS Code 3219 E4)
This upland habitat is similar to FLUCFCS Code 3219 E2 but with higher concentrations of Brazilian pepper and melaleuca in the canopy and sub-canopy.

Pine Flatwoods, Disturbed (0–24% Exotics) (FLUCFCS Code 4119 E1)
The canopy of this upland habitat type is dominated by slash pine with widely scattered laurel oak, live oak, and melaleuca. The sub-canopy contains saw palmetto, wax myrtle, laurel oak, live oak, earleaf acacia, melaleuca, and myrsine (*Myrsine cubana*). The ground cover includes broomsedge, saw palmetto, chocolateweed, poison ivy, muscadine grape, Southern beaksedge, rosy camphorweed, spermacoce, wax myrtle, dog fennel, slash pine, cabbage palm, caesarweed, earleaf greenbrier, and melaleuca.

Pine Flatwoods, Disturbed (25–49% Exotics) (FLUCFCS Code 4119 E2)
This upland habitat type is similar to FLUCFCS Code 4119 E1 but with higher concentrations of melaleuca and earleaf acacia in the canopy and sub-canopy.

Pine Flatwoods, Disturbed (50–75% Exotics) (FLUCFCS Code 4119 E3)
This upland habitat type is similar to FLUCFCS Code 4119 E2 but with higher concentrations of melaleuca and earleaf acacia in the canopy and sub-canopy.

Pine Flatwoods, Disturbed (76–100% Exotics) (FLUCFCS Code 4119 E4)
This upland habitat type is similar to FLUCFCS Code 4119 E3 but with higher concentrations of melaleuca and earleaf acacia in the canopy and sub-canopy.

Pine, Disturbed (50–75% Exotics) (FLUCFCS Code 4159 E3)
This canopy of this upland habitat type contains high levels of melaleuca with slash pine and cabbage palm. The sub-canopy contains melaleuca, slash pine, cabbage palm, wax myrtle,

Brazilian pepper, and widely scattered saw palmetto. The ground cover includes saw palmetto, earleaf greenbrier, broomsedge, muscadine grape, dog fennel, and caesarweed.

Live Oak, Disturbed (25–49% Exotics) (FLUCFCS Code 4279 E2)
The canopy of this upland habitat type is dominated by live oak with scattered cabbage palm, melaleuca, and Brazilian pepper. The sub-canopy contains live oak, cabbage palm, American beautyberry (*Callicarpa americana*), melaleuca, Brazilian pepper, and scattered saw palmetto. The ground cover is mostly open with scattered saw palmetto, caesarweed, muscadine grape, and earleaf greenbrier.

Hardwood/Conifer Mixed, Disturbed (0–24% Exotics) (FLUCFCS Code 4349 E1)
The canopy of this upland habitat type includes slash pine, laurel oak, and live oak. The sub-canopy includes slash pine, laurel oak, live oak, cabbage palm, earleaf acacia, melaleuca, and wax myrtle. The ground cover includes Southern beaksedge, Southern carpetgrass, slash pine, wax myrtle, spermacoce, laurel oak, live oak, muscadine grape, dog fennel, and swamp flatsedge (*Cyperus ligularis*).

Hardwood/Conifer Mixed, Disturbed (25–49% Exotics) (FLUCFCS Code 4349 E2)
This upland habitat type is similar to FLUCFCS Code 4349 E1 but with higher concentrations of earleaf acacia and melaleuca in the canopy and sub-canopy and spermacoce in the ground cover.

Ditch (FLUCFCS Code 514H)
These excavated other surface water areas contain ground cover that includes torpedograss (*Panicum repens*), frogfruit, Peruvian primrosewillow (*Ludwigia peruviana*), and spikerush (*Eleocharis* spp.).

Cypress, Disturbed (0–24% Exotics) (FLUCFCS Code 6219 E1)
The canopy of this wetland habitat type contains bald cypress (*Taxodium distichum*) and melaleuca. The sub-canopy contains bald cypress, melaleuca, myrsine, wax myrtle, Brazilian pepper, and slash pine. The ground cover includes swamp fern (*Telmatoblechnum serrulatum*), Wright's nutrush (*Scleria lacustris*), caesarweed, Asiatic pennywort, corkwood (*Stillingia aquatica*), sawgrass (*Cladium jamaicense*), fireflag (*Thalia geniculata*), maidencane (*Hymenachne hemitomon*), water pennywort (*Hydrocotyle umbellata*), Southern beaksedge, Canadian germander (*Teucrium canadense*), frogfruit, gulfdune paspalum (*Paspalum monostachyum*), valamuerto (*Senna pendula* var. *glabrata*), climbing hempvine (*Mikania scandens*), rabbit tobacco (*Pseudognaphalium obtusifolium*), bulltongue arrowhead (*Sagittaria lancifolia* subsp. *lancifolia*), cogongrass (*Imperata cylindrica*), and false nettle (*Boehmeria cylindrica*).

Cypress, Disturbed (25–49% Exotics) (FLUCFCS Code 6219 E2)
This wetland habitat type is similar to FLUCFCS Code 6219 E1 but with higher concentrations of melaleuca in the canopy, Brazilian pepper and melaleuca in the sub-canopy, and Wright's nutrush and cogongrass in the ground cover.

Cypress, Disturbed (50–75% Exotics) (FLUCFCS Code 6219 E3)
This wetland habitat type is similar to FLUCFCS Code 6219 E2 but with higher concentrations of melaleuca in the canopy, Brazilian pepper and melaleuca in the sub-canopy, and Wright's nutrush and cogongrass in the ground cover.

Cypress, Disturbed (76–100% Exotics) (FLUCFCS Code 6219 E4)
This wetland habitat type is similar to FLUCFCS Code 6219 E3 but with higher concentrations of melaleuca in the canopy, Brazilian pepper and melaleuca in the sub-canopy, and Wright's nutrush and cogongrass in the ground cover.

Cypress/Pine/Cabbage Palm, Disturbed (0–24% Exotics) (FLUCFCS Code 6249 E1)
The canopy of this wetland habitat type contains cabbage palm, bald cypress, slash pine, earleaf acacia, and melaleuca. The sub-canopy contains bald cypress, slash pine, cabbage palm, and widely scattered melaleuca and earleaf acacia. The ground cover includes gulfdune paspalum, bushy bluestem (*Andropogon glomeratus*), Asiatic pennywort, little blue maidencane (*Amphicarpum muehlenbergianum*), bald cypress, slash pine, cabbage palm, sawgrass, common persimmon (*Diospyros virginiana*), and sand cordgrass (*Spartina bakeri*).

Cypress/Pine/Cabbage Palm, Disturbed (25–49% Exotics) (FLUCFCS Code 6249 E2)
This wetland habitat type is similar to FLUCFCS Code 6249 E1 but with higher concentrations of earleaf acacia and melaleuca in the canopy and sub-canopy.

Cypress/Pine/Cabbage Palm, Disturbed (50–75% Exotics) (FLUCFCS Code 6249 E3)
This wetland habitat type is similar to FLUCFCS Code 6249 E2 but with higher concentrations of earleaf acacia and melaleuca in the canopy and sub-canopy.

Cypress/Pine/Cabbage Palm, Disturbed (76–100% Exotics) (FLUCFCS Code 6249 E4)
This wetland habitat type is similar to FLUCFCS Code 6249 E3 but with higher concentrations of earleaf acacia and melaleuca in the canopy and sub-canopy.

Pine, Hydric, Disturbed (0–24% Exotics) (FLUCFCS Code 6259 E1)
The canopy of this wetland habitat type is dominated by slash pine with widely scattered melaleuca. The sub-canopy contains slash pine, Brazilian pepper, wax myrtle, earleaf acacia, and myrsine. The ground cover includes broomsedge, earleaf acacia, slash pine, frogfruit, Asiatic pennywort, caesarweed, spermacoce, dog fennel, cabbage palm, saltbush (*Baccharis halimifolia*), Brazilian pepper, myrsine, Peruvian primrosewillow, swamp flatsedge, torpedograss, Florida tickseed (*Coreopsis floridana*), and paragrass.

Pine, Hydric, Disturbed (25–49% Exotics) (FLUCFCS Code 6259 E2)
This wetland habitat type is similar to FLUCFCS Code 6259 E1 but with higher concentrations of melaleuca, Brazilian pepper, and earleaf acacia in the canopy and sub-canopy and higher concentrations of caesarweed and Brazilian pepper in the ground cover.

Pine, Hydric, Disturbed (50–75% Exotics) (FLUCFCS Code 6259 E3)
This wetland habitat type is similar to FLUCFCS Code 6259 E2 but with higher concentrations of melaleuca, Brazilian pepper, and earleaf acacia in the canopy and sub-canopy and higher concentrations of caesarweed and Brazilian pepper in the ground cover.

Pine, Hydric, Disturbed (76–100% Exotics) (FLUCFCS Code 6259 E4)
This wetland habitat type is similar to FLUCFCS Code 6259 E3 but with higher concentrations of melaleuca, Brazilian pepper, and earleaf acacia in the canopy and sub-canopy and higher concentrations of caesarweed and Brazilian pepper in the ground cover.

Mixed Wetland Forest, Disturbed (25–49% Exotics) (FLUCFCS Code 6309 E2)
The canopy of this wetland habitat type contains laurel oak, live oak, slash pine, bald cypress, melaleuca, and cabbage palm. The sub-canopy contains bald cypress, laurel oak, live oak, earleaf acacia, Brazilian pepper, cabbage palm, saw palmetto, wax myrtle, downy rose-myrtle (*Rhodomyrtus tomentosa*), and melaleuca. The ground cover includes muscadine grape, swamp flatsedge, Southern beaksedge, broomsedge, greenbrier (*Smilax* sp.), and swamp fern.

Mixed Wetland Forest, Disturbed (50–75% Exotics) (FLUCFCS Code 6309 E3)
This wetland habitat type is similar to FLUCFCS Code 6309 E2 but with higher concentrations of melaleuca in the canopy and melaleuca, Brazilian pepper, and earleaf acacia in the sub-canopy.

Wetland Shrub, Disturbed (25–49% Exotics) (FLUCFCS Code 6319 E2)
The canopy of this wetland habitat type contains scattered slash pine and live oak. The sub-canopy contains cabbage palm, slash pine, and live oak. The ground cover includes dog fennel, spermacoce, melaleuca, and water pennywort.

Wetland Shrub, Disturbed (50–75% Exotics) (FLUCFCS Code 6319 E3)
This wetland habitat type is similar to FLUCFCS Code 6319 E2 but with higher concentrations of melaleuca in the canopy, sub-canopy, and ground cover.

Wetland Shrub, Disturbed (76–100% Exotics) (FLUCFCS Code 6319 E4)
This wetland habitat type is similar to FLUCFCS Code 6319 E3 but with higher concentrations of melaleuca in the canopy, sub-canopy, and ground cover.

Freshwater Marsh, Disturbed (0–24% Exotics) (FLUCFCS Code 6419 E1)
The canopy of this wetland habitat type is predominantly open with widely scattered bald cypress and Carolina willow (*Salix caroliniana*). The sub-canopy is open with scattered Carolina willow, wax myrtle, and widely scattered Brazilian pepper. The ground cover consists of pickerelweed (*Pontederia cordata*), arrowhead (*Sagittaria* spp.), spikerush, maidencane, sawgrass, cattail (*Typha* sp.), fireflag, and widely scattered torpedograss.

Freshwater Marsh, Disturbed (25–49% Exotics) (FLUCFCS Code 6419 E2)
This wetland habitat type is similar to FLUCFCS Code 6419 E1 but with a higher incidence of melaleuca in the canopy and primrosewillow (*Ludwigia* spp.) and melaleuca in the sub-canopy.

Freshwater Marsh, Disturbed (50–75% Exotics) (FLUCFCS Code 6419 E3)
This wetland habitat type is similar to FLUCFCS Code 6419 E2 but with a higher incidence of melaleuca in the canopy and primrosewillow and melaleuca in the sub-canopy.

Freshwater Marsh, Disturbed (76–100% Exotics) (FLUCFCS Code 6419 E4)
This wetland habitat type is similar to FLUCFCS Code 6419 E3 but with a higher incidence of melaleuca in the canopy and primrosewillow and melaleuca dominant within the sub-canopy.

Wet Prairies, Disturbed (0–24% Exotics) (FLUCFCS Code 6439 E1)
This wetland habitat type has an open canopy with a scattered sub-canopy that includes wax myrtle and Brazilian pepper. The ground cover contains yellow-eyed grass (*Xyris* sp.), maidencane, St. John's wort (*Hypericum* spp.), pickerelweed, water pennywort, dotted smartweed (*Persicaria punctata*), torpedograss, Asiatic pennywort, broomsedge, dog fennel, Southern carpetgrass, downy rose-myrtle, and swamp flatsedge.

Wet Prairies, Disturbed (25–49% Exotics) (FLUCFCS Code 6439 E2)
This wetland habitat type is similar to FLUCFCS Code 6439 E1 but with higher concentrations of Brazilian pepper in the sub-canopy and torpedograss in the ground cover.

Wet Prairies, Disturbed (50–75% Exotics) (FLUCFCS Code 6439 E3)
This wetland habitat type is similar to FLUCFCS Code 6439 E2 but with higher concentrations of Brazilian pepper in the sub-canopy and torpedograss in the ground cover.

Wet Prairies, Disturbed (76–100% Exotics) (FLUCFCS Code 6439 E4)
This wetland habitat type is similar to FLUCFCS Code 6439 E3 but with higher concentrations of Brazilian pepper in the sub-canopy and torpedograss in the ground cover.

Disturbed Land (FLUCFCS Code 740)
The canopy and sub-canopy of this disturbed land use type are open. The ground cover contains smutgrass, sweetbroom (*Scoparia dulcis*), broomsedge, common ragweed, poison ivy, muscadine grape, cabbage palm, saltbush, tropical Mexican clover (*Richardia brasiliensis*), cogongrass, spermacoce, earleaf greenbrier, and caesarweed.

Disturbed Land, Hydric (FLUCFCS Code 7401)
This hydric disturbed land use contains scattered melaleuca and bald cypress in the canopy. The sub-canopy contains melaleuca and Brazilian pepper. The ground cover includes broomsedge, maidencane, muscadine grape, bushy bluestem, climbing hempvine, rosy camphorweed, dog fennel, swamp flatsedge, torpedograss, and dotted smartweed.

Road (FLUCFCS Code 814)
This land use category designates upland, unpaved roads throughout the property.

Electrical Power Transmission Line (FLUCFCS Code 832)
The canopy and sub-canopy of this disturbed land use type are open. These disturbed land use areas are typically mowed for maintenance. The sub-canopy contains widely scattered Brazilian

pepper, earleaf acacia, and melaleuca. The ground cover includes bushy bluestem, spermacoce, smutgrass, torpedograss, muscadine grape, and dog fennel.

Electrical Power Transmission Line, Hydric (FLUCFCS Code 8321)
The canopy and sub-canopy of this hydric disturbed land use type are open. The ground cover includes swamp fern, laurel greenbrier (*Smilax laurifolia*), caesarweed, spermacoce, dog fennel, frogfruit, climbing hempvine, and swamp flatsedge.

Well Easement (FLUCFCS Code 833)
The canopy and sub-canopy of this disturbed land use type are open. These disturbed land use areas are typically mowed for maintenance. The sub-canopy contains widely scattered Brazilian pepper, earleaf acacia, and melaleuca. The ground cover includes bushy bluestem, spermacoce, smutgrass, torpedograss, muscadine grape, and dog fennel.

Well Easement, Hydric (FLUCFCS Code 8331)
The canopy and sub-canopy of this hydric disturbed land use type are open. The ground cover includes swamp fern, dog fennel, frogfruit, climbing hempvine, cabbage palm, inundated beaksedge (*Rhynchospora inundata*), yellow-eyed grass, and Southern carpetgrass.

EXHIBIT 5

SOILS MAP

ROD & GUN CLUB RD

ELKINS RD

PROJECT LOCATION

GREEN MEADOW RD

WOBEGON DR

N MALLARD LN

Soil Unit	Description
6	Brynwood fine sand, wet, 0 to 2 percent slopes
9	EauGallie sand, 0 to 2 percent slopes
10	Pompano fine sand, 0 to 2 percent slopes
12	Felda fine sand, 0 to 2 percent slopes
13	Cypress Lake fine sand, 0 to 2 percent slopes
14	Valkaria fine sand, 0 to 2 percent slopes
26	Pineda-Pineda, wet, fine sand, 0 to 2 percent slopes
27	Pompano fine sand, frequently ponded, 0 to 1 percent slopes
28	Immokalee sand, 0 to 2 percent slopes
33	Oldsmar sand, 0 to 2 percent slopes
34	Malabar fine sand, 0 to 2 percent slopes
35	Wabasso sand, 0 to 2 percent slopes
40	Anclote sand, frequently ponded, 0 to 1 percent slopes
41	Valkaria fine sand, frequently ponded, 0 to 1 percent slopes
42	Wabasso sand, limestone substratum, 0 to 2 percent slopes
44	Malabar fine sand, frequently ponded, 0 to 1 percent slopes
49	Felda fine sand, frequently ponded, 0 to 1 percent slopes
51	Floridana sand, frequently ponded, 0 to 2 percent slopes
62	Winder sand, frequently ponded, 0 to 1 percent slopes
63	Malabar fine sand, high, 0 to 2 percent slopes
73	Pineda fine sand, frequently ponded, 0 to 1 percent slopes
75	Brynwood fine sand, slough, 0 to 1 percent slopes
102	Cypress Lake fine sand-Urban land complex, 0 to 2 percent slopes

LEGEND

BLUEWATER RIDGE

SOILS

N

W E

S

0 600 1,200

Feet

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF JANUARY - MARCH 2025.

PROPERTY BOUNDARY PER KIMLEY-HORN DRAWING No. Updated Boundary Work.dwg DATED AUGUST 4, 2025.

SOILS MAPPING WAS ACQUIRED FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE WEBSITE MAY 2024.

J:\2024\24-FRP4239\Environmental_Assessment\Environmental_Assessment_110625\Environmental_Assessment_110625.aprx 11/6/2025 9:44 AM PAULF

DRAWN BY	DATE
P.F.	8/5/25
REVIEWED BY	DATE
B.T.	8/5/25
REVISED	DATE

13620 Metropolis Avenue
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PASSARELLA & ASSOCIATES INC
Consulting Ecologists

BLUEWATER RIDGE

SOILS MAP

DRAWING No. 24FRP4239

SHEET No. EXHIBIT 5

EXHIBIT 6

SOILS SUMMARY TABLE AND DESCRIPTIONS

BLUEWATER RIDGE
SOILS SUMMARY TABLE AND DESCRIPTIONS

Revised November 2025

Table 1. Soils Listed by the Natural Resource Conservation Service on the Project

Mapping Unit	Description
6	Brynwood fine sand, wet, 0 to 2 percent slopes
9	EauGallie sand, 0 to 2 percent slopes
10	Pompano fine sand, 0 to 2 percent slopes
12	Felda fine sand, 0 to 2 percent slopes
13	Cypress Lake fine sand, 0 to 2 percent slopes
14	Valkaria fine sand, 0 to 2 percent slopes
26	Pineda-Pineda, wet, fine sand, 0 to 2 percent slopes
27	Pompano fine sand, frequently ponded, 0 to 1 percent slopes
28	Immokalee sand, 0 to 2 percent slopes
33	Oldsmar sand, 0 to 2 percent slopes
34	Malabar fine sand, 0 to 2 percent slopes
35	Wabasso sand, 0 to 2 percent slopes
40	Anclote sand, frequently ponded, 0 to 1 percent slopes
41	Valkaria fine sand, frequently ponded, 0 to 1 percent slopes
42	Wabasso sand, limestone substratum, 0 to 2 percent slopes
44	Malabar fine sand, frequently ponded, 0 to 1 percent slopes
49	Felda fine sand, frequently ponded, 0 to 1 percent slopes
51	Floridana sand, frequently ponded, 0 to 2 percent slopes
62	Winder sand, frequently ponded, 0 to 1 percent slopes
63	Malabar fine sand, high, 0 to 2 percent slopes
73	Pineda fine sand, frequently ponded, 0 to 1 percent slopes
75	Brynwood fine sand, slough, 0 to 1 percent slopes
102	Cypress Lake fine sand-Urban land complex, 0 to 2 percent slopes

6 – Brynwood fine sand, wet, 0 to 2 percent slopes

This is a nearly level, very poorly drained soil in depressions. Slopes are concave and less than two percent. Typically, the surface layer is black fine sand about 4 inches thick. The substratum is fine sand to a depth of 16 inches with hard fractured limestone below. Between 4 and 16 inches in depth, the fine sands are light brownish gray to brown. In most years, under natural conditions, the water table is within 12 inches of the surface for four to five months and between 12 and 20 inches most of the rest of the year.

9 – EauGallie sand, 0 to 2 percent slopes

This is a nearly level, poorly drained soil on flatwoods. Slopes are smooth to convex and zero to two percent. Typically, the surface layer is dark gray sand about 4 inches thick. The subsurface layer is sand that is gray in the upper 5 inches and light gray in the lower 13 inches. In most years,

under natural conditions, the water table is within 10 inches of the surface for two to four months. It is 10 to 40 inches below the surface for more than six months.

10 – Pompano fine sand, 0 to 2 percent slopes

This is a nearly level, poorly drained soil on sloughs. Slopes are smooth to concave and range from zero to two percent. Typically, the surface layer is about 4 inches thick and composed of dark gray fine sand. The underlying layers are light gray, very pale brown, or white fine sand and extend to a depth of 80 inches or more. In most years, under natural conditions, the water table is at a depth of less than 10 inches for two to four months and at a depth of 10 to 40 inches for about six months. The water table recedes to a depth of more than 40 inches for about three months. During periods of high rainfall, the soil is covered by slowly moving water for periods of about 7 to 30 days or more.

12 – Felda fine sand, 0 to 2 percent slopes

This is a nearly level, poorly drained soil on broad, nearly level sloughs. Slopes are smooth to concave and range from zero to two percent. Typically, the surface layer is dark gray fine sand about 8 inches thick. The subsurface layer is light gray and light brownish-gray fine sand about 14 inches thick. The subsoil is light gray loamy fine sand about 16 inches thick and is underlain by gray and light gray fine sand that extends to a depth of 80 inches of more. In most years, under natural conditions, this soil has a water table within 10 inches of the surface for two to four months. The water table is 10 to 40 inches below the surface for about six months. It is more than 40 inches below the surface for about two months. During periods of high rainfall, the soil is covered by a shallow layer of slowly moving water for periods of about 7 to 30 days or more.

13 – Cypress Lake fine sand, 0 to 2 percent slopes

This is a nearly level, poorly drained soil on flatwoods. Slopes are smooth and range from zero to two percent. Typically, the surface layer is gray fine sand about 3 inches thick. The subsurface layer is fine sand about 22 inches thick. The upper 11 inches are light gray, and the lower 11 inches are very pale brown. The subsoil, about 5 inches thick, is gray fine sandy loam with brownish-yellow mottles and calcareous nodules. At a depth of 30 inches is a layer of fractured limestone. In most years, under natural conditions, the water table is within 10 inches of the surface for two to four months. It recedes below the limestone for about six months.

14 – Valkaria fine sand, 0 to 2 percent slopes

This is a nearly level, poorly drained soil on sloughs. Slopes are smooth to concave and range from zero to two percent. Typically, the surface layer is about 2 inches of dark grayish-brown fine sand. The subsurface layer is 5 inches of very pale brown fine sand. The subsoil is loose fine sand to a depth of 80 inches or more. The upper 9 inches are yellow; the next 4 inches are brownish yellow; the next 6 inches are yellowish brown; and the lowermost 54 inches are pale yellow, yellow, brown, and very pale brown. In most years, under natural conditions, the water table is at a depth of less than 10 inches for one to three months. It is at a depth of 10 to 40 inches for about six months and recedes to a depth of more than 40 inches for about three months. During periods of high rainfall, the soil is covered by slowly moving water for periods of about 7 to 30 days or more.

26 – Pineda-Pineda, wet, fine sand, 0 to 2 percent slopes

This is a nearly level, poorly drained soil on sloughs. Slopes are smooth to slightly concave and range from zero to two percent. Typically, the surface layer is about 1 inch thick and composed of black fine sand. The subsurface layer is very pale brown fine sand and about 4 inches thick. The upper portion of the subsoil is brownish-yellow fine sand and about 8 inches thick. The next 10 inches are strong brown fine sand. The following 6 inches are a yellowish-brown fine sand. The next 7 inches are light gray fine sand with brownish-yellow mottles. The lower portion of the subsoil is approximately 18 inches thick and light brownish-gray fine sandy loam with light gray sandy intrusions. The substratum is light gray fine sand reaching a depth of 80 inches or more. In most years, under natural conditions, the water table is within 10 inches of the surface for two to four months. It is 10 to 40 inches below the surface for more than six months, and it recedes to more than 40 inches below the surface during extended dry periods. During periods of high rainfall, the soil is covered by slowly moving water for periods of about 7 to 30 days or more.

27 – Pompano fine sand, frequently ponded, 0 to 1 percent slopes

This is a nearly level, poorly drained soil in depressions. Slopes are concave and less than one percent. Typically, the surface layer is gray fine sand about 3 inches thick. The substratum is fine sand to a depth of 80 inches or more. The upper 32 inches are light brownish gray with few, fine, faint yellowish-brown mottles. The lower 45 inches are light gray. In most years, under natural conditions, the water table is within 10 inches of the surface for two to four months and stands above the surface for about three months. It is 10 to 40 inches below the surface for more than five months.

28 – Immokalee sand, 0 to 2 percent slopes

This is a nearly level, poorly drained soil in flatwoods areas. Slopes are smooth to convex and range from zero to two percent. Typically, the surface layer is black sand about 4 inches thick. The subsurface layer is dark gray sand in the upper 5 inches and light gray sand in the lower 27 inches. The subsoil is sand to a depth of 69 inches. The upper 14 inches are black and firm, the next 5 inches are dark reddish brown, and the lower 14 inches are dark yellowish brown. The substratum is very pale brown sand to a depth of 80 inches or more. In most years, under natural conditions, the water table is within 10 inches of the surface for one to three months and 10 to 40 inches below the surface for two to six months. It recedes to a depth of more than 40 inches during extended dry periods.

33 – Oldsmar sand, 0 to 2 percent slopes

This is a nearly level, poorly drained soil on low, broad flatwoods areas. Slopes are smooth to slightly convex and range from zero to two percent. Typically, the surface layer is black sand about 3 inches thick. The subsurface layer is gray and light gray sand about 39 inches thick. The upper part of the subsoil is very dark gray sand about 5 inches thick. The lower part of the subsoil is yellowish-brown and mixed light brownish-gray and brown fine sandy loam about 11 inches thick. Pale brown sand extends to a depth of 80 inches or more. In most years, under natural conditions, the water table is at a depth of less than 10 inches for one to three months. It is at a depth of 10 to 40 inches for more than six months, and it recedes to a depth of more than 40 inches during extended dry periods.

34 – Malabar fine sand, 0 to 2 percent slopes

This is a nearly level, poorly drained soil on sloughs. Slopes are smooth to concave and range from zero to two percent. Typically, the surface layer is dark gray fine sand about 5 inches thick. The next 12 inches are light gray and very pale brown fine sand. Below this is a 16-inch layer of light yellowish-brown fine sand with yellow mottles and a 9-inch layer of brownish-yellow fine sand. The subsoil layer is gray loamy fine sand about 9 inches thick with large yellowish-brown mottles. The next 8 inches are gray fine sandy loam with large brownish-yellow mottles. Below is light gray loamy fine sand with yellowish-brown mottles to a depth of 80 inches or more. In most years, under natural conditions, the water table is at a depth of less than 10 inches for two to four months. It is at a depth of 10 to 40 inches for more than six months, and it recedes to a depth of more than 40 inches during extended dry periods. During periods of high rainfall, the soil is covered by a shallow layer of slowly moving water for periods of about 7 to 30 days or more.

35 – Wabasso sand, 0 to 2 percent slopes

This is a nearly level, poorly drained soil on flatwoods. Slopes are smooth to slightly convex and range from zero to two percent. Typically, the surface layer is dark gray sand about 6 inches thick. The subsurface layer is sand to a depth of 24 inches. The upper 11 inches are light brownish gray with dark grayish-brown stains along root channels, and the lower 7 inches are light gray with dark grayish-brown stains. The subsoil is about 38 inches thick. The upper 4 inches are dark brown sand with few iron concretions. The next 8 inches are brownish-yellow sandy clay loam with light brownish-gray, light gray, and reddish-brown mottles. The lower 26 inches are light gray sandy clay loam with pale olive and olive mottles and stains along root channels. Below is light gray fine sandy loam with olive mottles extending to a depth of 80 inches or more. In most years, under natural conditions, the water table is less than 10 inches below the surface for two to four months. It is 10 to 40 inches below the surface for more than six months. It recedes to a depth of more than 40 inches during extended dry periods.

40 – Anclote sand, frequently ponded, 0 to 1 percent slopes

This is a nearly level, very poorly drained soil in isolated depressions. Slopes are smooth to concave and less than 1 percent. Typically, the surface layer is about 22 inches thick. The upper 8 inches are black sand, and the lower 14 inches are black sand with common light gray pockets and streaks throughout. The substratum is sand to a depth of 80 inches or more. The upper 18 inches are light brownish gray, and the lower 40 inches are light gray. Included with this soil in mapping are small areas of Pompano and Floridana soils. Included soils make up about 10 to 15 percent of any mapped area. In most years, under natural conditions, the soil is ponded for more than six months.

41 – Valkaria fine sand, frequently ponded, 0 to 1 percent slopes

This is a nearly level, poorly drained soil in depressions. Slopes are concave and less than one percent. Typically, the surface layer is a dark gray fine sand about 1 inch thick. The subsurface layer is about 4 inches of light gray fine sand. The subsoil is approximately 33 inches thick and is composed of fine sand. The upper 4 inches of this layer are brownish yellow with the middle 16 inches being yellow and the remaining 13 inches being a light yellowish brown. The substratum is pale brown fine sand with few, fine, faint brown mottles reaching a depth of 80 inches or more. In most years, under natural conditions, the water table is within 10 inches of the surface for about

six months. The soil is ponded for approximately three months. The water table is 10 to 40 inches below the surface during the remainder of the year, except in extended dry periods.

42 – Wabasso sand, limestone substratum, 0 to 2 percent slopes

This is a nearly level, poorly drained soil on broad flatwoods. Slopes range from zero to two percent. Typically, the surface layer is black sand about 3 inches thick. The subsurface layer is sand about 16 inches thick. The upper 10 inches are gray, and the lower 6 inches are light gray. The subsoil is about 32 inches thick. The upper 2 inches are dark brown sand that is well coated with organic matter. The next 2 inches are dark reddish-brown friable sand. The next 14 inches are brown loose sand with dark brown streaks along root channels. The lower 14 inches are light brownish-gray, firm fine sandy loam with light olive-brown mottles. A hard fractured limestone ledge and boulders are at a depth of 51 inches. In most years, under natural conditions, the water table is within 10 inches of the surface for one to three months. It is 10 to 40 inches below the surface for two to four months. It is below the limestone during extended dry periods.

44 – Malabar fine sand, frequently ponded, 0 to 1 percent slopes

This is a nearly level, poorly drained soil in depressions. Slopes are concave and are less than one percent. Typically, the surface layer is 4 inches thick. The upper 1 inch is black fine sand that is high in organic matter. The lower portion of this layer is dark gray fine sand. The subsurface layer is sand to a depth of 44 inches. The upper 3 inches of the subsurface are very pale brown. The following 11 inches are yellow iron-coated sand grains. The next 10 inches are very pale brown with common coatings of iron on the sand grains. The lower 16 inches of the subsurface are light F-4 gray. The subsoil is 23 inches thick and contains olive-gray sandy loam with dark bluish-gray mottles. Underneath the subsoil lies a layer of sandy loam with marl and shell fragments. In most years, under natural conditions, the soil is ponded for approximately four to six months or more. The water table is 10 to 40 inches below the surface for four to six months.

49 – Felda fine sand, frequently ponded, 0 to 1 percent slopes

This is a nearly level, poorly drained soil in depressions. Slopes are concave and less than one percent. Typically, the surface layer is gray fine sand about 4 inches thick. The subsurface layers extend to a depth of 35 inches. The upper 13 inches are grayish-brown fine sand, and the lower 18 inches are light gray fine sand with yellowish-brown mottles. The subsoil is about 17 inches thick. The upper 6 inches are gray sandy loam, and the lower 11 inches are sandy clay loam with many yellowish-brown and strong brown mottles. Below this is light gray fine sand to a depth of 80 inches or more. In most years, under natural conditions, the soil is ponded for about three to six months or more. The water table is within a depth of 10 to 40 inches for four to six months.

51 – Floridana sand, frequently ponded, 0 to 2 percent slopes

This is a nearly level, very poorly drained soil in depressions. Slopes are concave and range from zero to two percent. Typically, the surface layer is black sand about 22 inches thick. The subsurface layer is approximately 17 inches thick and made of light brownish-gray sand. The subsoil is olive-gray fine sandy loam reaching a depth of 54 inches. Below the subsoil is a light brownish-gray sand with pockets of olive-gray loamy sand. In most years, under natural conditions, the water table is above the surface for three to six months. It is 10 to 40 inches below the surface during extended dry periods.

62 – Winder sand, frequently ponded, 0 to 1 percent slopes

This is a nearly level, poorly drained soil in depressions. Slopes are concave and range from zero to one percent. Typically, the surface layer is dark gray sand about 3 inches thick. The subsurface layer is light brownish-gray sand about 10 inches thick. The next layer, about 3 inches thick, is light gray sand with yellowish-brown mottles and intrusions of light brownish-gray sandy loam. The subsoil extends to a depth of 29 inches. The upper 7 inches are gray sandy loam with yellowish-brown and strong brown mottles. The lower 6 inches are gray sand with yellowish-brown mottles. The substratum extends to a depth of 80 inches or more. The upper 6 inches are gray sand with brownish-yellow mottles. The next 6 inches are light brownish-gray sand with olive mottles. The next 12 inches are greenish-gray loamy sand with olive mottles. The next 12 inches are light gray sand with olive-yellow mottles. The lower 15 inches are light-greenish gray sand. In most years, under natural conditions, the water table is above the surface for three to six months. It is 10 to 40 inches below the surface during extended dry periods.

63 – Malabar fine sand, high, 0 to 2 percent slopes

This is a nearly level, poorly drained soil in the flatwoods. Slopes are smooth to slightly convex and range from 0 to 2 percent. Typically, the surface layer is a very dark gray fine sand that extends 4 inches. The subsurface layer is about 13 inches thick and is a light gray fine sand. The subsoil is fine sand and sandy clay loam extending approximately 51 inches. The upper 7 inches of the subsoil are very pale brown fine sand with brownish-yellow mottles. The next 6 inches are brownish-yellow fine sand with yellowish-brown mottles. Next is yellow fine sand with yellowish-brown mottles, then light gray fine sand with yellowish-brown mottles, followed by gray sandy clay loam with yellowish-brown stains along root channels. The lower 8 inches of the subsoil are greenish-gray sandy clay loam. Below the subsoil region is a gray fine sand with about 60 percent shell fragments. This layer extends to a depth of 80 inches or more. In most years, under natural conditions, the water table is 10 to 40 inches below the surface for four to six months. It recedes to more than 40 inches below the surface during extended dry periods.

73 – Pineda fine sand, frequently ponded, 0 to 1 percent slopes

This is a nearly level, very poorly drained soil in depressions. Slopes are concave and are less than one percent. Typically, the surface layer is a dark gray fine sand about 3 inches thick. The subsurface layer is approximately 31 inches thick and is made of fine sand. The upper 9 inches of the subsurface are light gray. The next 7 inches are very pale brown with yellowish-brown mottles. The lower 12 inches of the subsurface are brownish yellow with many iron-coated sand grains. The subsoil is fine sandy loam reaching a depth of 55 inches. The upper 8 inches are gray with very pale brown sandy intrusions and yellowish-brown mottles. The lower 16 inches are gray. Below the subsoil is a light gray loamy sand that extends a depth of up to 80 inches. In most years, under natural conditions, the soil is ponded for about three to six months or more. The water table is within a depth of 10 to 40 inches for four to six months.

75 – Brynwood fine sand, slough, 0 to 1 percent slopes

This is a nearly level, poorly drained soil in depressions. Slopes are concave and less than two percent. Typically, the surface layer is black fine sand about 2 inches thick. The substratum is fine sand to a depth of 22 inches with hard fractured limestone below. Between 2 and 7 inches in depth, the fine sands are light brownish gray. Between 7 to 12 inches in depth, the fine sands are brown. Between 12 to 22 inches, the fine sands are yellowish brown. In most years, under natural

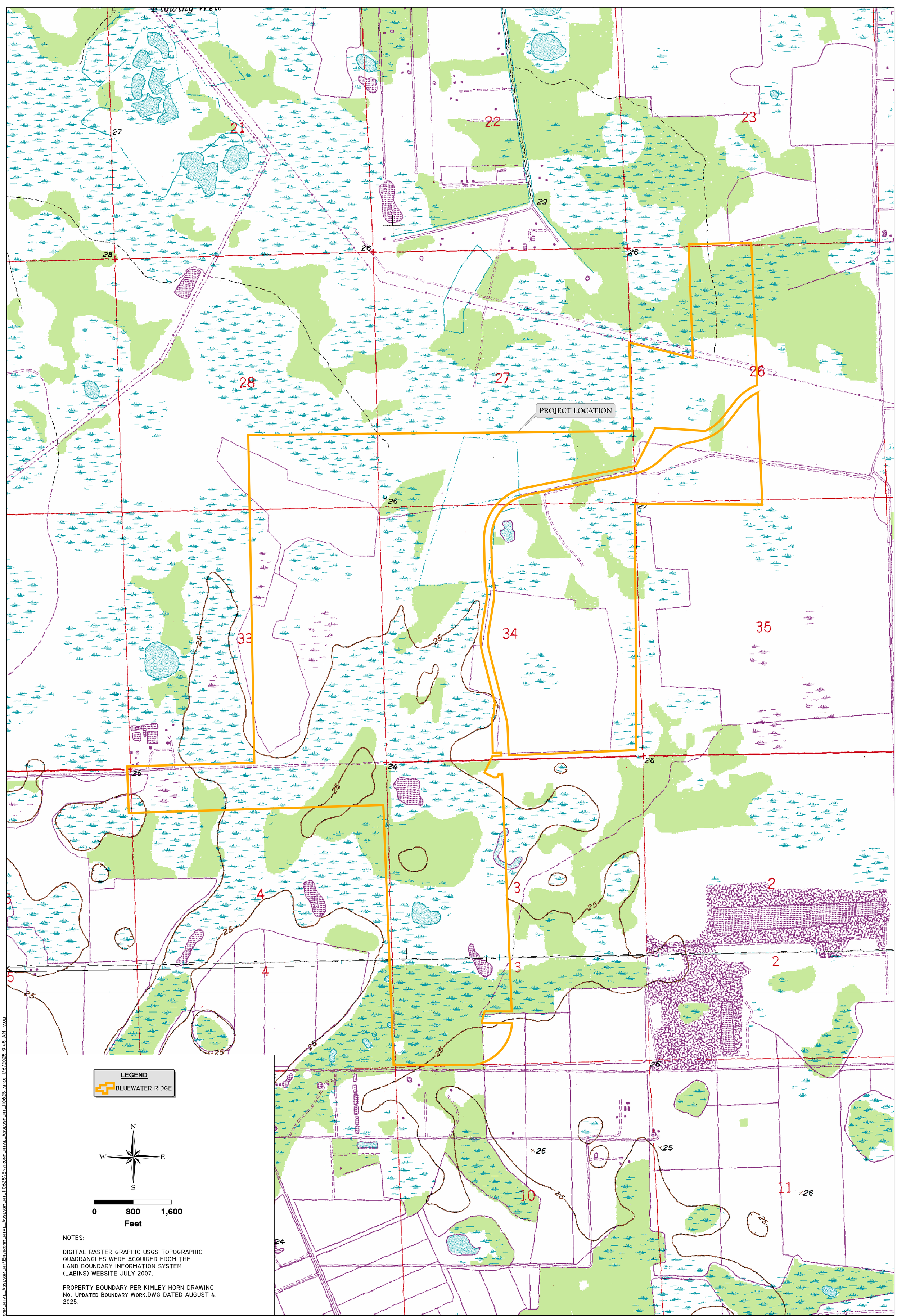
conditions, the water table is within 12 inches of the surface for four to five months and between 12 and 20 inches most of the rest of the year.

102 – Cypress Lake fine sand-Urban land complex, 0 to 2 percent slopes

This is a nearly level, poorly drained soil on low, broad flatwood areas. Slopes range from zero to two percent. Typically, the surface layer is gray fine sand that is about 3 inches thick. The subsurface layer is about 3 to 9 inches thick. The substratum is very pale gray fine sand about 9 to 14 inches thick. Fractured limestone bedrock is found at a depth of 40 inches, with solution holes extending to a depth of 40 inches. These solution holes contain mildly alkaline and loamy material. Most years, under natural conditions, the water table is at a depth of less than 18 inches for four to nine months.

EXHIBIT 7

QUAD SHEET



NOTES:

DIGITAL RASTER GRAPHIC USGS TOPOGRAPHIC QUADRANGLES WERE ACQUIRED FROM THE LAND BOUNDARY INFORMATION SYSTEM (LABINS) WEBSITE JULY 2007.

PROPERTY BOUNDARY PER KIMLEY-HORN DRAWING No. UPDATED BOUNDARY WORK.DWG DATED AUGUST 4, 2025.

DRAWN BY	DATE
P.F.	8/5/25
REVIEWED BY	DATE
B.T.	8/5/25
REVISED	DATE

13620 Metropolis Avenue
Suite 200
Ft. Myers, FL 33912
Phone (239) 274-0067
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PASSARELLA & ASSOCIATES INC
Consulting Ecologists

BLUEWATER RIDGE

QUAD SHEET

DRAWING No. 24FRP4239

SHEET No. EXHIBIT 7

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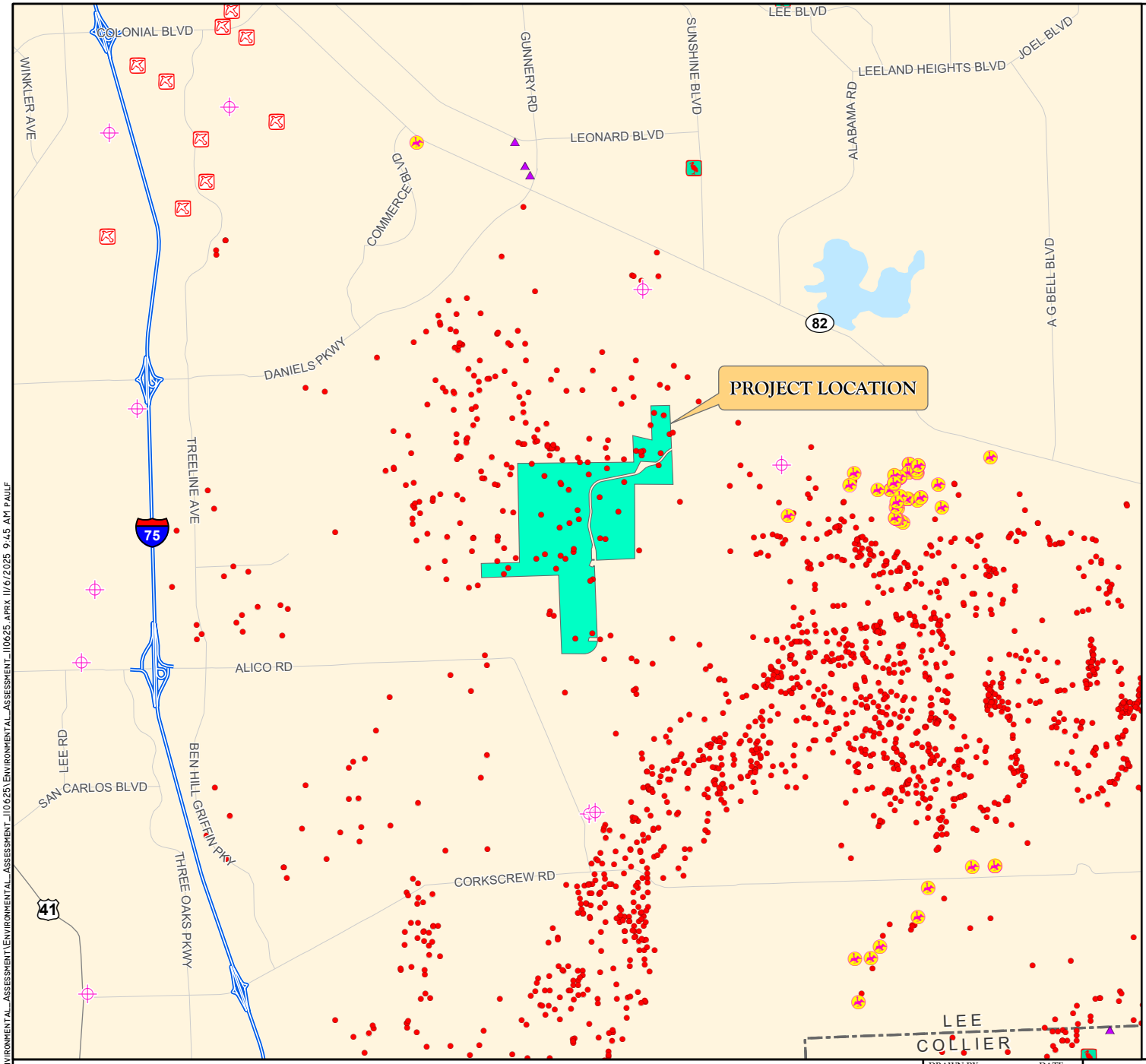
EXHIBIT 8

DOCUMENTED OCCURRENCES OF LISTED SPECIES



LEGEND

- BLUEWATER RIDGE
- BALD EAGLE NEST LOCATION
- BLACK BEAR LOCATION
- CRESTED CARACARA LOCATION
- FLORIDA PANTHER LOCATION
- RED-COCKADED WOODPECKER LOCATION
- WADING BIRD LOCATION

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NOTES:

EAGLE NEST LOCATIONS WERE ACQUIRED FROM THE AUDUBON EAGLEWATCH ON JANUARY 2025.

BLACK BEAR LOCATIONS WERE ACQUIRED FROM THE FWCC ON OCTOBER 2024 AND ARE CURRENT TO 2007.

CRESTED CARACARA LOCATIONS WERE ACQUIRED FROM THE USFWS ON AUGUST 2024 AND ARE CURRENT TO 2021.

PANTHER TELEMETRY WAS ACQUIRED FROM THE FWCC ON SEPTEMBER 2021 AND JULY 2024 AND IS CURRENT TO JUNE 2024.

RED-COCKADED WOODPECKER LOCATIONS WERE ACQUIRED FROM THE FWCC ON AUGUST 2024.

WADING BIRD ROOKERIES WERE ACQUIRED FROM THE FWCC ON AUGUST 2024 AND ARE CURRENT TO 1999.

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EXHIBIT 8. DOCUMENTED OCCURRENCES OF LISTED SPECIES
BLUEWATER RIDGE

DRAWN BY	DATE
P.F.	8/5/25
REVIEWED BY	DATE
B.T.	8/5/25
REVISED	DATE

PASSARELLA & ASSOCIATES INC
Consulting Ecologists

EXHIBIT 9

AERIAL WITH FLUCFCS, SURVEY TRANSECTS, AND LISTED SPECIES LOCATIONS MAP

SCALE: 1" = 600'

~ROD & GUN CLUB RD~

P/L

SNEG

BEAR SIGN

BEAR SIGN

BEAR SIGN

BEAR SIGN

BEAR SIGN

FLPA SIGN

GT-1

TIL FLE

AA (SCAT)

~GREEN MEADOW RD~

FLUCFCS CODES	DESCRIPTIONS	ACREAGE	% OF TOTAL
160	MINING OPERATIONS	603.50 Ac.±	31.7%
212	UNIMPROVED PASTURE	4.33 Ac.±	0.2%
261	FALLOW CROP LAND	13.61 Ac.±	0.7%
3209 E3	SHRUB AND BRUSHLAND, DISTURBED (50-75% EXOTICS)	1.88 Ac.±	0.1%
3219 E1	PALMETTO PRAIRIE, DISTURBED (0-24% EXOTICS)	4.14 Ac.±	0.2%
3219 E2	PALMETTO PRAIRIE, DISTURBED (25-49% EXOTICS)	1.36 Ac.±	0.1%
3219 E4	PALMETTO PRAIRIE, DISTURBED (76-100% EXOTICS)	4.61 Ac.±	0.2%
4119 E1	PINE FLATWOODS, DISTURBED (0-24% EXOTICS)	11.11 Ac.±	0.6%
4119 E2	PINE FLATWOODS, DISTURBED (25-49% EXOTICS)	76.55 Ac.±	4.0%
4119 E3	PINE FLATWOODS, DISTURBED (50-75% EXOTICS)	56.55 Ac.±	3.0%
4119 E4	PINE FLATWOODS, DISTURBED (76-100% EXOTICS)	26.56 Ac.±	1.4%
4159 E3	PINE, DISTURBED (50-75% EXOTICS)	0.64 Ac.±	0.0%
4279 E2	LIVE OAK, DISTURBED (25-49% EXOTICS)	0.33 Ac.±	0.0%
4349 E1	HARDWOOD/CONIFER MIXED, DISTURBED (0-24% EXOTICS)	3.29 Ac.±	0.2%
4349 E2	HARDWOOD/CONIFER MIXED, DISTURBED (25-49% EXOTICS)	8.12 Ac.±	0.4%
514H	DITCH	0.63 Ac.±	0.0%
6219 E1	CYPRESS, DISTURBED (0-24% EXOTICS)	8.08 Ac.±	0.4%
6219 E2	CYPRESS, DISTURBED (25-49% EXOTICS)	153.25 Ac.±	8.1%
6219 E3	CYPRESS, DISTURBED (50-75% EXOTICS)	184.27 Ac.±	9.7%
6219 E4	CYPRESS, DISTURBED (76-100% EXOTICS)	30.74 Ac.±	1.6%
6249 E1	CYPRESS/PINE/CABBAGE PALM, DISTURBED (0-24% EXOTICS)	16.43 Ac.±	0.9%
6249 E2	CYPRESS/PINE/CABBAGE PALM, DISTURBED (25-49% EXOTICS)	60.42 Ac.±	3.2%
6249 E3	CYPRESS/PINE/CABBAGE PALM, DISTURBED (50-75% EXOTICS)	74.38 Ac.±	3.9%
6249 E4	CYPRESS/PINE/CABBAGE PALM, DISTURBED (76-100% EXOTICS)	18.96 Ac.±	1.0%
6259 E1	PINE, HYDRIC, DISTURBED (0-24% EXOTICS)	48.79 Ac.±	2.6%
6259 E2	PINE, HYDRIC, DISTURBED (25-49% EXOTICS)	146.55 Ac.±	7.7%
6259 E3	PINE, HYDRIC, DISTURBED (50-75% EXOTICS)	55.57 Ac.±	2.9%
6259 E4	PINE, HYDRIC, DISTURBED (76-100% EXOTICS)	15.22 Ac.±	0.8%
6309 E2	MIXED WETLAND FOREST, DISTURBED (25-49% EXOTICS)	3.61 Ac.±	0.2%
6309 E3	MIXED WETLAND FOREST, DISTURBED (50-75% EXOTICS)	4.26 Ac.±	0.2%
6319 E2	WETLAND SHRUB, DISTURBED (25-49% EXOTICS)	0.79 Ac.±	0.0%
6319 E3	WETLAND SHRUB, DISTURBED (50-75% EXOTICS)	16.35 Ac.±	0.9%
6319 E4	WETLAND SHRUB, DISTURBED (76-100% EXOTICS)	8.25 Ac.±	0.4%
6419 E1	FRESHWATER MARSH, DISTURBED (0-24% EXOTICS)	0.99 Ac.±	0.1%
6419 E2	FRESHWATER MARSH, DISTURBED (25-49% EXOTICS)	0.52 Ac.±	0.0%
6419 E3	FRESHWATER MARSH, DISTURBED (50-75% EXOTICS)	3.63 Ac.±	0.2%
6419 E4	FRESHWATER MARSH, DISTURBED (76-100% EXOTICS)	15.64 Ac.±	0.8%
6439 E1	WET PRAIRIES, DISTURBED (0-24% EXOTICS)	3.06 Ac.±	0.2%
6439 E2	WET PRAIRIES, DISTURBED (25-49% EXOTICS)	11.51 Ac.±	0.6%
6439 E3	WET PRAIRIES, DISTURBED (50-75% EXOTICS)	4.59 Ac.±	0.2%
6439 E4	WET PRAIRIES, DISTURBED (76-100% EXOTICS)	7.17 Ac.±	0.4%
740	DISTURBED LAND	39.00 Ac.±	2.1%
7401	DISTURBED LAND, HYDRIC	101.26 Ac.±	5.3%
814	ROAD	1.15 Ac.±	0.1%
832	ELECTRICAL POWER TRANSMISSION LINE	2.01 Ac.±	0.1%
8321	ELECTRICAL POWER TRANSMISSION LINE, HYDRIC	3.42 Ac.±	0.2%
833	WELL EASEMENT	43.99 Ac.±	2.3%
8331	WELL EASEMENT, HYDRIC	0.23 Ac.±	0.0%
	TOTAL	**1,901.30 Ac.±**	**100.0%**

LEGEND:

- WETLANDS (998.57 Ac.±)
- SURVEYED WETLAND LINE
- SURVEY TRANSECTS (APPROXIMATE)
- **AA (SCAT)** AMERICAN ALLIGATOR (SCAT)
- **BEAR SIGN** FLORIDA BLACK BEAR SIGN
- **FLPA SIGN** FLORIDA PANTHER SIGN
- **GT-1** GOPHER TORTOISE BURROW (TYP.)
- **SNEG** SNOWY EGRET
- **TIL FLE** TWISTED AIRPLANT *(TILLANDSIA FLEXUOSA)*

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF JANUARY - MARCH 2025.

PROPERTY BOUNDARY PER KIMLEY-HORN DRAWING NO. UPDATED BOUNDARY WORK.DWG DATED AUGUST 4, 2025.

WETLAND LINES PER US ARMY CORPS OF ENGINEERS PERMIT NO. SAJ-1994-02492 (IP-MJD).

WETLAND LINES REVIEWED AND APPROVED BY COE STAFF.

FLUCFCS LINES ESTIMATED FROM 1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).

J:\2024\24FRP4239\ENVIRONMENTAL_ASSESSMENT\ENVIRONMENTAL_ASSESSMENT_110625\EX 9 AERIAL W FLUCFCS SURVEY TRANSECTS AND LISTED SPECIES LOCATIONS MAP.DWG TAB: 24X36-C NOV 06, 2025 - 9:39AM PLOTTED BY: PAULF

DRAWN BY	DATE
P.F., H.H.	08/15/25
DESIGNED BY	DATE
B.T.	08/15/25
REVISED	DATE
P.F.	11/5/25

13620 Metropolis Avenue
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PASSARELLA & ASSOCIATES INC
Consulting Ecologists

BLUEWATER RIDGE

AERIAL WITH FLUCFCS, SURVEY TRANSECTS, AND LISTED SPECIES LOCATIONS MAP

DRAWING No. 24FRP4239

SHEET No. EXHIBIT 9

EXHIBIT 10

AERIAL WITH EXISTING CONSERVATION AREAS

ROD & GUN CLUB RD

ELKINS RD

PROJECT LOCATION

GREEN MEADOW RD

WOBEGON DR

N MALLARD LN

LEGEND

BLUEWATER RIDGE

EXISTING CONSERVATION AREAS (1,175.06 AC.±)

N

W E

S

0 600 1,200

Feet

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF JANUARY - MARCH 2025.

PROPERTY BOUNDARY AND EXISTING CONSERVATION AREAS PER KIMLEY-HORN DRAWING No. UPDATED BOUNDARY WORK.DWG DATED AUGUST 4, 2025.

DRAWN BY	DATE
P.F.	8/11/25
REVIEWED BY	DATE
B.T.	8/11/25
REVISED	DATE

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Consulting Ecologists PASSARELLA & ASSOCIATES INC

BLUEWATER RIDGE

AERIAL WITH EXISTING CONSERVATION AREAS

DRAWING No. 24FRP4239

SHEET No. EXHIBIT 10

J:\2024\24FRP4239\Environmental_Assessment\Environmental_Assessment_110625\Environmental_Assessment_110625.aprx 11/6/2025 9:46 AM PAULF

Comprehensive Plan Amendment (CPA)
Transportation Impact Analysis (TIA)
For Submittal to Lee County

Bluewater Ridge

Lee County, Florida

Prepared by:

Kimley-Horn and Associates, Inc.
Fort Myers, Florida

December 2025

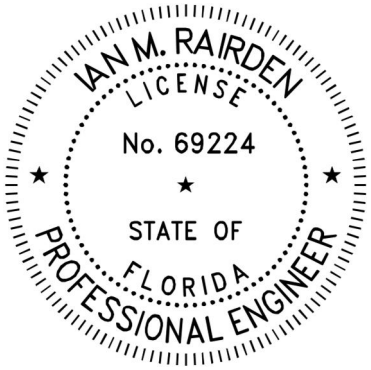
Comprehensive Plan Amendment (CPA)
Transportation Impact Analysis (TIA)
For Submittal to Lee County

Bluewater Ridge

Lee County, Florida

Prepared by:

Kimley-Horn and Associates, Inc.
Fort Myers, Florida



This item has been digitally signed and sealed by Ian M. Rairden, PE, on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Ian M. Rairden, P.E.
Florida Registration Number 69224
Kimley-Horn and Associates, Inc.
1514 Broadway, Suite 301
Fort Myers, FL 33901
Registry No. 35106

Table of Contents

Figures

Tables

Appendices

APPENDIX A – Site Plan

APPENDIX B – Trip Generation Calculations

APPENDIX C – D1RPM Model Plots, Diversion Calculations

APPENDIX D – Traffic Data

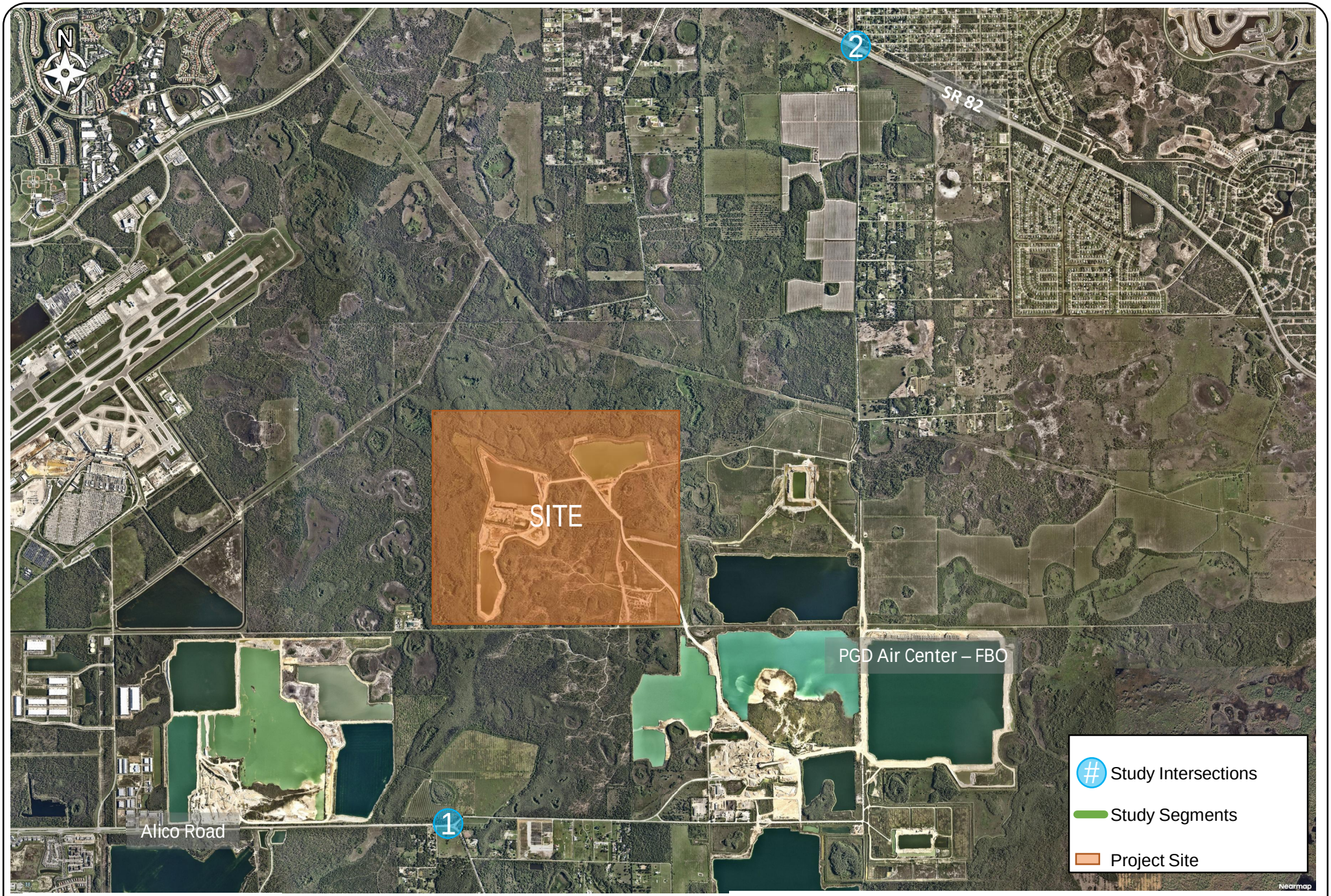
INTRODUCTION

Florida Rock Properties, Inc. is proposing to develop the property generally located along the west side of the proposed Alico Road extension approximately 3.5 miles south of SR-82 in Lee County, Florida. Currently, the site proposed for development is vacant. The proposed development consists of 500 single-family detached residential units. The development is expected to be completed by the year 2033. A project location map is provided as Figure 1. A site plan is included in Appendix A.

The purpose of this report is to document an assessment of the proposed development's impact on the roadway network based on changes to the future land use proposed by a Comprehensive Plan Amendment (CPA) for the Bluewater Ridge project. The existing future land use (FLU) is Density Reduction/Groundwater Recharge (DR/GR) and Wetlands with AG-2 (Agricultural – 2), IPD (Industrial Planned Development), and CFPD (Community Facilities Planned Development) zonings. The proposed FLU is an Enhanced Mine Reclamation Community Overlay and Wetlands. The property is +/- 1,901.3 acres in size.

Access to the site is proposed to be provided through the following access connections as shown in Figure 1:

- One (1) full access driveway along Alico Road Extension
- One (1) right-out (exit only) driveway along Alico Road Extension to the northeast of the main entrance



Kimley»Horn

Figure 1
Project Location Map
Bluewater Ridge
Lee County, Florida

PROJECT DEVELOPMENT

Project traffic used in this analysis is defined as the vehicle trips expected to be generated by the proposed change in future land use. These trips were distributed and assigned throughout the study roadway network.

Site Location and Proposed Land Use

The proposed development is generally located along the west side of the proposed Alico Road extension approximately 3.5 miles south of SR-82 in Lee County, Florida.

As part of the CPA analysis, the maximum land use potentials associated with the existing FLU and proposed FLU were considered. The existing FLU designation of DR/GR allows mining and low density residential at a maximum density of one (1) dwelling unit per ten (10) acres, further limited by a settlement agreement with Lee County to 105 dwelling units. The project site is +/- 1,901.3 acres. The maximum development potential associated with the FLU designations are detailed in Table 1. As noted in Table 1, the maximum land use potential will increase by 395 units but eliminates the use of mining.

Table 1: Adopted & Proposed Maximum Development

Scenario	FLU	Density	Gross Area (Acres)	Maximum Land Use Potential
Existing	DR/GR	0.86 dwelling units / 1 acre	1,901.3 acres	105 dwelling units
Proposed	RMD	4.23 dwelling units / 1 acre	1,901.3 acres	500 dwelling units
			Increase	395 dwelling units

Site Access

As illustrated in Figure 1, access to the site will be provided through the following access connections:

- One (1) full access driveway along Alico Road Extension
- One (1) right-out (exit only) driveway along Alico Road Extension to the northeast of the main entrance

Trip Generation

Traffic volumes for the proposed development were estimated using ITE's, *Trip Generation Manual*, 12th Edition. Land Use Code (LUC) 210 – Single-Family Detached Housing was used to estimate the existing and proposed FLU category's trip generation potential.

The results of the A.M. peak hour trip generation estimates are identified in Table 2. The results of the P.M. peak hour trip generation estimates are identified in Table 3. As shown in Table 2, the site is anticipated to generate 265 net new A.M. peak-hour trips (71 entering/194 exiting). As shown in Table 3, the site is anticipated to generate 322 net new P.M. peak-hour trips (199 entering/123 exiting). As the

P.M. peak hour trip generation results in a higher increase in trip potential, the P.M. peak hour trip generation was utilized for the traffic analysis. Trip generation calculations are provided in Appendix B.

Table 2: Existing & Proposed Maximum Development Trip Generation – AM Peak Hour

Scenario	ITE Land Use Category	Scale	ITE Units	Directional Distribution		Net New External Trips		
				In	Out	In	Out	Total
Existing	210 – Single-Family Detached Housing	105	DU	27%	73%	21	55	76
Proposed	210 – Single-Family Detached Housing	500	DU	27%	73%	92	249	341
Net Project Trips (Proposed – Adopted):						71	194	265

Table 3: Existing & Proposed Maximum Development Trip Generation – PM Peak Hour

Scenario	ITE Land Use Category	Scale	ITE Units	Directional Distribution		Net New External Trips		
				In	Out	In	Out	Total
Existing	210 – Single-Family Detached Housing	105	DU	62%	38%	63	38	101
Proposed	210 – Single-Family Detached Housing	500	DU	62%	38%	262	161	423
Net Project Trips (Proposed – Adopted):						199	123	322

Trip Distribution and Assignment

The likely distribution of project traffic was forecast for the trips expected to be generated by the proposed development. The trip distribution was developed using the latest FDOT District One Regional Planning Model (D1RPM) - Version 2.1. A model plot showing the D1RPM trip distribution is provided in Appendix C.

SCHEDULED IMPROVEMENTS

The Lee County Capital Improvement Program (CIP) and the FDOT Five Year Work Program were reviewed for improvements which are currently planned and funded for construction within the buildout time frame in the immediate vicinity of the project site. Based upon this review, the following improvements are scheduled:

- Alico Road Connector (Lee County CIP #20924)
  - The Alico Road Connector project will consist of building a new 4 Lane Road from Alico Road at Green Meadow Road to the Intersection of Sunshine Boulevard in Lehigh Acres.

STUDY IMPACT AREA

As discussed with Lee County staff at the methodology meeting held on Thursday, May 22, 2025, the study area consists of the first accessed roadway segment (Alico Road Extension) and extends to adjacent links if that throughfare facility experiences 5.0 percent (5.0%) or more of project impact. As shown in Table 4, the Daniels Parkway and SR 82 roadway segments are anticipated to be 1.0% impacted or less. However, the Alico Road roadway segment is expected to be impacted by 6.3% between Ben Hill Griffin Parkway and Innovation Lane, and by 11.3% between Innovation Lane and Green Meadow Road.

Table 4: Significant Impact Analysis

Roadway	From	To	Peak Hour Directional Service Volumes			Peak Hour Directional Project Traffic		Study Network Determination	
			Lanes	LOS Standard	LOS Service Volume[1]	Project Traffic Assign.	Project Traffic Volume	Project Traffic % of Service Volume	Significant Impact? (Y/N)
Daniels Parkway	Treeline Avenue	Chamberlin Parkway	3	E	3,260	0%	0	0%	N
	Chamberlin Parkway	Gateway Boulevard	3	E	3,260	0%	0	0%	N
	Gateway Boulevard	SR 82	2	E	2,160	2%	4	0.2%	N
Alico Road	I-75	Ben Hill Griffin Pkwy	3	E	2,960	27%	59	2.0%	N
	Ben Hill Griffin Pkwy	Innovation Lane	2	E	1,960	57%	124	6.3%	Y
	Innovation Lane	Green Meadow Rd	1	E	1,100			11.3%	Y
	Green Meadow Rd	Corkscrew Rd	1	E	1,100	4%	9	0.8%	N
SR 82	Gunnery Road	Alabama Road	3	D	2,866	14%	31	1.1%	N

Notes: (1) Obtained from Table 21.b in Lee County's Public Facilities Level of Service and Concurrency Report 2024 – Inventory and Projections

EXISTING TRAFFIC VOLUMES

Existing 2023 peak hour volumes for each roadway segment were obtained from Lee County's Public Facilities Level of Service and Concurrency Report 2024 – Inventory and Projections. Table 5 summarizes the existing traffic volumes for each study roadway segment. The traffic data and FDOT peak season factor category report are included in Appendix D.

Table 5: Existing Traffic Volumes

Roadway	Segment		Existing (2023) Peak Hour Volume[1]
	From	To	
Alico Road	Ben Hill Griffin Pkwy	Green Meadow Rd	853

Notes: (1) Existing directional volume obtained from Table 21.b in Lee County's Public Facilities Level of Service and Concurrency Report 2024 – Inventory and Projections

FUTURE TRAFFIC VOLUMES

Future traffic volumes consist of two components: project traffic and future background (non-project) traffic estimates. Project traffic volumes have been previously identified in this report. Future background traffic volumes, including the procedures used to develop these estimates, are provided below.

For the purposes of the roadway analysis of this Comprehensive Plan Amendment traffic analysis, a short-term (2033) period was evaluated to determine level of service conditions within the next eight (8) years as well as a long-term (2045) analysis that forecasts level of service conditions for the 2045 horizon year.

Future background traffic is defined as expected non-project traffic on the roadway network in the 2033 short-term year and 2045 long-term year of the proposed project. The following procedures were undertaken to develop peak-hour peak direction future background volume estimates.

Short-Term (2033)

For the eight (8) year short-term analysis, future traffic growth on the transportation network was determined based upon 2028 Future Forecast volumes from Lee County's Public Facilities Level of Service and Concurrency Report 2024, which were then grown by an annual compound growth rate of 1.0 percent (1.0%) to determine the projected 2033 peak hour volumes. Diversion difference calculations were determined from each study roadway segment based on traffic volumes from the Build (with Alico Road Extension) and 2033 No-Build (without Alico Road Extension) Florida Standard Urban Transportation Model Structure (FSUTMS) District One Regional Planning Model (D1RPM), Version 2.1.

Long-Term (2045)

For the 20-year long-term analysis, future traffic growth on the transportation network were determined based on volumes found from the short-term (2033) analysis. Per the methodology, an annual compound growth rate of 1.0 percent (1.0%) was applied to the calculated volumes to determine the projected volumes for the long-term study year (2045).

ROADWAY ANALYSIS

Based on the prior calculations, a roadway capacity analysis was conducted for the study roadway segments to evaluate potential impacts generated by the proposed CPA.

Existing (2023) Roadway Capacity Analysis

A generalized roadway capacity analysis was conducted for the study roadway segments based upon the Level of Service (LOS) E maximum service volumes provided in Lee County's Public Facilities Level of Service and Concurrency Report 2024. The results of the existing roadway analysis are summarized in Table 6 and indicate that the study roadway segments currently operate under capacity.

Table 6: Existing (2023) Roadway Segment Capacity Analysis

Roadway	Segment		Existing (2023) Peak Hour Volume[1]	Existing (2023) Capacity [2]	Exceeds Capacity?
	From	To			
Alico Road	Ben Hill Griffin Pkwy	Innovation Lane	853	1,960	No
	Innovation Lane	Green Meadow Rd		1,100	No

Notes: (1) Existing directional volume obtained from Table 21.b in Lee County's Public Facilities Level of Service and Concurrency Report 2024 – Inventory and Projections
(2) Future capacity obtained from Table 21.b in Lee County's Public Facilities Level of Service and Concurrency Report 2024 – Inventory and Projection

Short-Term (2033) Roadway Capacity Analysis

The future background (2033) peak hour volumes were determined based on the 2028 Future Forecast volumes from Lee County's Public Facilities Level of Service and Concurrency Report 2024, which were then grown by an annual compound growth rate of 1.0 percent (1.0%) to determine the projected 2033 peak hour volumes. Diversion difference calculations were determined from each study roadway segment based on traffic volumes from the 2033 Build (with Alico Road Extension) and 2033 No-Build (without Alico Road Extension) (D1RPM), Version 2.1 model runs provided by Lee County. The percentage differences of each segment was then applied to the previously calculated 2033 peak hour volume projections to determine the final 2033 future background peak hour volumes. It was assumed the Alico Road Extension would have similar characteristics to Alico Road; therefore the County assigned capacity of 1,960 vehicles for Alico Road was also applied to Alico Road Extension. The results of the short-term background roadway analysis are summarized in Table 7 and indicate that the study roadway segments are anticipated to operate under capacity. Model plots and detailed diversion calculations are included in Appendix C.

Table 7: Short-Term Future Background (2033) Roadway Segment Capacity Analysis

Roadway	Segment		2028 Future Forecast Volume[1]	Future Background (2033) Peak Hour Volume[3]	Difference with Alico Road Extension Diversions	Updated Future Background (2033) Peak Hour Volume	Future Background (2033) Capacity [2]	Exceeds Capacity?
	From	To						
Alico Road	Ben Hill Griffin Pkwy	Innovation Lane	1,171	1,230	+48.64%	1,828	1,960	No
	Innovation Lane	Green Meadow Rd					1,960	No
Alico Road Ext.	Alico Road	SR 82	-	-	-	1,736[4]	1,960	No

Notes: (1) Future Forecast Volumes obtained from Table 21.b in Lee County's Public Facilities Level of Service and Concurrency Report 2024 – Inventory and Projections
(2) Future capacity obtained from Table 21.b in Lee County's Public Facilities Level of Service and Concurrency Report 2024 – Inventory and Projections
(3) Background (2033) Peak-Hour Volumes have been calculated by an annual compound growth rate of 1.0 percent (1.0%).
(4) Background (2033) Peak Hour Volumes based on the AADT obtained from D1RPM Model run and the K and D factors from Alico Road

Project trips were then added to the background trips to estimate the short-term future total traffic volumes. As indicated in Table 8, all study roadway segments are anticipated to operate under capacity.

Table 8: Short-Term Future Total (2033) Roadway Segment Capacity Analysis

Roadway	Segment		Future Background (2033) Peak Hour Volume[1]	Net New Project Trip Distribution %	Net New Project Trip Assignment	Future Total (2033) Peak Hour Volume	Future Total (2033) Capacity [2]	Exceeds Capacity?
	From	To						
Alico Road	Ben Hill Griffin Pkwy	Innovation Lane	1,828	57%	124	1,952	1,960	No
	Innovation Lane	Green Meadow Rd					1,960	No
Alico Road Ext.	Alico Road	Project Driveway	1736	61%	133	1,869	1,960	No
	Project Driveway	SR 82		39%	85	1,821		No

Notes: (1) From Table 7
(2) Future capacity obtained from Table 21.b in Lee County's Public Facilities Level of Service and Concurrency Report 2024 – Inventory and Projections

Long-Term (2045) Roadway Capacity Analysis

Future background traffic volumes for 2045 were developed by applying a 1.0 percent (1.0%) annual compound growth rate to the 2033 future background peak hour volumes from Table 7.

The results of the long-term background roadway analysis are summarized in Table 9 and indicate the following study roadway segments are anticipated to exceed capacity:

- Alico Road between Ben Hill Griffin Parkway and Innovation Lane
- Alico Road between Innovation Lane and Green Meadow Road

Table 9: Long-Term Future Background (2045) Roadway Segment Capacity Analysis

Roadway	Segment		Future Background (2033) Peak Hour Volume[1]	Updated Future Background (2045) Peak Hour Volume[2]	Future Background (2045) Capacity [4]	Exceeds Capacity?
	From	To				
Alico Road	Ben Hill Griffin Pkwy	Innovation Lane	1,828	2,047	1,960	Yes
	Innovation Lane	Green Meadow Rd			1,960	Yes
Alico Road Ext.	Alico Road	SR 82	1,736[3]	1,944	1,960	No

Notes: (1) From Table 7.
(2) Background (2045) Peak-Hour Volumes have been calculated by an annual compound growth rate of 1.0 percent (1.0%).
(3) Background (2033) Peak Hour Volumes based on the AADT obtained from D1RPM Model run and the K and D factors from Alico Road
(4) Future capacity obtained from Table 21.b in Lee County's Public Facilities Level of Service and Concurrency Report 2024 – Inventory and Projections

According to the Community Planning Act of 2011 (also known as House Bill 7207), roadway improvements that are identified to be needed for acceptable operations in the future background conditions (without project trips) may be assumed in the background with improvements scenario and are not the responsibility of the developer. Based on the long-term (2045) background conditions roadway analysis, the following Community Planning Act of 2011 improvements are needed to accommodate the future background traffic and is not the responsibility of the developer:

- Alico Road between Ben Hill Griffin Parkway and Innovation Lane
  - Widening from four lanes to six lanes
- Alico Road between Innovation Lane and Green Meadow Road
  - Widening from four lanes to six lanes

Project trips were then added to the background trips to estimate the long-term (2045) future total traffic volumes. As indicated in Table 10, the results of the long-term (2045) future total roadway conditions indicate that with the addition of project traffic the following roadway segments are expected to exceed capacity:

- Proposed Alico Road Extension between Existing Alico Road and Project Driveway
- Proposed Alico Road Extension between Project Driveway and SR 82

Table 10: Long-Term Future Total (2045) Roadway Segment Capacity Analysis

Roadway	Segment		Future Background (2045) Peak Hour Volume[1]	Net New Project Trip Distribution %	Net New Project Trip Assignment	Future Total (2045) Peak Hour Volume	Future Total (2045) Capacity [2]	Exceeds Capacity?
	From	To						
Alico Road	Ben Hill Griffin Pkwy	Innovation Lane	2,047	57%	124	2,171	2,960	No
	Innovation Lane	Green Meadow Rd					2,960	No
Alico Road Ext.	Alico Road	Project Driveway	1,944	61%	133	2,077	1,960	Yes
	Project Driveway	SR 82		39%	85	2,029		Yes

Notes: (1) From Table 9.
(2) Future capacity obtained from Table 21.b in Lee County's Public Facilities Level of Service and Concurrency Report 2024 – Inventory and Projections

CONCLUSIONS

A Comprehensive Plan Amendment traffic analysis was undertaken for the proposed Bluewater Ridge development to identify the anticipated short-term and long-term transportation impacts of the proposed FLU change from the existing DR/GR (Density Reduction/Groundwater Recharge) with Wetlands, AG-2 (Agricultural – 2), IPD (Industrial Planned Development), and CFPD (Community Facilities Planned Development) zonings to the proposed FLU of Enhanced Mine Reclamation Community Overlay and Wetlands. The analysis was conducted based on the net change in trips generated from the proposed maximum land use potentials for the site.

Based upon the results of the short-term (2033) roadway capacity analysis, all study roadway segments are anticipated to operate under capacity.

Based upon the results of the long-term (2045) roadway capacity analysis, the study roadway segments are anticipated to exceed capacity:

- Alico Road between Ben Hill Griffin Parkway and Innovation Lane (Future Background)
- Alico Road between Innovation Lane and Green Meadow Road (Future Background)
- Proposed Alico Road Extension between Existing Alico Road and Project Driveway (Future Total)
- Proposed Alico Road Extension between Project Driveway and SR 82 (Future Total)

According to the Community Planning Act of 2011 (also known as House Bill 7207), roadway improvements that are identified to be needed for acceptable operations in the future background conditions (without project trips) may be assumed in the background with improvements scenario and are not the responsibility of the developer.

Based on the long-term (2045) background conditions roadway analysis, the following Community Planning Act of 2011 improvements are needed to accommodate the future background traffic and is not the responsibility of the developer:

- Alico Road between Ben Hill Griffin Parkway and Innovation Lane
  - Widening from four lanes to six lanes
- Alico Road between Innovation Lane and Green Meadow Road
  - Widening from two lanes to four lanes

APPENDIX A

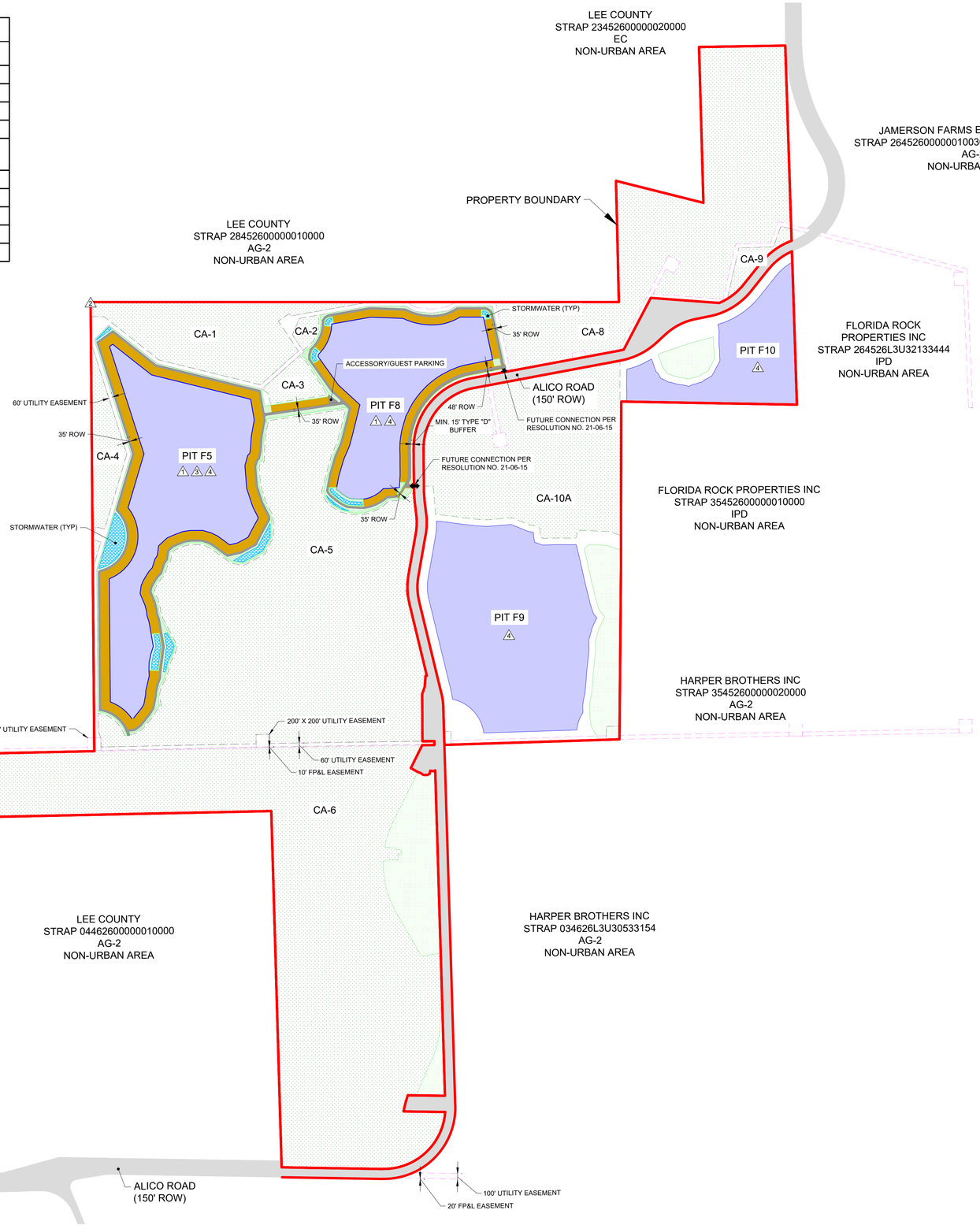
Site Plan

BLUEWATER RIDGE LAND USE SUMMARY		
SYMBOL	**DESCRIPTION**	**AREA (AC)**
	RESIDENTIAL LOTS	68.30
	EXISTING MINING LAKES	412.11
	STORMWATER PONDS	8.63
	INTERNAL ROAD ROW	23.95
	NON-DEVELOPED - BUFFER AREAS (WETLANDS OUTSIDE OF CA)	101.17
	EXISTING CONSERVATION AREA	1175.06
	UTILITY EASEMENT (OPEN SPACE)	39.98
	UNDESIGNATED SPACE	72.10
	BOUNDARY TOTAL	1901.30

OPEN SPACE TABLE		
	AREA (AC)	%
REQUIRED	950.61	50.00
PROVIDED	1388.33	73.02

OPEN SPACE	**AREA (AC)**
UTILITY EASEMENT (OPEN SPACE)	20.00
UTILITY EASEMENT (* STORMWATER)	19.98
NON-DEVELOPED - BUFFER AREAS (WETLANDS OUTSIDE OF CA, PUE OPEN SPACE)	101.17
UNDESIGNATED SPACE	72.10
CONSERATION AREA	
WETLAND	998.56
UPLAND	176.50
TOTAL	1388.31

* UTILITY EASEMENT TO BE UTILIZED AS STORMWATER FACILITIES FOR WATER QUALITY & ATTENUATION. TO BE REVIEWED AND APPROVED UNDER DEVELOPMENT ORDER



NORTH

GRAPHIC SCALE IN FEET
0 450 900 1800

22 x 34 SCALE: 1" = 900'
11 x 17 SCALE: 1" = 1800'

DEVIATIONS

1. 4:1 LAKE BANK SLOPES (RELIEF FROM LDC SECTION 10-329(D)(4))
2. EXISTING PRESERVATION/ VEGETATION TO MEET TYPE F PLANTING REQUIREMENTS (RELIEF FROM LDC SECTION 10-416(D))
3. NON-SINUOUS LAKE SHORELINE (RELIEF FROM LDC SECTION 10-418(1))
4. MAXIMUM DEPTH OF 60' BELOW CONTROL ELEVATION FOR EXISTING MINING LAKES (RELIEF FROM LDC SECTION 3-331(D)(3)(A))

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1514 BROADWAY, SUITE 301, FORT MYERS, FL 33901
PHONE: 239-271-2650 FAX: 941-379-4352
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL
SINA EBRAHIMI, P.E.
FLORIDA LICENSE NUMBER
82332
DATE:

KHA PROJECT 248212000		
DATE 12/1/2025		
SCALE	AS SHOWN	KHA
DESIGNED BY		KHA
DRAWN BY		KHA
CHECKED BY		KHA

BLUEWATER RIDGE SITE PLAN

MASTER CONCEPT PLAN

PREPARED FOR
FLORIDA ROCK PROPERTIES, INC
LEE COUNTY
FLORIDA

SHEET NUMBER
MCP-1

APPENDIX B

Trip Generation Calculations

Maximum Existing Development Weekday Trip Generation Calculations

	TRIP GENERATION CHARACTERISTICS						DIRECTIONAL DISTRIBUTION		BASELINE TRIPS			MULTIMODAL REDUCTION		VEHICLE TRIPS			INTERNAL CAPTURE		EXTERNAL VEHICLE TRIPS			PASS-BY CAPTURE		NEW EXTERNAL VEHICLE TRIPS		
	Land Use	ITE Edition	ITE LUC	Scale	ITE Unit	Equation/Rate	Entering %	Exiting %	In	Out	Total	Factor	MR Trips	In	Out	Total	Rate	IC Trips	In	Out	Total	Rate	PB Trips	In	Out	Total
1	Single-Family Detached Housing	12	210	105	DU	T = 8.07(X) + 265.45	50%	50%	557	556	1,113	0.0%	0	557	556	1,113	0.00%	0	557	556	1,113	0.0%	0	557	556	1,113
2																										
								Total:	557	556	1,113	0.0%	0	557	556	1,113	0.0%	0	557	556	1,113	0.0%	0	557	556	1,113

Maximum Existing Development A.M. Peak Hour Trip Generation Calculations

	TRIP GENERATION CHARACTERISTICS						DIRECTIONAL DISTRIBUTION		BASELINE TRIPS			MULTIMODAL REDUCTION		VEHICLE TRIPS			INTERNAL CAPTURE		EXTERNAL VEHICLE TRIPS			PASS-BY CAPTURE		NEW EXTERNAL VEHICLE TRIPS		
	Land Use	ITE Edition	ITE LUC	Scale	ITE Unit	Equation/Rate	Entering %	Exiting %	In	Out	Total	Factor	MR Trips	In	Out	Total	Rate	IC Trips	In	Out	Total	Rate	PB Trips	In	Out	Total
1	Single-Family Detached Housing	12	210	105	DU	T = 0.67(X) + 5.59	27%	73%	21	55	76	0.0%	0	21	55	76	0.0%	0	21	55	76	0.0%	0	21	55	76
2																										
								Total:	21	55	76	0.0%	0	21	55	76	0.0%	0	21	55	76	0.0%	0	21	55	76

Maximum Existing Development P.M. Peak Hour Trip Generation Calculations

	TRIP GENERATION CHARACTERISTICS						DIRECTIONAL DISTRIBUTION		BASELINE TRIPS			MULTIMODAL REDUCTION		VEHICLE TRIPS			INTERNAL CAPTURE		EXTERNAL VEHICLE TRIPS			PASS-BY CAPTURE		NEW EXTERNAL VEHICLE TRIPS		
	Land Use	ITE Edition	ITE LUC	Scale	ITE Unit	Equation/Rate	Entering %	Exiting %	In	Out	Total	Factor	MR Trips	In	Out	Total	Rate	IC Trips	In	Out	Total	Rate	PB Trips	In	Out	Total
1	Single-Family Detached Housing	12	210	105	DU	Ln(T) = 0.92 Ln(X) + 0.33	62%	38%	63	38	101	0.0%	0	63	38	101	0.0%	0	63	38	101	0.0%	0	63	38	101
2																										
								Total:	63	38	101	0.0%	0	63	38	101	0.0%	0	63	38	101	0.0%	0	63	38	101

Proposed Development Weekday Trip Generation Calculations

	TRIP GENERATION CHARACTERISTICS						DIRECTIONAL DISTRIBUTION		BASELINE TRIPS			MULTIMODAL REDUCTION		VEHICLE TRIPS			INTERNAL CAPTURE		EXTERNAL VEHICLE TRIPS			PASS-BY CAPTURE		NEW EXTERNAL VEHICLE TRIPS		
	Land Use	ITE Edition	ITE LUC	Scale	ITE Unit	Equation/Rate	Entering %	Exiting %	In	Out	Total	Factor	MR Trips	In	Out	Total	Rate	IC Trips	In	Out	Total	Rate	PB Trips	In	Out	Total
1	Single-Family Detached Housing	12	210	500	DU	T = 8.07(X) + 265.45	50%	50%	2,150	2,150	4,300	0.0%	0	2,150	2,150	4,300	0.00%	0	2,150	2,150	4,300	0.0%	0	2,150	2,150	4,300
2																										
								Total:	2,150	2,150	4,300	0.0%	0	2,150	2,150	4,300	0.0%	0	2,150	2,150	4,300	0.0%	0	2,150	2,150	4,300

Proposed Development A.M. Peak Hour Trip Generation Calculations

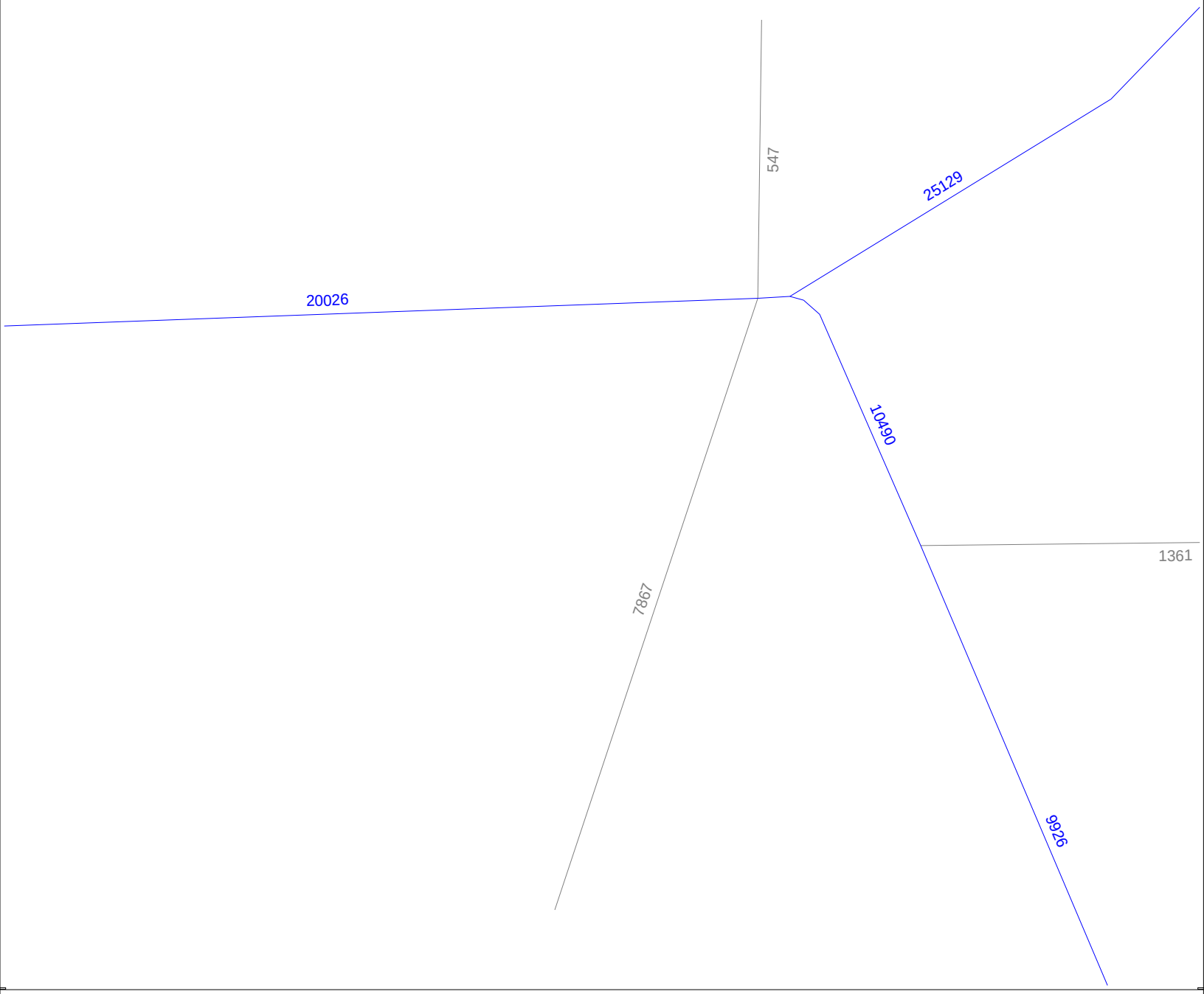
	TRIP GENERATION CHARACTERISTICS						DIRECTIONAL DISTRIBUTION		BASELINE TRIPS			MULTIMODAL REDUCTION		VEHICLE TRIPS			INTERNAL CAPTURE		EXTERNAL VEHICLE TRIPS			PASS-BY CAPTURE		NEW EXTERNAL VEHICLE TRIPS		
	Land Use	ITE Edition	ITE LUC	Scale	ITE Unit	Equation/Rate	Entering %	Exiting %	In	Out	Total	Factor	MR Trips	In	Out	Total	Rate	IC Trips	In	Out	Total	Rate	PB Trips	In	Out	Total
1	Single-Family Detached Housing	12	210	500	DU	T = 0.67(X) + 5.59	27%	73%	92	249	341	0.0%	0	92	249	341	0.0%	0	92	249	341	0.0%	0	92	249	341
2																										
								Total:	92	249	341	0.0%	0	92	249	341	0.0%	0	92	249	341	0.0%	0	92	249	341

Proposed Development P.M. Peak Hour Trip Generation Calculations

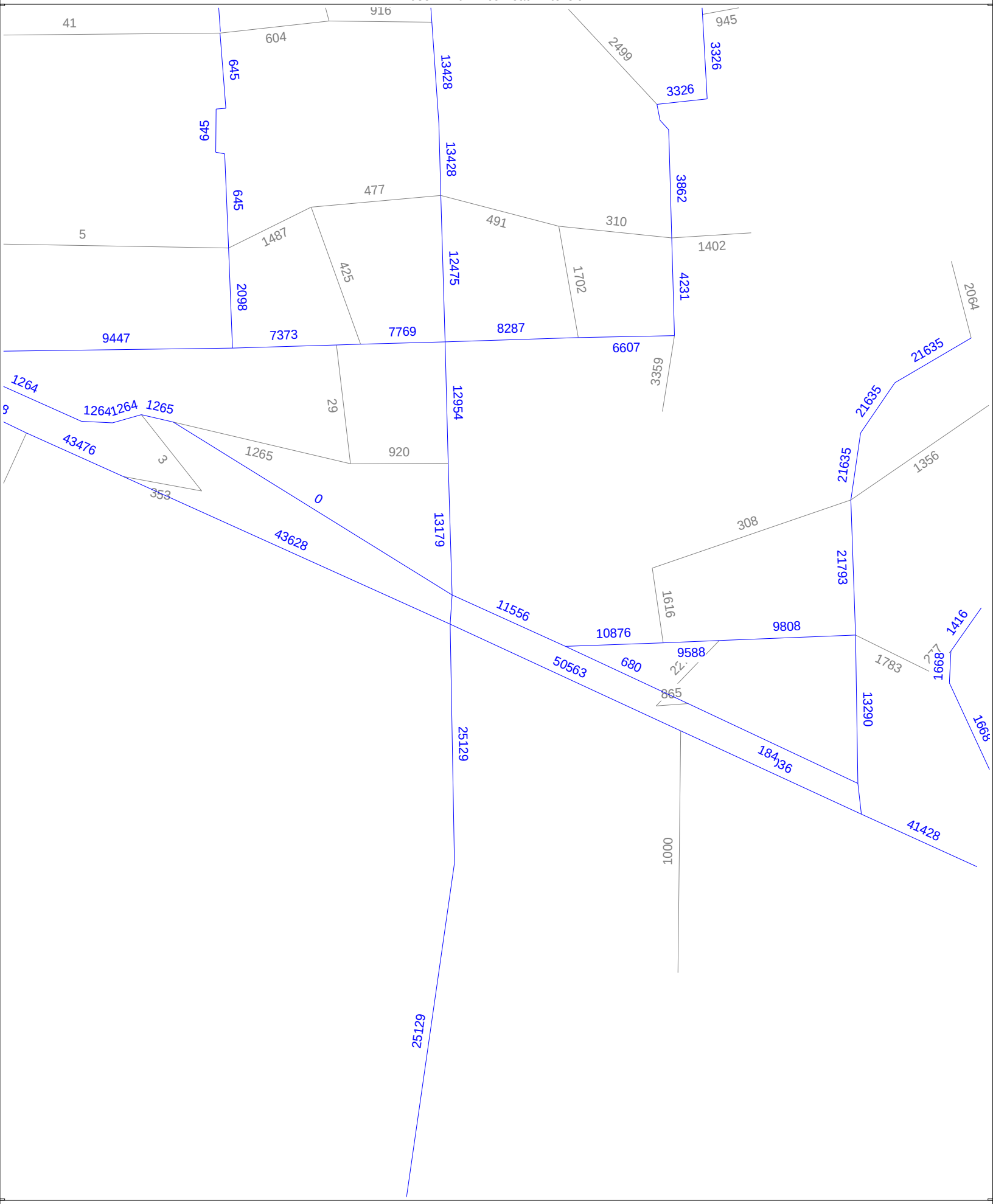
	TRIP GENERATION CHARACTERISTICS						DIRECTIONAL DISTRIBUTION		BASELINE TRIPS			MULTIMODAL REDUCTION		VEHICLE TRIPS			INTERNAL CAPTURE		EXTERNAL VEHICLE TRIPS			PASS-BY CAPTURE		NEW EXTERNAL VEHICLE TRIPS		
	Land Use	ITE Edition	ITE LUC	Scale	ITE Unit	Equation/Rate	Entering %	Exiting %	In	Out	Total	Factor	MR Trips	In	Out	Total	Rate	IC Trips	In	Out	Total	Rate	PB Trips	In	Out	Total
1	Single-Family Detached Housing	12	210	500	DU	Ln(T) = 0.92 Ln(X) + 0.33	62%	38%	262	161	423	0.0%	0	262	161	423	0.0%	0	262	161	423	0.0%	0	262	161	423
2																										
								Total:	262	161	423	0.0%	0	262	161	423	0.0%	0	262	161	423	0.0%	0	262	161	423

APPENDIX C

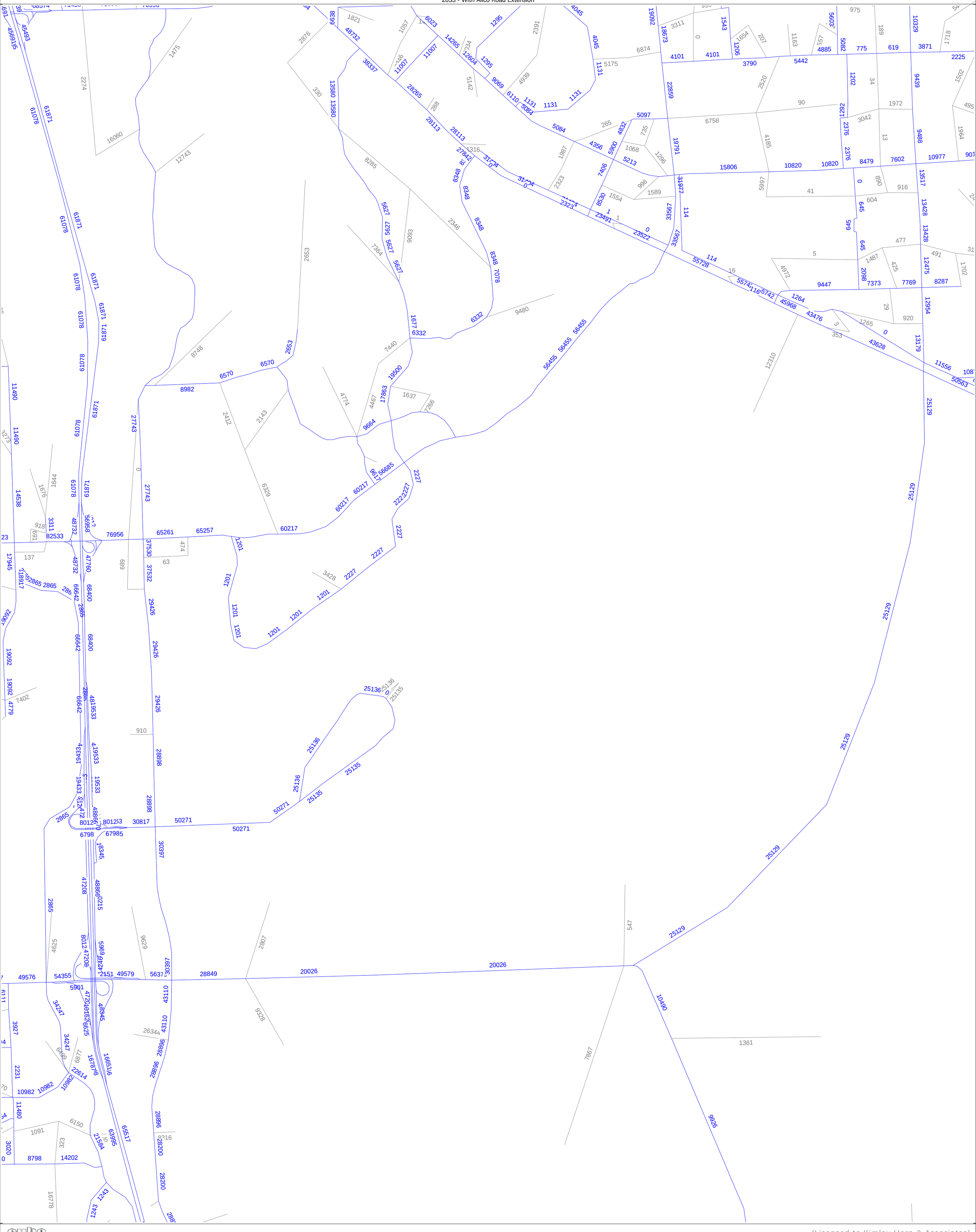
D1RPM Model Outputs


547
25129
20026
10490
1361
7867
9926

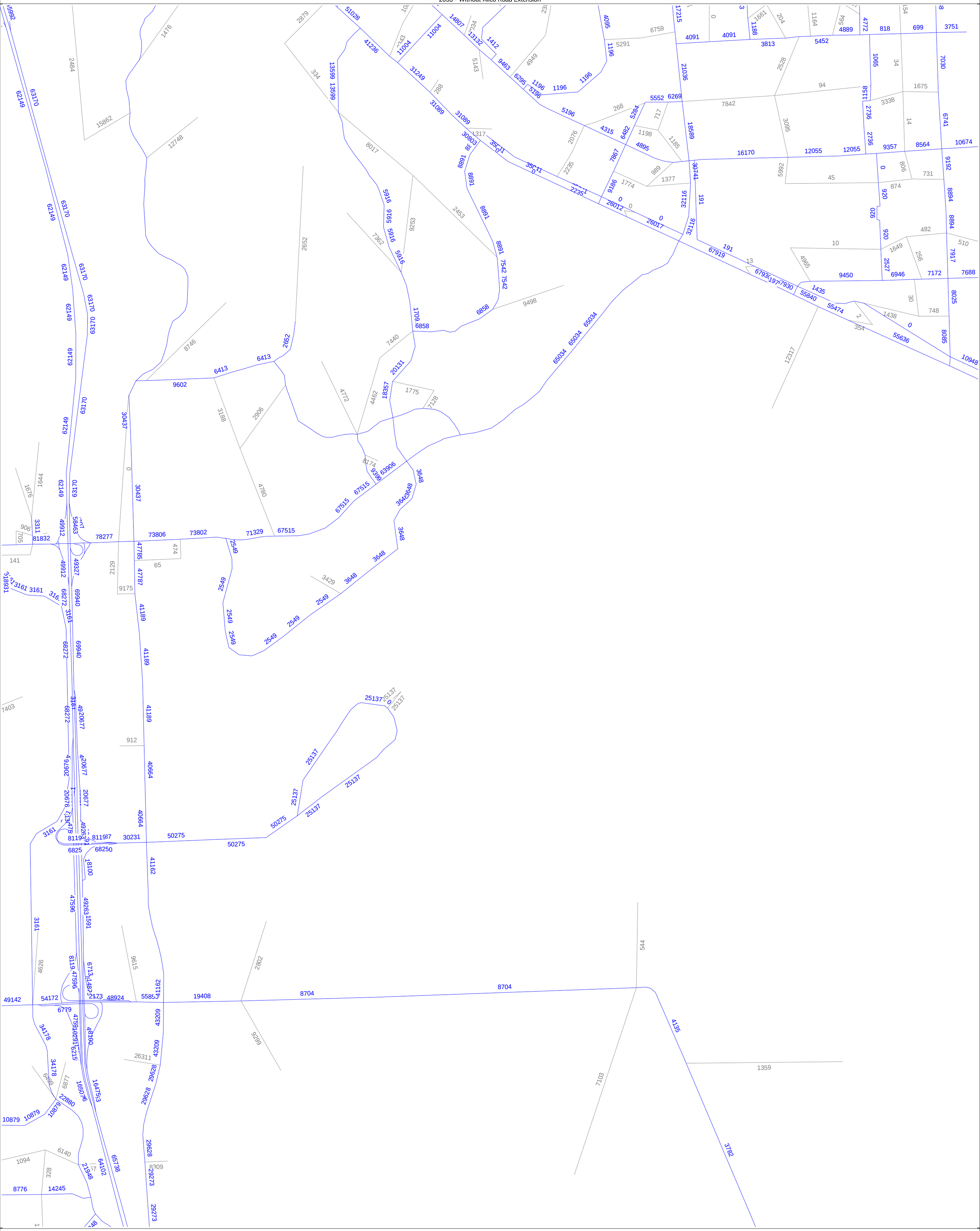
D1RPM
FRP - Alico Road
2033 - With Alico Road Extension



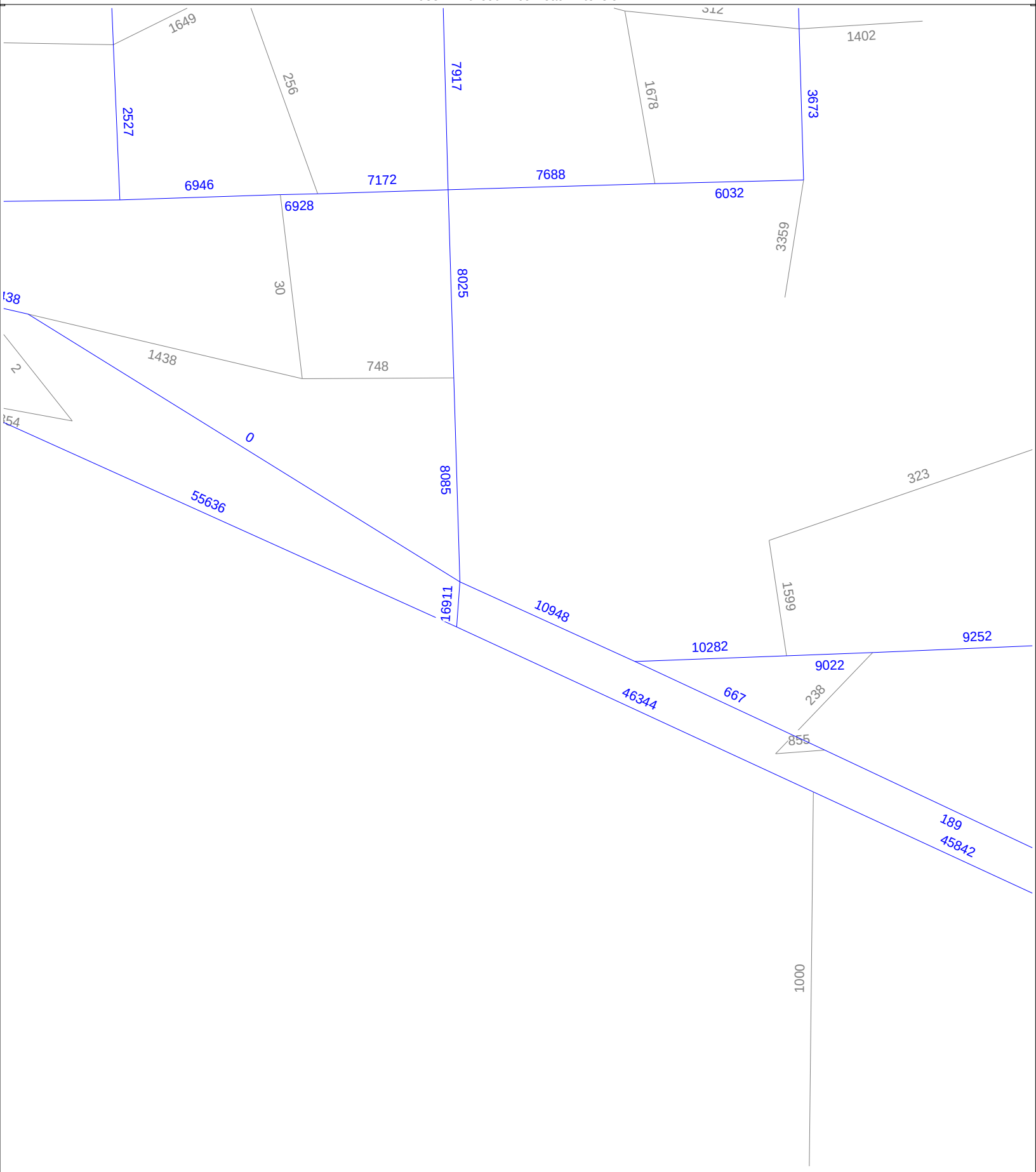
D1RPM
FRP - Alico Road
2033 - With Alico Road Extension



D1RPM
FRP - Alico Road
2033 - Without Alico Road Extension



D1RPM
FRP - Alico Road
2033 - Without Alico Road Extension



APPENDIX D

Traffic Data

National Data & Surveying Services

Intersection Turning Movement Count

Location: Sunshine Blvd S & SR 82
City: Fort Myers
Control: 1-Way Stop(SB)

Project ID: 25-120285-001
Date: 5/28/2025

Data - Total

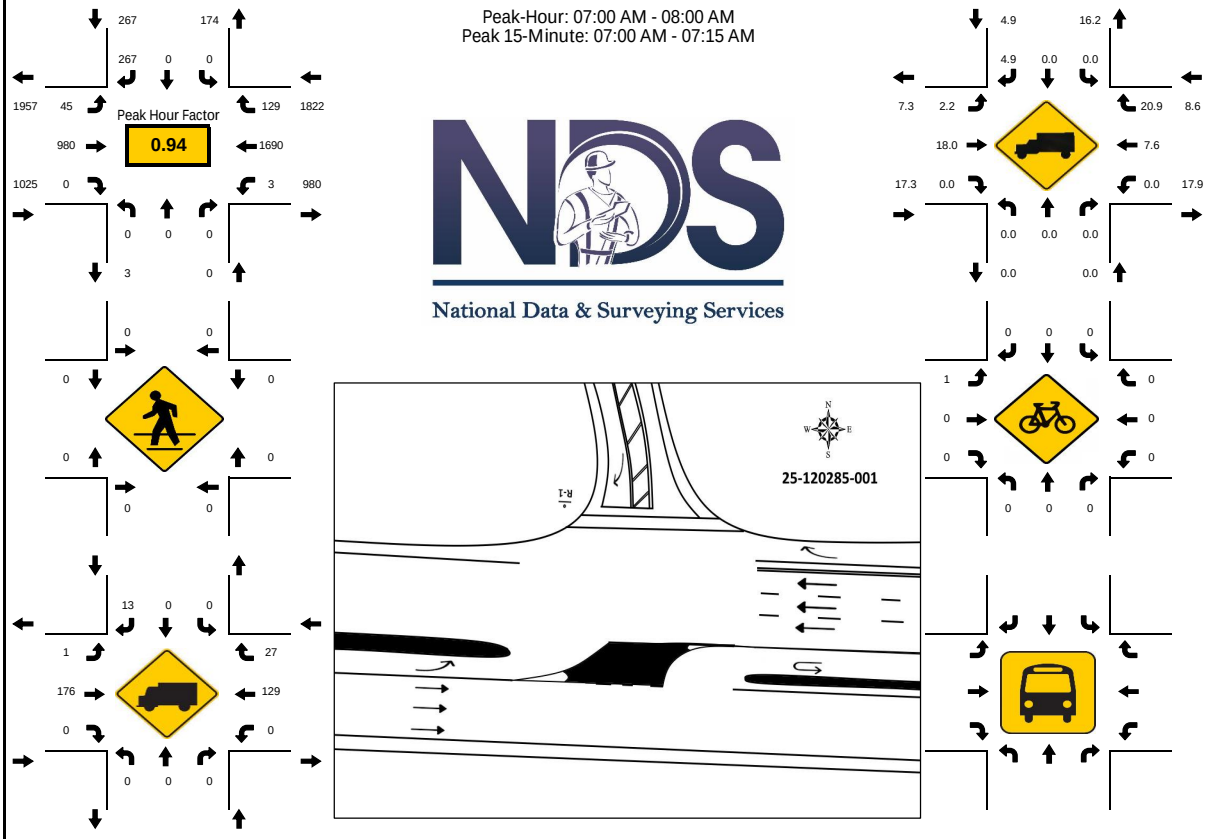
NS/EW Streets:	Sunshine Blvd S				Sunshine Blvd S				SR 82				SR 82				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	0	0	0	0	0	0	84	0	7	232	0	1	0	473	27	1	825
7:15 AM	0	0	0	0	0	0	88	0	15	255	0	0	0	419	29	0	806
7:30 AM	0	0	0	0	0	0	48	0	10	233	0	0	0	381	33	0	705
7:45 AM	0	0	0	0	0	0	47	0	12	260	0	0	0	417	40	2	778
8:00 AM	0	0	0	0	0	0	35	0	15	261	0	0	0	383	54	0	748
8:15 AM	0	0	0	0	0	0	49	0	17	226	0	0	0	401	40	0	733
8:30 AM	0	0	0	0	0	0	46	0	7	230	0	0	0	403	34	1	721
8:45 AM	0	0	0	0	0	0	36	0	18	211	0	0	0	306	39	0	610
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	0	0	0	0	0	433	0	101	1908	0	1	0	3183	296	4	5926
APPROACH %'s :					0.00%	0.00%	100.00%	0.00%	5.02%	94.93%	0.00%	0.05%	0.00%	91.39%	8.50%	0.11%	
PEAK HR :	07:00 AM - 08:00 AM																TOTAL
PEAK HR VOL :	0	0	0	0	0	0	267	0	44	980	0	1	0	1690	129	3	3114
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.000	0.000	0.759	0.000	0.733	0.942	0.000	0.250	0.000	0.893	0.806	0.375	0.944
					0.759				0.942				0.909				

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
4:00 PM	0	0	0	0	0	0	37	0	46	575	0	0	0	316	36	2	1012
4:15 PM	0	0	0	0	0	0	28	0	60	568	0	0	0	314	44	2	1016
4:30 PM	0	0	0	0	0	0	33	0	63	533	0	0	0	311	52	4	996
4:45 PM	0	0	0	0	0	0	44	0	64	528	0	0	0	273	55	1	965
5:00 PM	0	0	0	0	0	0	28	0	61	557	0	0	0	314	50	1	1011
5:15 PM	0	0	0	0	0	0	41	1	66	565	0	0	0	282	41	2	998
5:30 PM	0	0	0	0	0	0	42	0	57	559	0	0	0	236	42	0	936
5:45 PM	0	0	0	0	0	0	22	0	59	563	0	0	0	284	39	3	970
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	0	0	0	0	0	275	1	476	4448	0	0	0	2330	359	15	7904
APPROACH %'s :					0.00%	0.00%	99.64%	0.36%	9.67%	90.33%	0.00%	0.00%	0.00%	86.17%	13.28%	0.55%	
PEAK HR :	04:00 PM - 05:00 PM																TOTAL
PEAK HR VOL :	0	0	0	0	0	0	142	0	233	2204	0	0	0	1214	187	9	3989
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.000	0.000	0.807	0.000	0.910	0.958	0.000	0.000	0.000	0.960	0.850	0.563	0.982
					0.807				0.970				0.960				

LOCATION: Sunshine Blvd S & SR 82
CITY/STATE: Fort Myers, FL

PROJECT ID: 25-120285-001
DATE: Wed, May 28, 2025

Peak-Hour: 07:00 AM - 08:00 AM
Peak 15-Minute: 07:00 AM - 07:15 AM



15-Min Count Period Beginning At	Sunshine Blvd S Northbound					Sunshine Blvd S Southbound					SR 82 Eastbound					SR 82 Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
7:00 AM	0	0	0	0		0	0	84	0		7	232	0	1		0	473	27	1		825	3114
7:15 AM	0	0	0	0		0	0	88	0		15	255	0	0		0	419	29	0		806	3037
7:30 AM	0	0	0	0		0	0	48	0		10	233	0	0		0	381	33	0		705	2964
7:45 AM	0	0	0	0		0	0	47	0		12	260	0	0		0	417	40	2		778	2980
8:00 AM	0	0	0	0		0	0	35	0		15	261	0	0		0	383	54	0		748	2812
8:15 AM	0	0	0	0		0	0	49	0		17	226	0	0		0	401	40	0		733	2064
8:30 AM	0	0	0	0		0	0	46	0		7	230	0	0		0	403	34	1		721	1331
8:45 AM	0	0	0	0		0	0	36	0		18	211	0	0		0	306	39	0		610	610
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	0	0	0	0		0	0	352	0		60	1040	0	4		0	1892	160	8		**3516**	
Heavy Trucks	0	0	0	0		0	0	24	0		4	220	0	0		0	168	32	0		**448**	
Pedestrians		0					0					0					0				**0**	
Bicycles	0	0	0	0		0	0	0	0		0	0	0	4		0	0	0	0		**0**	
Buses																						
Stopped Buses																						

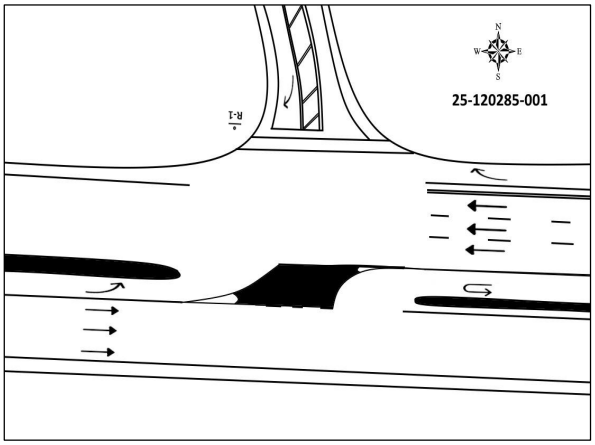
LOCATION: Sunshine Blvd S & SR 82
CITY/STATE: Fort Myers, FL

PROJECT ID: 25-120285-001
DATE: Wed, May 28, 2025

Peak-Hour: 04:00 PM - 05:00 PM
Peak 15-Minute: 04:15 PM - 04:30 PM

Peak Hour Factor
0.98

National Data & Surveying Services



15-Min Count Period Beginning At	Sunshine Blvd S Northbound					Sunshine Blvd S Southbound					SR 82 Eastbound					SR 82 Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
4:00 PM	0	0	0	0		0	0	37	0		46	575	0	0		0	316	36	2		1012	3989
4:15 PM	0	0	0	0		0	0	28	0		60	568	0	0		0	314	44	2		1016	3988
4:30 PM	0	0	0	0		0	0	33	0		63	533	0	0		0	311	52	4		996	3970
4:45 PM	0	0	0	0		0	0	44	0		64	528	0	0		0	273	55	1		965	3910
5:00 PM	0	0	0	0		0	0	28	0		61	557	0	0		0	314	50	1		1011	3915
5:15 PM	0	0	0	0		0	0	41	1		66	565	0	0		0	282	41	2		998	2904
5:30 PM	0	0	0	0		0	0	42	0		57	559	0	0		0	236	42	0		936	1906
5:45 PM	0	0	0	0		0	0	22	0		59	563	0	0		0	284	39	3		970	970
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	0	0	0	0		0	0	176	0		256	2300	0	0		0	1264	220	16		**4232**	
Heavy Trucks	0	0	0	0		0	0	8	0		12	96	0	0		0	116	24	8		**256**	
Pedestrians		0					0					0					0				**0**	
Bicycles	0	0	0	0		0	0	0	0		0	0	0	0		0	0	4	0		**4**	
Buses																						
Stopped Buses																						

National Data & Surveying Services

Intersection Turning Movement Count

Location: Green Meadow Rd & Alico Rd
City: Fort Myers
Control: 1-Way Stop(SB)

Project ID: 25-120285-002
Date: 5/28/2025

Data - Total

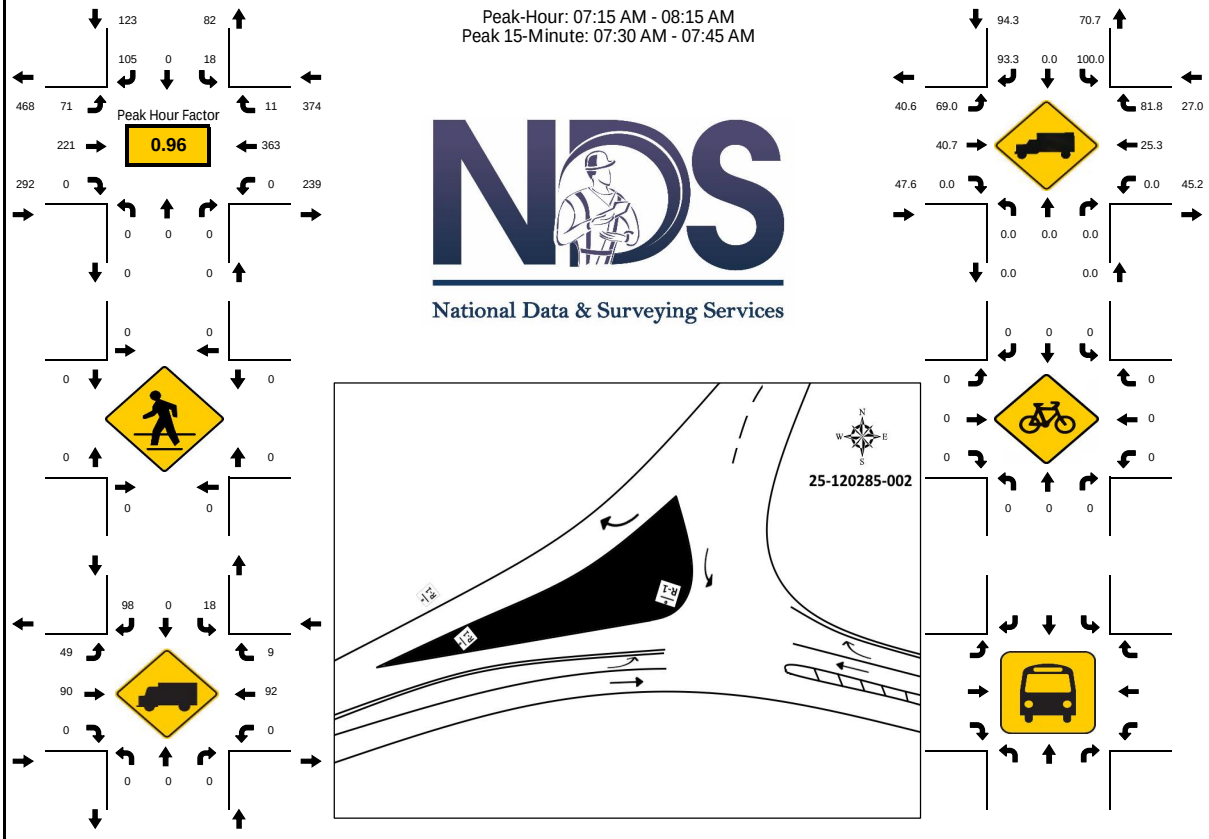
NS/EW Streets:	Green Meadow Rd				Green Meadow Rd				Alico Rd				Alico Rd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	0	0	0	0	4	0	14	0	26	38	0	0	0	109	5	0	196
7:15 AM	0	0	0	0	5	0	23	0	21	46	0	0	0	96	1	0	192
7:30 AM	0	0	0	0	3	0	27	0	22	62	0	0	0	84	7	0	205
7:45 AM	0	0	0	0	7	0	24	0	16	53	0	0	0	93	2	0	195
8:00 AM	0	0	0	0	3	0	31	0	12	60	0	0	0	90	1	0	197
8:15 AM	0	0	0	0	1	0	24	0	11	53	0	0	0	79	1	0	169
8:30 AM	0	0	0	0	8	0	21	0	24	57	0	0	0	65	6	0	181
8:45 AM	0	0	0	0	3	0	18	0	25	60	0	0	0	57	3	0	166
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	0	0	0	34	0	182	0	157	429	0	0	0	673	26	0	1501
APPROACH %'s :					15.74%	0.00%	84.26%	0.00%	26.79%	73.21%	0.00%	0.00%	0.00%	96.28%	3.72%	0.00%	
PEAK HR :	07:15 AM - 08:15 AM																TOTAL
PEAK HR VOL :	0	0	0	0	18	0	105	0	71	221	0	0	0	363	11	0	789
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.643	0.000	0.847	0.000	0.807	0.891	0.000	0.000	0.000	0.945	0.393	0.000	0.962
					0.904				0.869				0.964				

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
4:00 PM	0	0	0	0	3	0	21	0	1	54	0	0	0	73	1	0	153
4:15 PM	0	0	0	0	0	0	10	0	1	87	0	0	0	47	1	0	146
4:30 PM	0	0	0	0	1	0	10	0	3	82	0	0	0	65	1	0	162
4:45 PM	0	0	0	0	2	0	10	0	2	86	0	0	0	59	1	0	160
5:00 PM	0	0	0	0	5	0	12	0	3	102	0	0	0	76	1	0	199
5:15 PM	0	0	0	0	0	0	2	0	3	78	0	0	0	79	0	0	162
5:30 PM	0	0	0	0	0	0	7	0	0	62	0	0	0	67	0	0	136
5:45 PM	0	0	0	0	0	0	3	0	1	60	0	0	0	40	1	0	105
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	0	0	0	11	0	75	0	14	611	0	0	0	506	6	0	1223
APPROACH %'s :					12.79%	0.00%	87.21%	0.00%	2.24%	97.76%	0.00%	0.00%	0.00%	98.83%	1.17%	0.00%	
PEAK HR :	04:30 PM - 05:30 PM																TOTAL
PEAK HR VOL :	0	0	0	0	8	0	34	0	11	348	0	0	0	279	3	0	683
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.400	0.000	0.708	0.000	0.917	0.853	0.000	0.000	0.000	0.883	0.750	0.000	0.858
					0.618				0.855				0.892				

LOCATION: Green Meadow Rd & Alico Rd
CITY/STATE: Fort Myers, FL

PROJECT ID: 25-120285-002
DATE: Wed, May 28, 2025

Peak-Hour: 07:15 AM - 08:15 AM
Peak 15-Minute: 07:30 AM - 07:45 AM



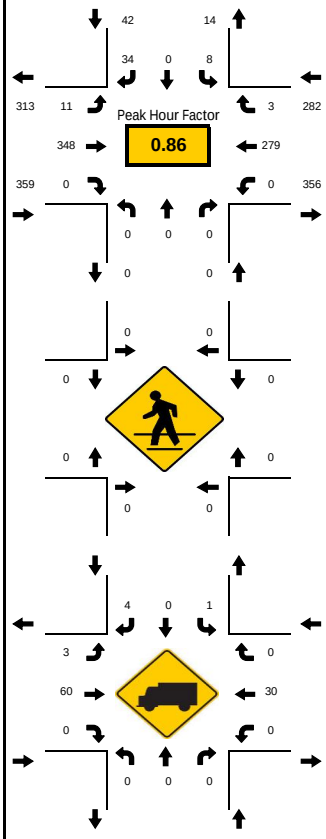
National Data & Surveying Services

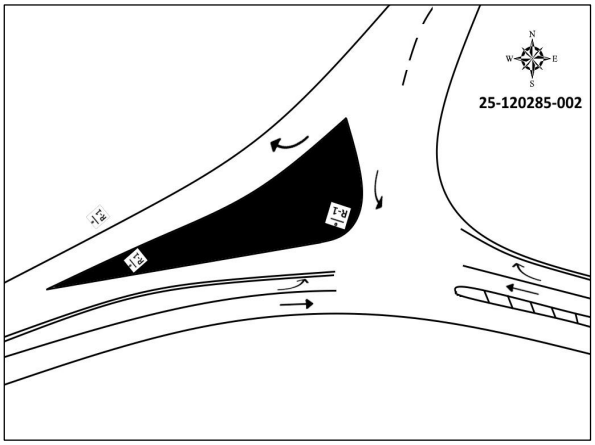
15-Min Count Period Beginning At	Green Meadow Rd Northbound					Green Meadow Rd Southbound					Alico Rd Eastbound					Alico Rd Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
7:00 AM	0	0	0	0		4	0	14	0		26	38	0	0		0	109	5	0		196	788
7:15 AM	0	0	0	0		5	0	23	0		21	46	0	0		0	96	1	0		192	789
7:30 AM	0	0	0	0		3	0	27	0		22	62	0	0		0	84	7	0		205	766
7:45 AM	0	0	0	0		7	0	24	0		16	53	0	0		0	93	2	0		195	742
8:00 AM	0	0	0	0		3	0	31	0		12	60	0	0		0	90	1	0		197	713
8:15 AM	0	0	0	0		1	0	24	0		11	53	0	0		0	79	1	0		169	516
8:30 AM	0	0	0	0		8	0	21	0		24	57	0	0		0	65	6	0		181	347
8:45 AM	0	0	0	0		3	0	18	0		25	60	0	0		0	57	3	0		166	166
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	0	0	0	0		28	0	124	0		88	248	0	0		0	384	28	0		**900**	
Heavy Trucks	0	0	0	0		28	0	120	0		56	132	0	0		0	124	24	0		**484**	
Pedestrians		0					0					0					0				**0**	
Bicycles	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		**0**	
Buses																						
Stopped Buses																						

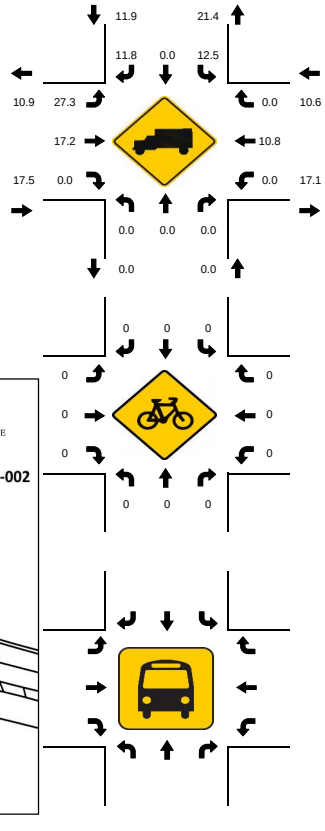
LOCATION: Green Meadow Rd & Alico Rd
CITY/STATE: Fort Myers, FL

PROJECT ID: 25-120285-002
DATE: Wed, May 28, 2025

Peak-Hour: 04:30 PM - 05:30 PM
Peak 15-Minute: 05:00 PM - 05:15 PM







15-Min Count Period Beginning At	Green Meadow Rd Northbound					Green Meadow Rd Southbound					Alico Rd Eastbound					Alico Rd Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
4:00 PM	0	0	0	0		3	0	21	0		1	54	0	0		0	73	1	0		153	621
4:15 PM	0	0	0	0		0	0	10	0		1	87	0	0		0	47	1	0		146	667
4:30 PM	0	0	0	0		1	0	10	0		3	82	0	0		0	65	1	0		162	683
4:45 PM	0	0	0	0		2	0	10	0		2	86	0	0		0	59	1	0		160	657
5:00 PM	0	0	0	0		5	0	12	0		3	102	0	0		0	76	1	0		199	602
5:15 PM	0	0	0	0		0	0	2	0		3	78	0	0		0	79	0	0		162	403
5:30 PM	0	0	0	0		0	0	7	0		0	62	0	0		0	67	0	0		136	241
5:45 PM	0	0	0	0		0	0	3	0		1	60	0	0		0	40	1	0		105	105
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	0	0	0	0		20	0	48	0		12	408	0	0		0	316	4	0		**808**	
Heavy Trucks	0	0	0	0		4	0	16	0		4	76	0	0		0	40	0	0		**140**	
Pedestrians		0					0					0					0				**0**	
Bicycles	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		**0**	
Buses																						
Stopped Buses																						

NOVEMBER 2025

GROUNDWATER IMPACTS/BENEFITS ANALYSIS

LEE COUNTY COMPREHENSIVE PLAN AMENDMENT

BLUEWATER RIDGE

Prepared for:

Florida Rock Properties, Inc.
34 Loveton Circle, Suite 200
Sparks, MD 21152

Prepared By:

Kimley»Horn

Kimley-Horn Project No. 248212001

NOVEMBER 2025

GROUNDWATER IMPACT/BENEFITS ANALYSIS

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Prepared for:

Florida Rock Properties, Inc.
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Sparks, MD 21152

Kimberly K. Arnold, P.G
Florida P.G. License No. 2565

Date

Contents

FIGURES

TABLES

ATTACHMENTS

1.0 PROJECT DESCRIPTION

The Bluewater Ridge (BR) project site is comprised of ±1901 acres of fallow farm fields, mine lakes and associated facilities, and natural areas located in unincorporated Lee County (north of Alico Road, south of State Road 82, east of Southwest Florida International Airport). Florida Rock Properties, Inc. is proposing development of an environmentally sensitive single-family residential community with up to 500 residential units, while creating/maintaining approximately 1,175 acres of conservation areas. The residential community will be constructed on the perimeter of Florida Department of Environmental Protection (FDEP)-permitted mining pits F5, F8, and F9 once mining activities are completed. Based on the agreement with Florida Rock Properties, Inc. and Harper Brothers Inc., mining pits F5 and F8 are to be completed by May 2029 and mining pit F9 is anticipated to be fully mined by 2033. An overview of existing property attributes is provided below, while the maps in **Attachments 1-2** illustrate the project location, proposed land overlay, and topography at the site. This analysis provides a hydrogeological overview at the project site and the discussion of potential water supply impacts.

2.0 EXISTING CONDITIONS

2.1 HYDROGEOLOGY

2.1.1 Regional Hydrogeology

Four main aquifers compose the groundwater resources beneath the BR project site: the Surficial (water table) aquifer, the Sandstone aquifer, the Mid-Hawthorn aquifer, and the Floridan aquifer system. See **Attachment 3** for a schematic representation of the hydrogeology underlying the project site. Where present, the Lower Tamiami aquifer is considered part of the Surficial Aquifer System (SAS); however, the aquifer is not present as a distinct aquifer at the project site. The Sandstone and Mid-Hawthorn aquifers are considered part of the Intermediate Aquifer System (IAS), and the Floridan Aquifer System (FAS) encompasses several distinct water-bearing units, among them the Lower Hawthorn, Suwannee, Ocala, and Avon Park formations. The Lower Hawthorn, the Suwannee and the upper portion of the Ocala constitute the Upper Floridan aquifer (UFA), while the lower portion of the Ocala and the Avon Park typically act as confining units in this area, separating the UFA from the Lower Floridan aquifer (LFA) including the Oldsmar formations. The “boulder zone” of the Oldsmar Formation can be used for deep well injection in Lee County. Wells penetrating the Floridan aquifer typically flow at land surface in Lee County, unless large withdrawals in the area have depressed the potentiometric head.

The Surficial, Sandstone and Mid-Hawthorn aquifers generally contain fresh groundwater, with chloride concentrations typically less than 250 milligrams per liter (mg/L), which is the secondary maximum contaminant level for drinking water. The Floridan aquifer typically contains brackish groundwater with chloride concentrations exceeding 250 mg/L. Chloride concentrations generally increase with depth, both among the four aquifers and within the Floridan aquifer. The Underground Source of Drinking Water (USDW) defined as the 10,000 mg/L isochlor for total dissolved solids (TDS) occurs at a depth of approximately 1,600 feet below land surface (bls) in the vicinity of the project site within the Avon Park Formation.

The SAS is the uppermost system, comprised of sediments extending from land surface to the upper confining layer of the IAS. The SAS is usually unconfined or sometimes semi-confined. At the project site,

the upper part of the SAS is comprised of fine sand from the Pamlico and Tamiami Formations, and the lower portion is composed of limestone, shell, and sand of the Tamiami Formation. No confinement occurs between the surficial sands and the Tamiami limestone to form a separate, semi-confined Lower Tamiami aquifer. The upper and lower portions of the SAS function as a single hydrogeological unit approximately 35 to 40 feet thick.

The IAS includes all water-bearing units and confining units between the overlying SAS and the FAS. The Cape Coral clay of the Peace River Formation separates the IAS from the SAS. Approximately 50 feet of green clay and dolosilt with varying amounts of sand and phosphate compose the Cape Coral clay. The water-bearing formations of the IAS generally consist of quartz sand, shells, and limestone. The Sandstone aquifer consists of sandy limestones, sandstones, shell, and sand of the Lehigh Acres Sandstone member of the Peace River Formation. The Sandstone aquifer extends from approximately 100 to 180 feet bls at the project site. A thick confining layer of calcareous clay and dolosilt occurs at the base of the Peace River Formation, extending to approximately 320 feet bls, and separates the Sandstone and Mid-Hawthorn aquifers. The Mid-Hawthorn aquifer occurs within the Arcadia Formation of the Hawthorn Group and consists of limestone with interbedded clay, sand, shell, and phosphate. The Mid-Hawthorn aquifer may extend to approximately 420 feet bls.

The FAS underlies all of Florida and contains several distinct producing zones. Since the water quality generally deteriorates with depth, only the UFA will be discussed at the projects site. The Lower Hawthorn aquifer occurs at the base of the Arcadia Formation and forms the top of the UFA. Near the project site, the Lower Hawthorn aquifer consists of limestone with interbedded phosphatic clay. A white calcareous clay layer may separate the Lower Hawthorn and Suwannee aquifers at a depth of approximately 880 feet bls. The Suwannee limestone, consisting of porous, vuggy limestone with some interbedded sand and sandstone near the base, may extend to 1,200 feet bls. The Ocala Limestone typically consists of chalky limestone with interbedded layers of clay and dolomite. Permeability and porosity decrease with depth, and the formation acts as a semi-confining layer known as the Middle Confining Unit, which also includes the Avon Park Formation. The top of the Oldsmar Formation of the LFA occurs at approximately 2,000 feet bls and includes the highly fractured and transmissive “boulder zone” that the Lee County Utilities Green Meadows water treatment plant (WTP) uses as its injection zone for treatment concentrate.

2.1.2 Testing in the Vicinity of the Project Site

Lee County Utilities’ (LCU) Green Meadows wellfield bisects the project site. The Green Meadows water treatment plant (WTP) is located immediately north of the northwest project boundary. The Green Meadows Wellfield has withdrawn water from the Surficial and Sandstone aquifers historically and added Upper Floridan aquifer wells within the past decade. LCU has performed extensive testing on these aquifers at the Green Meadows wellfield.

Much of the testing has focused on the Water Table and Sandstone aquifers as the primary source aquifers for the Green Meadows wellfield historically. Aquifer performance testing conducted on the Water Table aquifer at the Green Meadows WTP has produced transmissivity values of 22,500 ft^2/day. Testing conducted on the Water Table aquifer near Daniels Parkway in Gateway produced transmissivity values of 12,700 ft^2/day. Water Table aquifer wells tested near west of I-75 and south of Daniels Parkway reported transmissivity values of approximately 25,000 to 35,000 ft^2/day. A group of Water Table aquifer wells located approximately 5 miles east of the project site reported transmissivity values of approximately 25,000 to 30,000 ft^2/day, as well. In general, the Water Table aquifer becomes less productive to the north toward Lehigh Acres, reflected in the general lack of use of the source.

Testing on the Sandstone aquifer at the Green Meadows WTP produced transmissivity values of approximately 3,100 ft^2/day and leakance values of $1.1x10^{-4}$/day to $1.5x10^{-5}$/day, which indicate a well confined aquifer. Aquifer performance tests conducted almost due west and east of the Green Meadows WTP produced similar transmissivity values. Other tests conducted to the northeast and southeast of the project site produced calculated transmissivity values of approximately 10,000 ft^2/day. Another test near SR 82 to the northeast of the project site produced a transmissivity value of approximately 15,800 ft^2/day, while a test to the northwest near Gateway reported a transmissivity value of 50,000 ft^2/day.

Aquifer performance testing has also been conducted on the deeper Mid-Hawthorn and Upper Floridan aquifers. Lee County Utilities' Corkscrew wellfield Mid-Hawthorn aquifer ASR wells have reported transmissivity values less than 5,000 ft^2/day and leakance values of $1.6x10^{-5}$/day. Upper Floridan aquifer wells along Alico Road south of the project site have reported transmissivity values of 500 to 13,000 ft^2/day, depending on the interval tested.

3.0 PROPOSED CONDITIONS

3.1. WATER SUPPLY

The BR project will receive potable water from Lee County Utilities via a water main running along the Alico Road extension. The project will develop its own onsite irrigation supply to serve approximately 69 irrigated acres. The project will use reclaimed water for irrigation supply should it become available and be technically feasible.

At buildout, the project will require approximately 0.125 MGD of potable water based on Lee County Level of Service (LOS) standards, and 0.243 MGD of irrigation water. In practice, potable water demands will likely be much lower than the volumes based on the LOS due to water conservation measures the project will employ, as well as the dedicated, non-potable irrigation system.

The project has adequate water resources to meet short- and long-term water supply demands without adversely impacting present or future water resources. The applicant intends to demonstrate that the proposed land use change and associated water use will prove compatible and compliant with both Lee County and South Florida Water Management District (SFWMD) regulations and long-range water supply planning.

3.1.1 Irrigation Water Supply

At buildout, the BR project will include approximately 69 irrigated acres associated with residential lots, common areas, parks, and rights-of-ways. The SFWMD uses the Modified Blaney-Criddle model to calculate allocations for irrigation water use under 1-in-10 rainfall conditions. Based on the Modified Blaney-Criddle model, irrigation of 69 acres of turf and landscaping would require 88.62 million gallons annually and 11.91 million gallons for the peak month (May).

If reclaimed water is not available, the project will obtain a water use permit from the SFWMD for landscape irrigation. Withdrawals from groundwater and/or surface water will supply irrigation in the event reclaimed water is not available. Onsite irrigation facilities will be sited such that they do not impact proposed Lee County Utilities PWS well locations within or adjacent to the project site.

Table 1. Irrigation Water Demands

	Bluewater Ridge
Irrigated Acres	69
Annual Irrigation Demand	88.62 MG
Max. Month Demand (1-in-10)	11.91 MG

Historically, the site has been permitted for withdrawals from the Surficial Aquifer System under SFWMD permit 36-09122-W for irrigation of landscaped buffers and for withdrawals from onsite mine lakes to irrigate small vegetable crops under SFWMD permit 36-06942-W. Permit 36-09122-W authorized respective maximum monthly and annual allocations of 2.16 and 16.05 million gallons. Permit 36-06942-W authorized respective maximum monthly and annual allocations of 73.37 and 335 million gallons. Permit 36-00091-W has also covered the project site historically. Permit 36-00091-W authorized withdrawals up to 18.86 million gallons per day and 5,170 million gallons per year from the Water Table aquifer and onsite lakes.

Significant withdrawals from the Surficial and Sandstone aquifers have occurred in the vicinity of the project site since the late 1970s, largely due to public water supply withdrawals from the Green Meadows wellfield, agricultural irrigation withdrawals, and withdrawals related to mining operations in the area, the last of which often resulted in little net overall consumption.

The United States Geological Survey (USGS) has monitored water levels in the Surficial and Sandstone aquifers at monitoring wells L-1999 and L-1998, located near the Green Meadows water treatment plant, since the 1970s. Water levels in both aquifers have shown an increasing trend since approximately 2000. Several Lee County water table aquifer monitoring wells have exhibited similar trends. The observed increase in water levels may be due to the transition from agriculture to mining to ultimately residential land uses in the area, similar to that proposed for the BR project. See **Attachment 11.**

The SFWMD has established a maximum developable limit for confined aquifers as 20 feet above the top of the aquifer. The USGS monitoring well L-1998 shows water levels in the Sandstone aquifer ranging from 21 feet NAVD88 in 1975 to -33 feet NAVD88 in 2000. Over the past 10 to 15 years, dry season water levels have averaged approximately -15 feet NAVD88, while wet season water levels have averaged approximately 10 feet NAVD88. Land surface elevation at the monitoring well is approximately 25.5 feet NAVD88, and the top of aquifer occurs approximately 100 feet bls, or -74.5 feet NAVD88. Based on historical water levels recorded at L-1998, water levels have remained 41.5 feet above the top of the aquifer during the period of record and nearly 60 feet above the top of the aquifer during recent years.

Water levels in the Surficial Aquifer System measured at L-1999 have ranged from 17.3 feet NAVD88 in 1989 to approximately 24.5 feet NAVD88 multiple times during the period of record. Based on a land surface elevation of 25.5 feet NAVD88, water levels in the Surficial aquifer have ranged from 1 to 8 feet below land surface. Over the past decade, water levels have dropped to approximately 6.5 feet bls during the dry season and risen to 1 to 2 feet bls during the wet season. Water levels recorded at L-1998 and L-1999 reflect the influence of historical withdrawals, including those of utilities operating the Green Meadows wellfield and agricultural operations.

If the BR project opts to use groundwater for irrigation supply, it would require irrigation wells, either for direct irrigation or to supplement surface water withdrawals. The wells would be located to minimize

drawdown and interference with other wells in the area and to maximize the efficiency of the irrigation system. The project site currently has one Surficial aquifer well for landscape irrigation and one Surficial aquifer well for agricultural irrigation, in addition to the Lee County Utilities PWS wells located onsite.

3.1.2 Potable Water Supply

At buildout, the BR project site will require approximately 0.125 MGD of finished potable water. The level of service (LOS) specified in the Lee Plan is 250 gpd per equivalent residential connection (ERC) for single family units and 200 gpd per ERC for multifamily units. Approved SFWMD water use permit 36-00003-W for Lee County Utilities uses an average to maximum day peaking factor of 1.30, which would result in a maximum daily demand for the BR project of 0.163 MGD. Actual water use will likely be lower than the LOS due to water conservation measures employed and the use of a dedicated (non-potable) central irrigation system. The project has requested service from Lee County Utilities via a proposed water main along the Alico Road extension running through the project site. Lee County operates multiple water treatment plants (WTPs) and wellfields countywide, including the Green Meadows WTP located adjacent to the project site and the Green Meadows wellfield that is partially located within the project site. Lee County sources raw water for potable supply from the Surficial, Sandstone, Mid-Hawthorn and Upper Floridan aquifers.

Table 2. Potable Water Demands

	Bluewater Ridge
Finished Water Demand (avg.)	0.125 MGD
Finished Peak Day Demand	0.163 MGD

Lee County has expressed the ability to provide potable water for the project. The BR project is coordinating with Lee County on design of a watermain extension to serve the project site.

3.2 DR/GR

Lands designated Density Reduction/Groundwater Resource (DR/GR) are defined in the Lee Plan as areas that include upland areas that provide substantial recharge to aquifers suitable for wellfield development. These areas are also the most favorable locations for physical withdrawal of water from those aquifers. The BR project site is located on lands currently classified as DR/GR. While the project site does possess some characteristics of DR/GR lands, the proposed land use is consistent with the County's stated goal of protection of its public supply wellfields. See **Attachment 4** for the location of the BR project site within the DR/GR.

The preceding Future Water Supply section demonstrated the availability of irrigation and potable water supplies to meet the project's needs at buildout. Use of the proposed sources will not adversely impact shallow aquifers that the DR/GR designation seeks to protect, nor will use of these sources interfere with use of shallow aquifers for public water supply wellfield development. This application intends to demonstrate that the proposed land use change and associated water use will prove compatible and compliant with both Lee County and SFWMD regulations and long-range water supply planning.

This section will use established DR/GR criteria to discuss the recharge potential in the Surficial and Sandstone aquifers at the BR project site. This includes formulation of a water budget for the site that includes a flow tube analysis based on site specific aquifer data and recorded water levels across the site.

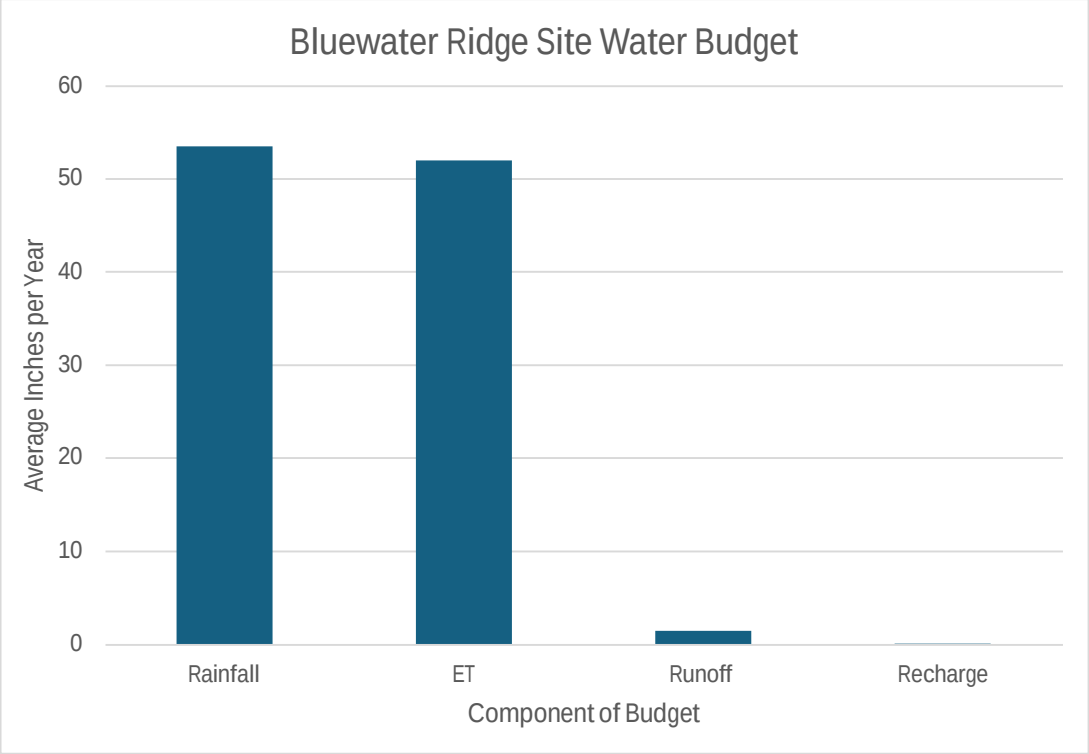
The section discusses the potential for development of future shallow aquifer PWS wellfields on or near the project site and the potential for impacts to the County's existing wellfields. As part of this analysis, the DR/GR designation of the BR project site is re-evaluated using the previously established Henigar and Ray ranking system. The section concludes with a summary of irrigation and potable water availability and a water resource impact analysis, as described in the Future Water Supply section. This incorporates an evaluation of the consistency of the proposed land use with both the Lee County Water Supply Master Plan and the 2022 SFWMD Lower West Coast Water Supply Plan Update.

3.2.1 Recharge Potential

- Water Budget

  Review of climate data reported by the SFWMD from the Flint Pen Strand (FPX) weather station and by the National Oceanic and Atmospheric Administration (NOAA) for Southwest Florida International Airport (KRSW) indicates the BR project site may receive 51.5 to 53.5 inches of rainfall on an annual average basis. Based on data collected at the FPX weather station, approximately 52 inches per year returns to the atmosphere as evapotranspiration (ET). Assuming the higher end of the range for annual average rainfall, approximately 1.5 inches per year remains available for both runoff and recharge on average. See **Figure 1** for a typical steady state water budget. If this volume of water does enter the Surficial aquifer, it would be considered low by previously established Lee County criteria and assessments.

Figure 1: Bluewater Ridge Water Budget



A flow tube analysis performed over the northwestern portion of the BR project site (area proposed for development) provides evidence that this area acts as a groundwater flow through

area for the Surficial aquifer (no net recharge or discharge on average). Water level data was collected from private owners, USGS and Lee County Surficial aquifer piezometers surrounding the BR project site. See **Attachment 5** for monitoring site locations. Water level data collected near the BR project boundary to the north for the dry and wet season were approximately 21.6 feet-NAVD88 and 25.3 feet-NAVD88, respectively. The dry and west season water level data was collected on May 20, 2021, and September 23, 2021, respectively. The water level collected for the dry and wet season on these dates should approximate average water levels and hydraulic gradients at the BR site. A potentiometric surface map (**Attachments 6 and 7**) produced from the water level data shows a hydraulic gradient of approximately 1 foot per mile for dry season and 1.2 feet per mile for wet season near the BR property boundary to the north.

Constant rate pump tests on the USGS and Lee County Surficial aquifer wells (L-1999, 1995, and LM-3656) were performed near the site. The southernmost transmissivity value calculated at L-1999 was 22,500 square feet per day. The northernmost transmissivity value was calculated through triangulation of transmissivity data from Surficial Aquifer wells L-1999, L-1995, and LM-3656. The northernmost transmissivity value was estimated to be 20,800 square feet per day. See **Table 3** for the data derived from the pumping test analyses and **Attachment 8** for the aquifer testing locations. This data was used in the flow tube analysis spanning the northwest portion of the BR site for both the dry and wet seasons. See **Attachment 9 and 10** for the flow tube analysis. The flow tubes were constructed by tracing flow lines perpendicular to the dry and wet season Surficial aquifer water level contours generated using May 20, 2021, and September 23, 2021, data, respectively. Using the equation Q=TiL (Q= flow rate; T= transmissivity; i= hydraulic gradient; L= width of the flow tube) and a transmissivity of 20,800 square feet per day, approximately 38,400 cubic feet per day of water enter during the dry season, and 25,200 cubic feet per day of water enter during the wet season. Using a transmissivity of 22,500 square feet per day, 29,400 cubic feet per day of water exit during dry season and 26,700 cubic feet per day exit during wet season.

Table 3: Surficial Aquifer Hydraulic Values Estimated from Pumping Test Analyses

Pumping Well Name	Observation Well Name	Transmissivity (square feet/day)
L-1999	LM-3871	22,500
L-1995	LM-2263	12,700
LM-3656	LM-3656	27,500

During the dry season, the 9,021 cubic foot per day surplus must leave the study area via discharge. This amounts to an annual loss of approximately 0.5 inches over the northwest portion of the BR project site. During the wet season, 1,503 cubic feet per day enter the study area via recharge. This amounts to an annual gain of about 0.08 inches over the northwest portion of the BR project site. The small fluctuations suggest little to no net recharge or discharge across the site. The relatively uniform transmissivity values across the flow tube and absence of converging flow lines indicate that the groundwater movement is lateral. The low leakance value of the Sandstone aquifer indicates that it is well confined, with poor hydraulic

connectivity to the Surficial aquifer. This confinement limits the recharge to deeper aquifers and groundwater movement is mostly controlled by horizontal flow rather than vertical flow.

- Surficial Aquifer

  The Surficial aquifer is the uppermost water bearing unit comprised of sediments from land surface to the upper confining zone of the Intermediate Aquifer System. This aquifer system is usually unconfined or sometimes semi-confined. There are two zones (upper and lower) in the Surficial Aquifer System at the BR project site. The upper zone is comprised of fine sand, and the lower zone is made up of limestone, shell, and sand.

  The lands designated DR/GR within the BR project site are not significant with respect to recharge of the Surficial aquifer. The site has a slight slope to the southwest, with land surface elevation declining from 26.5 feet NAVD88 at the northern extent to 24 feet NAVD88 at the southern extent, a drop of 2.5 feet over 3.5 miles or 0.7 foot per mile. The low slope accounts for the low runoff value noted in the water budget, evidenced by the presence of standing water in many areas on and in the vicinity of the project site. Several Water Table aquifer monitoring wells maintained by Lee County exhibit a rising trend in water level, particularly over the past ten years near the southern extent of the project site. USGS monitoring well L-1999, located at the Green Meadows WTP, has also exhibited a rising trend from 2008 to 2025.

  As discussed under the Water Budget, the land on and in the vicinity of the project site receives less than 0.1 inch of recharge on an annual average basis. During periods of average rainfall, rainfall and ET nearly balance each other, leaving little excess water available for either runoff or recharge. During wetter than average periods, more water will be available for recharge; however, the low reported leakance value of the Sandstone aquifer will limit the volume of water recharging the aquifer. Areas in the immediate vicinity of Lee County Surficial and Sandstone aquifer PWS production wells will experience locally enhanced recharge due to the lowering of water levels due to pumping. During drier than average periods, the site may experience a deficit in the water budget, resulting in evacuation of water from storage and a temporary decline in water levels. Areas in the immediate vicinity of Lee County Surficial and Sandstone aquifer PWS production wells will experience locally enhanced recharge due to the lowering of water levels by wellfield withdrawals.

  Post-development wet season and dry season water levels of the water table will be maintained through surface water management facilities. Through the use of best management practices, such as water control structures and detention systems, pre-development hydrology will be maintained for new development within the BR project site, as required by SFWMD rules and regulations. The BR project will add approximately 65 acres of impervious area in total, out of the ±1,901-acre overall project area, which amounts to approximately 3.4% of the project site area. Runoff from the proposed impervious area will be routed to the surface water management system, which includes existing mine pits totaling approximately 412 acres, as well as about an additional 9 acres of proposed stormwater ponds. Runoff routing to the existing and proposed water bodies will be available to recharge the Surficial and Sandstone aquifers.

- Sandstone Aquifer

The Intermediate Aquifer System (IAS) includes all water bearing units and confining units between the overlying Surficial Aquifer System (SAS) and the underlying Floridan Aquifer System (FAS). The water bearing formations of the IAS generally consist of quartz sand, shell, limestone and dolostone. The IAS is approximately 350 feet thick at the BR project site. The Sandstone aquifer is the first water bearing unit encountered in the IAS. The Sandstone aquifer underlies the Upper Hawthorn confining unit separating the SAS from the IAS. The Sandstone aquifer is characterized by phosphatic limestones with interbedded sand and shell, generally occurring at depth between 80 to 350 feet bls.

Water levels from USGS Sandstone aquifer monitoring well L-1998, located at the Green Meadows WTP, show Sandstone aquifer water levels approximately 25 to 30 feet lower than the Surficial aquifer over the past 20 years. Water level in the Sandstone aquifer reached a minimum around 1997 to 2002 when water levels could be 45 to 50 feet lower than the Surficial aquifer. Water levels in the Sandstone aquifer have increased since that time. Water levels in the Surficial aquifer appear minimally influenced by fluctuations in Sandstone aquifer water levels. Lee County Utilities withdraws water from both aquifers in close proximity to the monitoring wells. See **Attachment 11.**

Water levels from USGS Sandstone aquifer monitoring well L-1994, located near Southwest Florida International Airport (RSW) on Daniels Parkway, also show Sandstone aquifer water levels approximately 25 to 30 feet lower than the Surficial aquifer over the past 15 years. Compared to the earlier part of the period of record from 1983 to 1993, water levels in the aquifer have declined over the past 15 years, as use of the source has increased, but water levels in the Surficial aquifer appear uninfluenced by fluctuations in Sandstone aquifer water levels. In fact, water levels in the Surficial aquifer show a rising trend over the same period of record that the Sandstone aquifer exhibits a declining trend, indicating good confinement and minimal hydraulic communication between the aquifers. See **Attachment 12.**

The water budget discussed previously shows that approximately 1.5 inches of water remains for runoff and recharge to both the Surficial and Sandstone aquifers on an annual average basis. Constant rate aquifer performance tests performed on Sandstone aquifers wells in and near the Green Meadows wellfield report leakance values of $1.1x10^{-4}$/day to $1.5x10^{-5}$/day ($8.2x10^{-4}$ to $1.12x10^{-4}$ gpd/ft), which indicate a well confined aquifer. Henigar and Ray (1993) considered Sandstone aquifer recharge significant if leakance values exceeded 10^{-3} gpd/ft. Leakance values calculated from onsite testing are an order of magnitude lower than the Henigar and Ray threshold leakance value. Given the limitations of the water budget, low leakance value and minimal observed hydraulic connectivity between the Surficial and Sandstone aquifers, this area does not represent an area of significant recharge for either the Surficial or Sandstone aquifer.

Based on the reported leakance values and water levels, the Sandstone aquifer may receive 1.6 to 12 inches of recharge annually where a flow gradient into the Sandstone aquifer exists. The confinement between the Surficial and Sandstone aquifers is comparable to that between the Sandstone and underlying Mid-Hawthorn aquifers, as shown by hydrostratigraphic profiles from the SFWMD for USGS wells monitoring wells. Recharge to the Sandstone aquifer can

originate from either the overlying Surficial aquifer or the underlying Mid-Hawthorn aquifer. Leakance values developed from aquifer performance testing do not indicate directionality of recharge to the tested aquifer.

The USGS has Mid-Hawthorn aquifer wells co-located with Sandstone and Surficial aquifer monitoring wells at both the Green Meadows WTP and Southwest Florida International Airport. Mid-Hawthorn aquifer monitoring well L-1983, co-located with L-1998 and L-1999 at the Green Meadows WTP, has reported water levels exceeding those of the Sandstone aquifer throughout the period of record from 1975 to 2024. For most of the period of record, water levels in the Mid-Hawthorn aquifer equaled or exceeded those of the Surficial aquifer. Water quality data for the Sandstone aquifer reported from well L-1998 and water quality data for the Mid-Hawthorn aquifer reported from well L-1983 resemble each other, suggesting a significant recharge component from the Mid-Hawthorn aquifer to the Sandstone aquifer historically. See **Attachment 13.**

To the west of the BR project site, the USGS maintains Mid-Hawthorn aquifer monitoring well L-1993, co-located with wells L-1994 and L-1995 near Southwest Florida International Airport. For the period of record from 1983 to 2025, Mid-Hawthorn and Sandstone aquifer water levels resembled each other early in the period of record, but since 2010, water levels in the Sandstone aquifer have been higher, indicating an absence of recharge from the Mid-Hawthorn aquifer. Water levels from Surficial aquifer well L-1995 have exceeded those of Sandstone aquifer well L-1994 throughout the period of record, so the Surficial aquifer has provided a greater component of recharge to the Sandstone aquifer to the west of the project site. See **Attachment 14.**

Recharge areas in the vicinity of the project site occur in the immediate proximity of the Green Meadows Surficial and Sandstone aquifer production wells, where recharge is induced due to pumping rather than naturally occurring. Wellfield Protection Zones have been established for the County's PWS wellfields through the Lee County Wellfield Protection Ordinance. The BR project site has co-existed with Lee County PWS wells for decades during its uses for both agriculture and mining. The project site includes easements for PWS production wells, and the proposed residential use is more compatible with wellfield protection than the historical land uses at the site. The project will add a de minimis amount of impervious area (less than 5% of the overall project site) that should not impact recharge potential for the Surficial or Sandstone aquifers.

3.2.2 Future County PWS Wellfield Development Potential

Henigar and Ray (1993) considered the Water Table, Lower Tamiami and Sandstone aquifers as the primary aquifers suitable for future water supply development. Since that time, the SFWMD has limited large volume withdrawals from these "conventional" sources due to concerns over declining water levels, the potential for saline water intrusion, and excessive drawdown in wetland areas. Most major public utilities, including Lee County Utilities, the City of Cape Coral, and Bonita Springs Utility, have begun utilizing deeper, brackish aquifers to meet increasing potable water demands. Lee County Utilities' most recent Green Meadows wellfield expansion co-located Upper Floridan aquifer wells at several paired Surficial and Sandstone aquifer well sites.

The 2022 SFWMD Lower West Coast Water Supply Plan Update (LWCWSP) notes, “As development of the SAS and IAS became maximized without causing harm to the water resources, most utilities have used the FAS (Floridan Aquifer System) to meet a portion of their current demands, and these utilities are anticipating expansion of FAS wellfields to meet future demands.”

The LWCWSP also states, “Increased withdrawals from the SAS and IAS are generally limited due to potential impacts on wetlands and existing legal water uses, including Domestic Self Supply (DSS); the potential for saltwater intrusion; and the possibility of reaching aquifer maximum developable limits (MDLs).” These statements suggest limitation of additional fresh groundwater wellfield development potential beyond that already permitted in the DR/GR.

3.2.3 DR/GR Hydrogeologic Characteristics Ranking Values

The Henigar and Ray (1993) report used a numeric scale to rank DR/GR lands in terms of recharge, water supply, and water table contamination potential (**Table 4**). The report considered the Water Table, Lower Tamiami and Sandstone aquifers in its ranking. As the Lower Tamiami is not present as a distinct aquifer at the BR project location, it could not be included in the ranking system. In areas where only two of the three aquifers exist, the maximum achievable ranking score is 12, and a minimum DR/GR ranking value would be considered 8 under the Henigar and Ray system used to establish the original DR/GR land use designation. The authors also used an alternative qualitative ranking system for many areas in the southeastern DR/GR area considered prime locations for Water Table aquifer wellfields that ranked less than 8.

Table 4: DR/GR Hydrogeologic Characteristics Ranking Values for DR/GR Areas

Aquifer	Factor	Rank
Water Table	*Transmissivity*	
	T > 100,000 gpd/ft	3
	T 50,000-100,000 gpd/ft	2
	T < 50,000 gpd/ft and aquifer thickness > 25 ft	1
	Recharge	Null
	Contamination Potential	
	DRASTIC index >200	3
	DRASTIC index 180-200	2
Lower Tamiami	*Transmissivity*	
	T > 100,000 gpd/ft	3
	T 50,000-100,000 gpd/ft	2
	T < 50,000 gpd/ft	1
	Recharge	3
Sandstone	*Transmissivity*	
	T > 50,000 gpd/ft	3
	T 20,000-50,000 gpd/ft	2
	T < 20,000 gpd/ft	1
	Recharge	
	Leakance > 10^2 gpd/ft^3	3
	Area of increased recharge due to pumping	2
	Remaining area	1

The Henigar and Ray (1993) report assumed a Sandstone aquifer leakance value greater than $1x10^{-3}$ gpd/ft^3. Sandstone aquifer leakance values obtained from testing related to the Green Meadows wellfield are significantly lower, as discussed previously. The values of other properties used by Henigar and Ray (1993) to establish rankings for DR/GR suitability appear consistent with those reviewed for the BR project site.

Re-ranking the BR project site using more recent, site-specific data not available at the time of the Henigar and Ray (1993) report, results in a maximum value of 9. Without the contribution of increased recharge due to Lee County PWS well pumpage, the site would have scored 7, below the minimum value of 8 used as the numerical criteria for classifying lands as DR/GR. See **Table 5** for the re-ranking.

Table 5: Re-Ranking of Bluewater Ridge

Aquifer	Factor	Rank
Water Table	*Transmissivity*	
	T > 100,000 gpd/ft	3
	T 50,000-100,000 gpd/ft	
	T < 50,000 gpd/ft and aquifer thickness > 25 ft	
	Recharge	Null
	Contamination Potential	
	DRASTIC index >200	
	DRASTIC index 180-200	2
Lower Tamiami	*Transmissivity*	
	T > 100,000 gpd/ft	NP
	T 50,000-100,000 gpd/ft	NP
	T < 50,000 gpd/ft	NP
	Recharge	NP
Sandstone	*Transmissivity*	
	T > 50,000 gpd/ft	
	T 20,000-50,000 gpd/ft	2
	T < 20,000 gpd/ft	
	Recharge	
	Leakance > 10^2 gpd/ft^3	
	Area of increased recharge due to pumping	2
	Remaining area	

Henigar and Ray (1993) assigned a qualitative ranking of “Area B: Area Considered for Increased Development with Stringent Best Environmental Management Practices” to most of the BR project site.

Henigar and Ray (1993) states, “Protection of ground water resources has three principal aspects of concern: those associated with the availability of recharge to the aquifer; those associated with drawdown due to excessive pumping; and those that could degrade the quality of groundwater.”

In addressing the first of the three principal aspects of concern, the BR project will add a de minimis amount of impervious area relative to the total project area that will help maintain current recharge volumes. The project will also construct and operate a surface water management system designed to current standards that will capture stormwater runoff and route it to onsite lakes where it can recharge the aquifer.

Secondly, the BR project will rely on Lee County Utilities for potable water supply and will have a modest amount of irrigated area that should not contribute significantly to drawdown in the aquifers due to excessive pumpage.

Finally, Lee County has established wellfield protection zones for the Green Meadows wellfield, and the proposed project will comply with all land use limitations required in the wellfield protection zones. The transition of the project site from mining to residential will result in a more protective type of land use for groundwater quality. Residential developments exist in close proximity to several municipal public supply wellfields across Southwest Florida, including Lee County Utilities' Corkscrew wellfield. See **Attachment 15** for the Lee County Wellfield Protection Zones.

3.2.4 Availability of Irrigation and Potable Water Sources

The Lee County Utilities potable water service area covers the BR project site. Lee County has expressed the ability to provide potable water for the project. The BR project is coordinating with Lee County on design of a watermain extension to serve the project site.

If reclaimed water is not available from Lee County Utilities, the project will obtain a water use permit from the SFWMD for landscape irrigation. Withdrawals from groundwater and/or surface water will supply irrigation in the event reclaimed water is not available. Onsite irrigation facilities will be sited such that they do not impact proposed Lee County Utilities PWS well locations within or adjacent to the project site. Historically, the site has been permitted for withdrawals from the Surficial Aquifer System for irrigation of landscaped buffers and for withdrawals from onsite mine lakes to irrigate small vegetable crops in quantities much greater than required for the proposed landscape irrigation associated with the BR project.

- Consistency with the LCIWRMP and SFWMD LWCWSP

  The lands designated DR/GR were defined to include areas most suitable for water supply development. Lee County's Green Meadows wellfield bisects the BR project site. The Green Meadows wellfield has withdrawn water from the Surficial and Sandstone aquifers since 1979. More recently, Lee County has added Upper Floridan aquifer production wells. The BR project site has co-existed with the shallow aquifer PWS wellfield for decades, including during times of more intensive land uses for agriculture and mining. The BR site plan accommodates existing and proposed Lee County well sites. The proposed project will comply with all land use limitations required in the wellfield protection zones.

  The 2022 SFWMD Lower West Coast Water Supply Plan states, "As development of the SAS and IAS became maximized without causing harm to the water resources, most utilities have used the FAS (Floridan Aquifer System) to meet a portion of their current demands, and these utilities are anticipating expansion of FAS wellfields to meet future demands…Increased withdrawals from the SAS and IAS are generally limited due to potential impacts on wetlands and existing legal water uses, including Domestic Self Supply (DSS); the potential for saltwater intrusion; and the possibility of reaching aquifer maximum developable limits (MDLs)." Lee County's focus on the Upper Floridan aquifer to meet future demands is consistent with the LWCWSP.

The LWCWSP acknowledges, "While the development of fresh groundwater in many areas has been maximized, limited amounts of fresh groundwater may be locally available. As urban growth occurs, some agricultural land is expected to transition to urban community uses. Many existing agricultural areas have water use permits to use fresh groundwater for crop irrigation. While water use permits cannot be directly transferred from one land use type to another, conversion of agricultural lands to another use may result in available fresh groundwater." The BR project site is proposing to follow the transition from agricultural to residential, with mining as an intermediate land use. The transition of the BR site and other surrounding lands from agriculture to less water-intensive land uses has resulted in a recovery of water levels in the Sandstone and Surficial aquifers in several areas.

The water supply approach proposed by the BR project is consistent with the LWCWSP in that the historical and proposed land use transitions have contributed to a decrease in consumptive use from fresh groundwater sources at the site. Lee County Utilities will supply potable water for the BR project. If reclaimed water is not available, the project will obtain a water use permit from the SFWMD for landscape irrigation. Withdrawals from groundwater and/or surface water will supply irrigation in the event reclaimed water is not available. The proposed irrigated area of 69 acres constitutes less than 4% of the total project area.

- Water Resources Impact Analysis

The BR project plans to use a combination of surface water or groundwater to meet its irrigation demands, in the event reclaimed water is not available, and will receive potable water and sanitary sewer services from Lee County Utilities. Wastewater flows will be treated to public access reclaimed water standards by Lee County Utilities and will be available for beneficial reuse as part of the County's reclaimed water distribution system. The modest irrigation demands associated with the development will replace historical agricultural and mining uses. As described under the Future Water Supply section, withdrawals from the Surficial aquifer and onsite lakes have been permitted since the 1990s. Water level data recorded by USGS and Lee County monitoring wells show stable to rising trends in water table levels at several locations. Water levels in the Sandstone aquifer near the project site have exhibited around 20 feet of recovery since 2000, and potentiometric head remains more than 40 feet above the top of the aquifer, or greater than 20 feet above MDL. The observed water levels reflect historical withdrawals on and in the vicinity of the project site.

Lee County Utilities has available permitted allocation to serve the project site. Assuming raw water demands for the project of approximately 0.167 MGD (75% system efficiency), this represents 0.49% of the annual permitted allocation under Lee County Utilities permit 36-00003-W. The interconnected Lee County Utilities system also has permitted allocation under SFWMD water use permits 36-00122-W for Pinewoods and 36-00152-W for North Lee. Considering the allocations authorized under these permits, the BR project potable raw water demands equate to approximately 0.29% of the total Lee County permitted allocation.

The BR project will require a new water use permit for landscape irrigation or modification and transfer of permit 36-09122-W. At the time of application, the applicant will be required to demonstrate that the requested use meets the criteria of permit issuance, including no adverse impacts to the resource, legal existing users, or the environment. Because of the site layout, the project will likely have two separate irrigation systems to serve each of the two residential neighborhoods. Any wells used would be located to minimize drawdown and interference with other wells in the area, including Lee County Utilities PWS wells, and to maximize the efficiency of the irrigation system.

The BR project design will include a storm water management system meeting the current SFWMD permitting criteria and best management practices. As stated in several studies and summarized in the Henigar and Ray report (1993), “Runoff from impervious surfaces can be captured in a storm water management system and introduced into the ground water aquifer at much the same rate or at a rate greater than would occur on the site in its natural vegetative state.” As discussed above, the BR project site does not currently provide high rates of recharge to the Surficial aquifer, as shown in the water budget and flow tube analysis. The modification of the site’s existing storm water management system for the mine will enable the site to detain and treat surface water to current standards, enhancing the opportunity for infiltration into the Surficial aquifer. The addition of fill to raise site elevations would also increase the storage capacity of the Surficial aquifer by increasing the distance from land surface to the water table.

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ATTACHMENTS

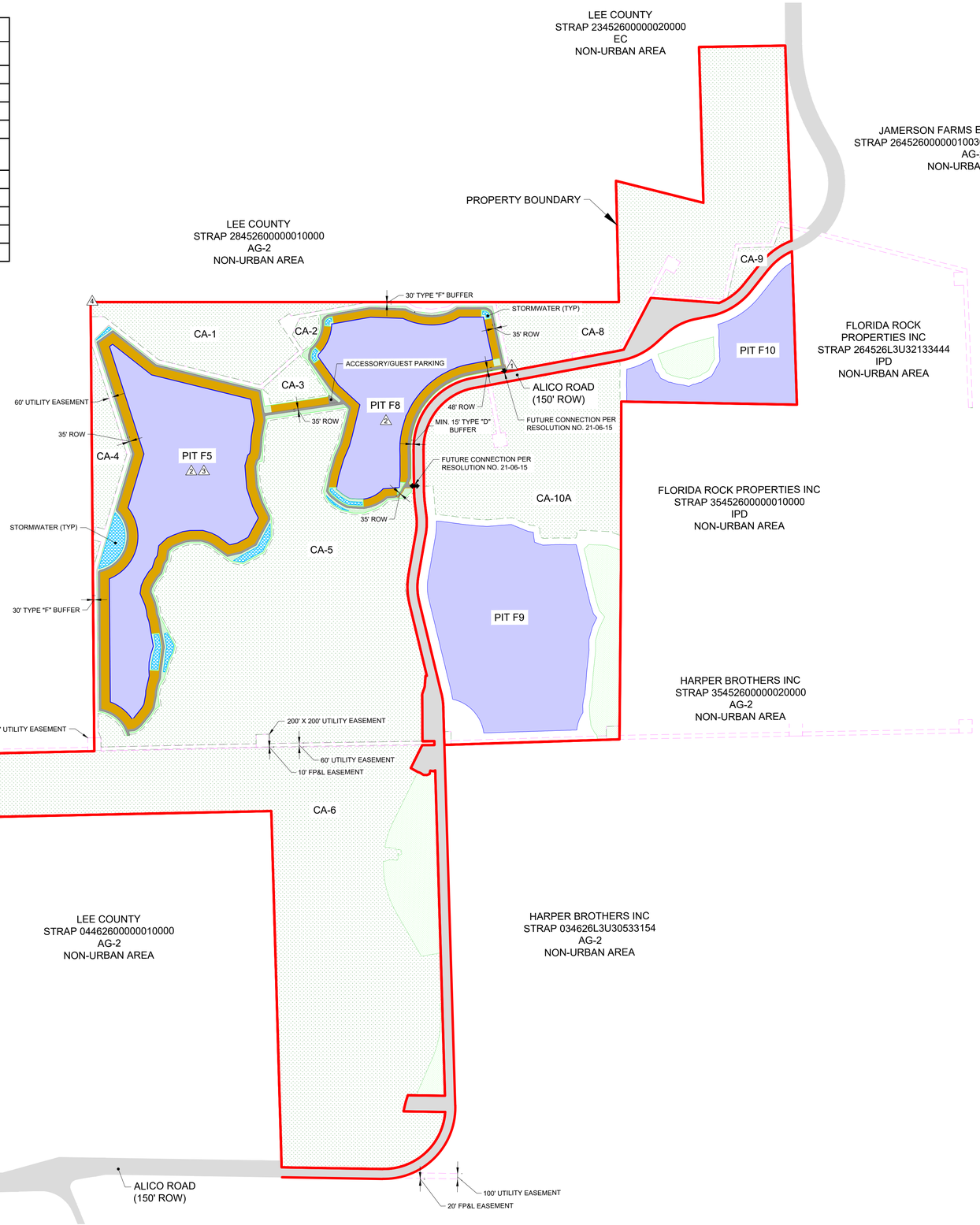
ATTACHMENT 1: Bluewater Ridge Master Development Plan

BLUEWATER RIDGE LAND USE SUMMARY		
SYMBOL	**DESCRIPTION**	**AREA (AC)**
	RESIDENTIAL LOTS	68.30
	EXISTING MINING LAKES	412.11
	STORMWATER PONDS	8.63
	INTERNAL ROAD ROW	23.95
	NON-DEVELOPED - BUFFER AREAS (WETLANDS OUTSIDE OF CA)	101.17
	EXISTING CONSERVATION AREA	1175.06
	UTILITY EASEMENT (OPEN SPACE)	39.98
	UNDESIGNATED SPACE	72.10
	BOUNDARY TOTAL	1901.30

OPEN SPACE TABLE		
	AREA (AC)	%
REQUIRED	950.61	50.00
PROVIDED	1388.33	73.02

OPEN SPACE	AREA (AC)
UTILITY EASEMENT (OPEN SPACE)	20.00
UTILITY EASEMENT (* STORMWATER)	19.98
NON-DEVELOPED - BUFFER AREAS (WETLANDS OUTSIDE OF CA, PUE OPEN SPACE)	101.17
UNDESIGNATED SPACE	72.10
CONSERATION AREA	
WETLAND	998.56
UPLAND	176.50
TOTAL	1388.31

* UTILITY EASEMENT TO BE UTILIZED AS STORMWATER FACILITIES FOR WATER QUALITY & ATTENUATION. TO BE REVIEWED AND APPROVED UNDER DEVELOPMENT ORDER



NORTH

GRAPHIC SCALE IN FEET
0 450 900 1800

22 x 34 SCALE: 1" = 900'
11 x 17 SCALE: 1" = 1800'

DEVIATIONS

1. EGRESS ONLY ACCESS POINT (RELIEF FROM LDC SECTION 10-291(3))
2. 4:1 LAKE BANK SLOPES (RELIEF FROM LDC SECTION 10-329(D)(4))
3. NON-SINUOUS LAKE SHORELINE (RELIEF FROM LDC SECTION 10-418(1))
4. NATIVE TREES TO BE SUBSTITUTED FOR 100% OF REQUIRED HERBACEOUS PLANTS (RELIEF FROM LDC SECTION 10-418(2)(D))

No.	REVISIONS	DATE	BY

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SINA EBRAHIMI, P.E.
FLORIDA LICENSE NUMBER
82332
DATE:

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DATE 10/21/2025		
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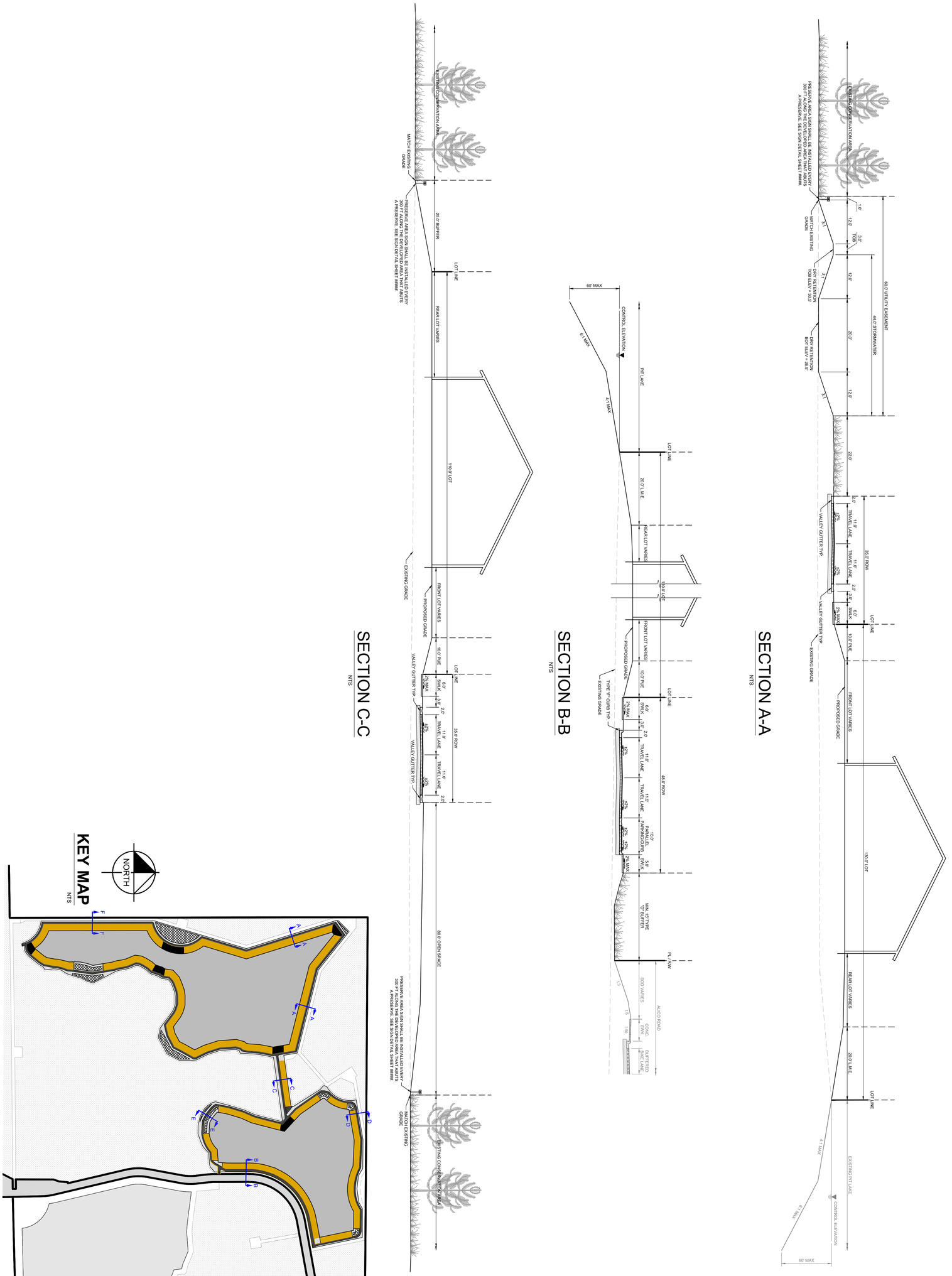
DESIGNED BY		KHA
DRAWN BY		KHA
CHECKED BY		

BLUEWATER RIDGE SITE PLAN

MASTER CONCEPT PLAN

FLORIDA
LEE COUNTY

SHEET NUMBER
MCP-1



MASTER CONCEPT PLAN

PREPARED FOR
PROJECT CLIENT
LEE COUNTY FLORIDA

SHEET NUMBER
MCP-2

CROSS SECTIONS

KHA PROJECT	248212000
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SCALE	AS SHOWN
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DRAWN BY	KHA
CHECKED BY	KHA

LICENSED PROFESSIONAL
PROJECT MANAGER, P.E.
FLORIDA LICENSE NUMBER
#####
DATE:

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1514 BROADWAY, SUITE 301, FORT MYERS, FL 33901
PHONE: 239-271-2650 FAX: 941-379-4352
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

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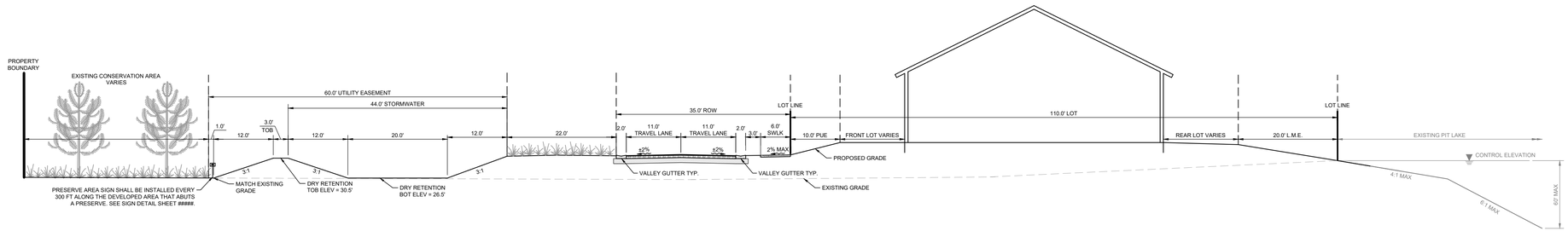
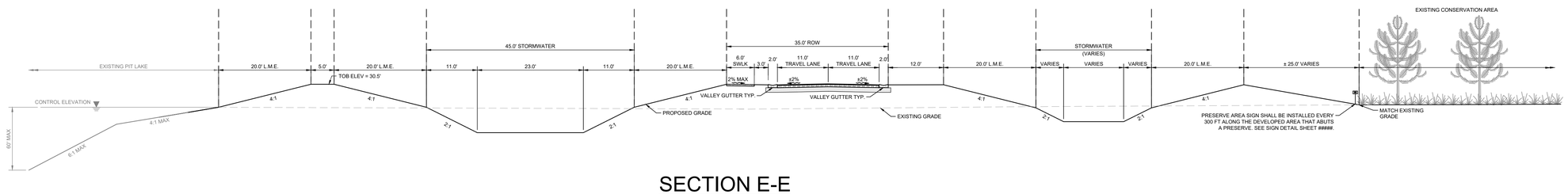
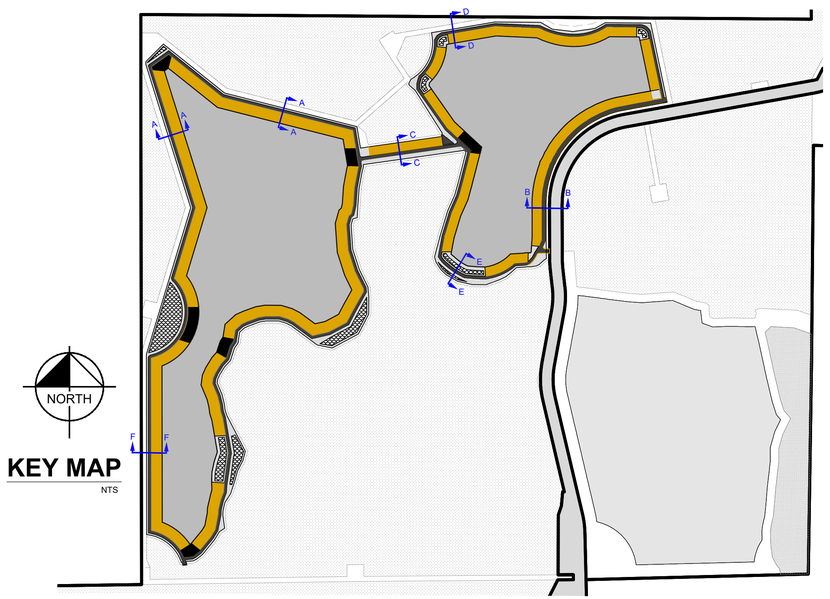


SECTION D-D
NTS



SECTION E-E
NTS



KEY MAP
NTS

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PROJECT MANAGER, P.E.
FLORIDA LICENSE NUMBER
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DATE:

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CROSS SECTIONS

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LEE COUNTY FLORIDA

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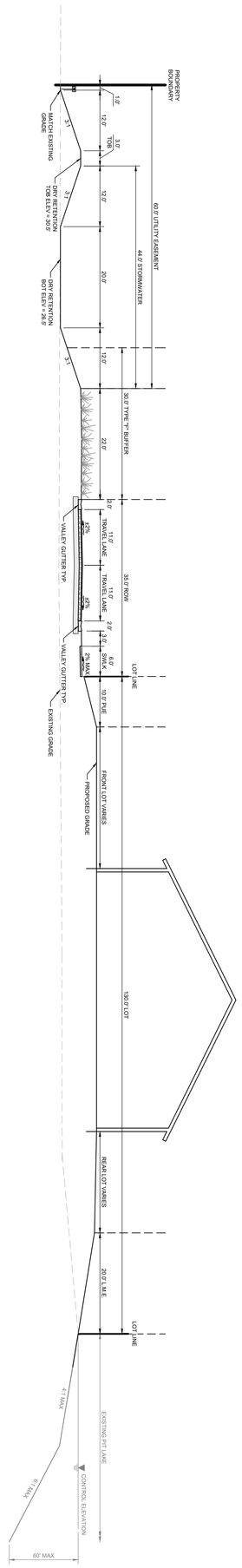
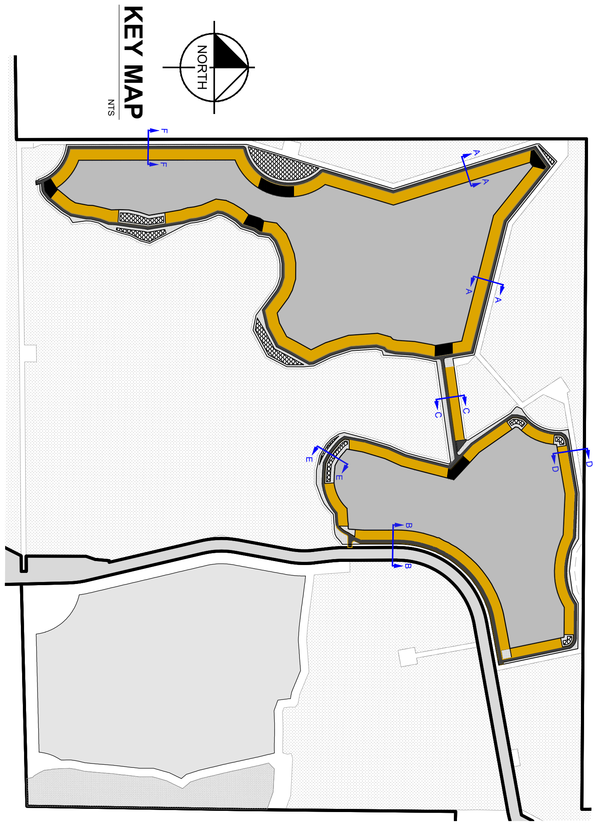


SECTION F-F

NTS

KEY MAP

NTS



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PROJECT CLIENT
LEE COUNTY FLORIDA

CROSS SECTIONS

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PROJECT MANAGER, P.E.

FLORIDA LICENSE NUMBER
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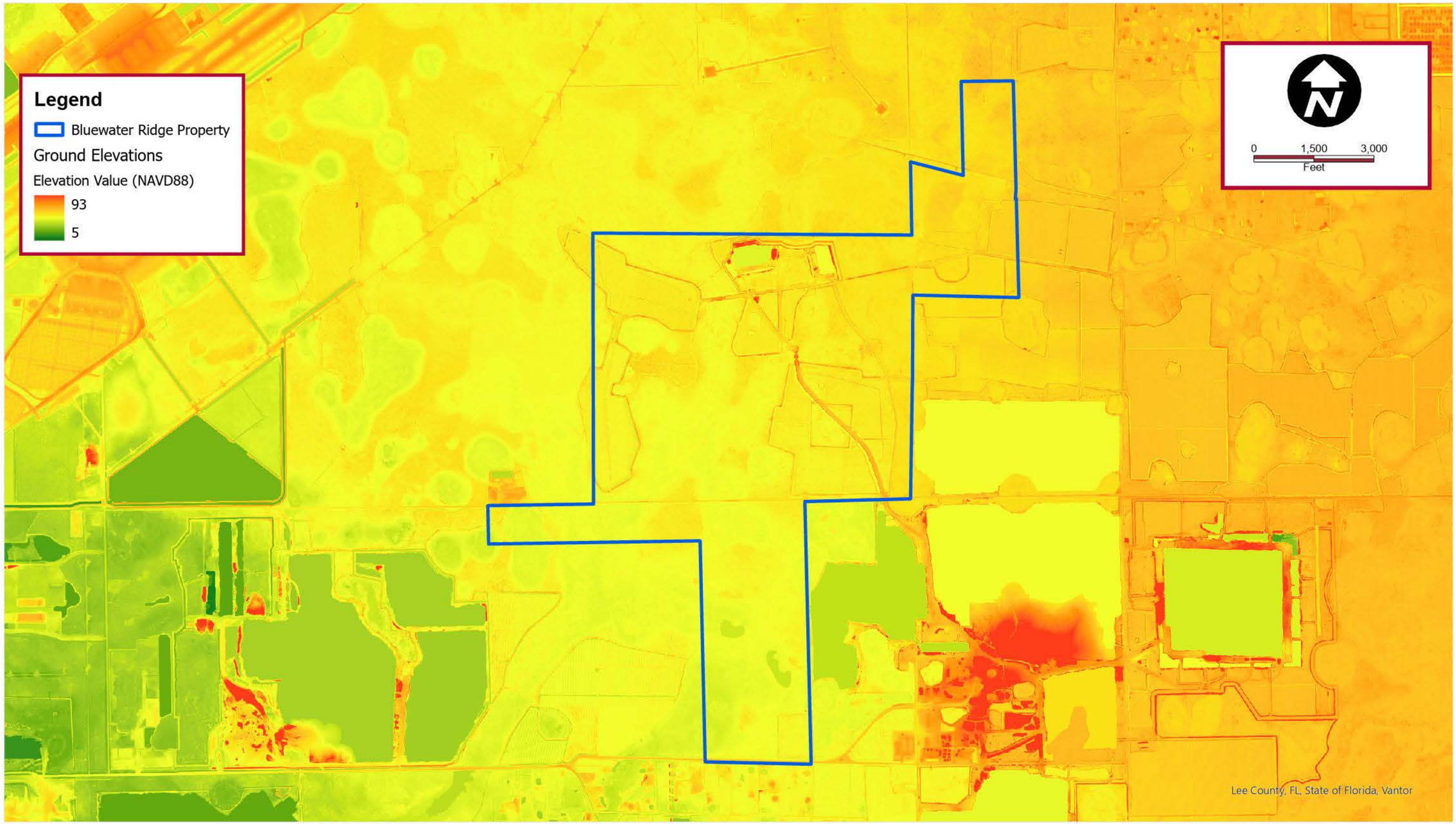
ATTACHMENT 2:
Topographic Map



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DRAWN BY	CAJ
CHECKED BY	KKA

FLORIDA ROCK PROPERTIES, INC.

TOPOGRAPHIC MAP

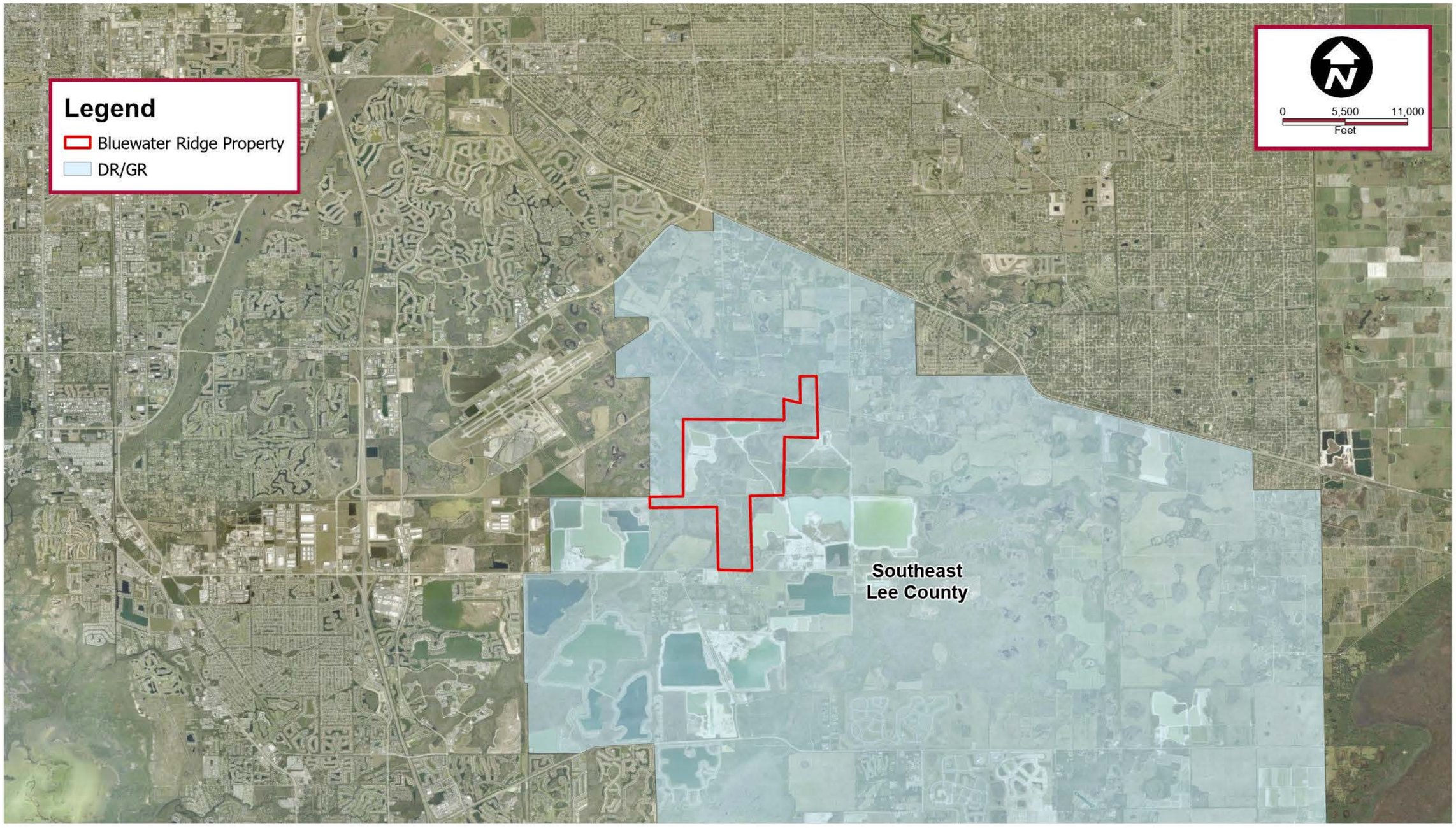
ATTACHMENT 2

ATTACHMENT 3:
Schematic of Aquifer Systems at Site

Land Surface Depth	Litholigic Description	Formation	Aquifer	Aquifer System	Geologic Age
	Fine Sand	Palmico/ Tamiami	Surficial Aquifer	Surficial	Holocene/ Pliestocene
40 ft	Limestone, Shell, Sand	Tamiami			Pliocene
100 FT	Green Clay with Dolosilt	Peace River	Confining Unit		Miocene
180 ft	Sandy Limestones, Sandstones, Shell, and Sand		Sandstone Aquifer	Intermediate	
200 FT	Calcareous Clay and Dolosilt		Confining Unit		
300 FT *320 ft*	Limestone with Interbedded Clay, Sand, Shell, and Phosphate	Arcadia	Mid-Hawthorn		
400 FT *420 ft*	Calcareous Clay and Dolosilt		Confining Unit		
500 FT	Limestone with Interbedded Phopshatic Clay		Lower Hawthorn	Upper Floridan	
600 FT					
700 FT					
800 FT					

Source: Hydrostratigraphy Details Report for Wells L-1983 and 3OAK-DZMW1 (DBHYDRO Wells and Boreholes, 2025)

ATTACHMENT 4:
Bluewater Ridge in DR/GR



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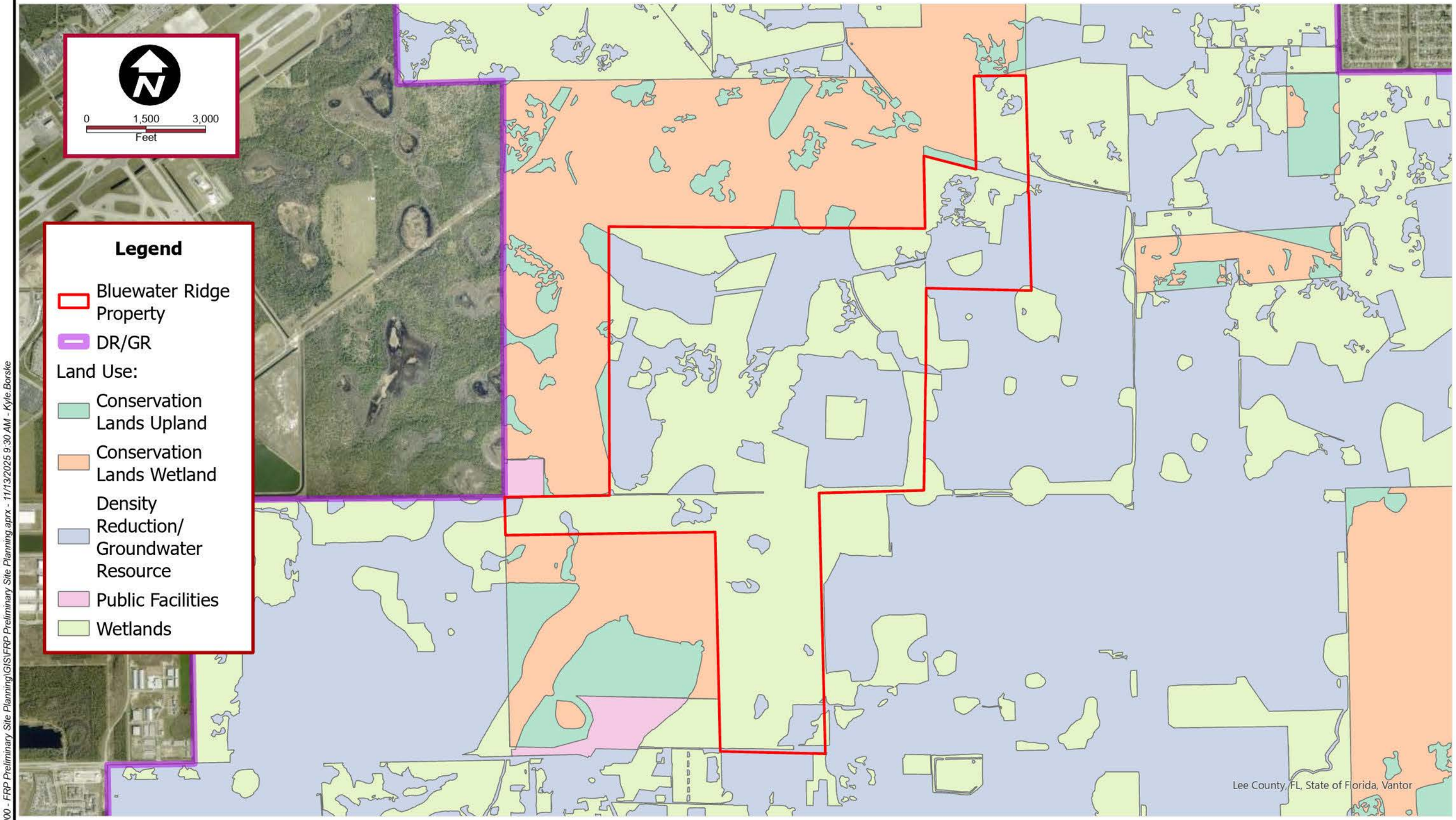
BLUEWATER RIDGE IN DR/GR

ATTACHMENT 4



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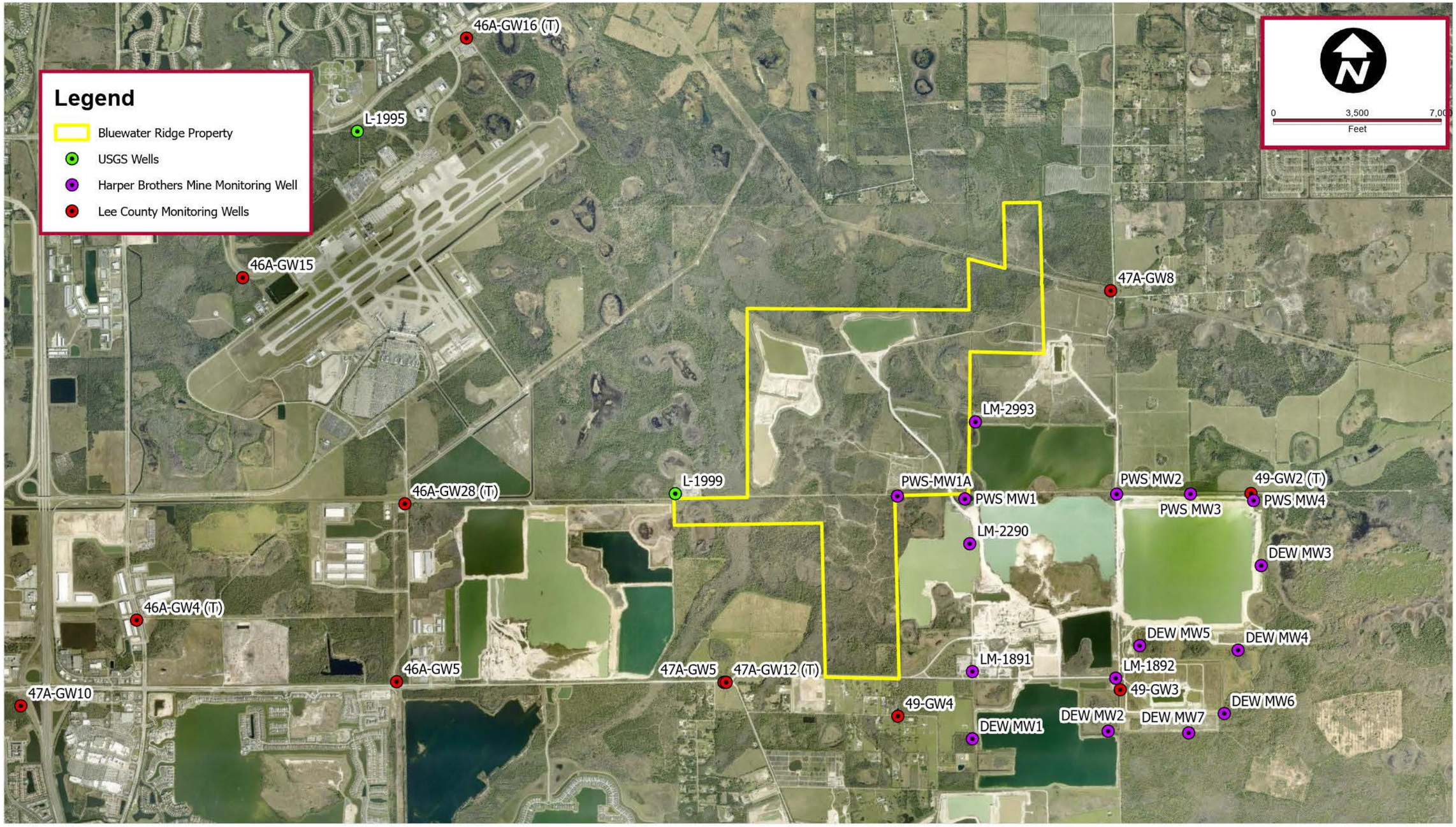
BLUEWATER RIDGE IN DR/GR

FIGURE 4

ATTACHMENT 5:
Monitoring Well Locations



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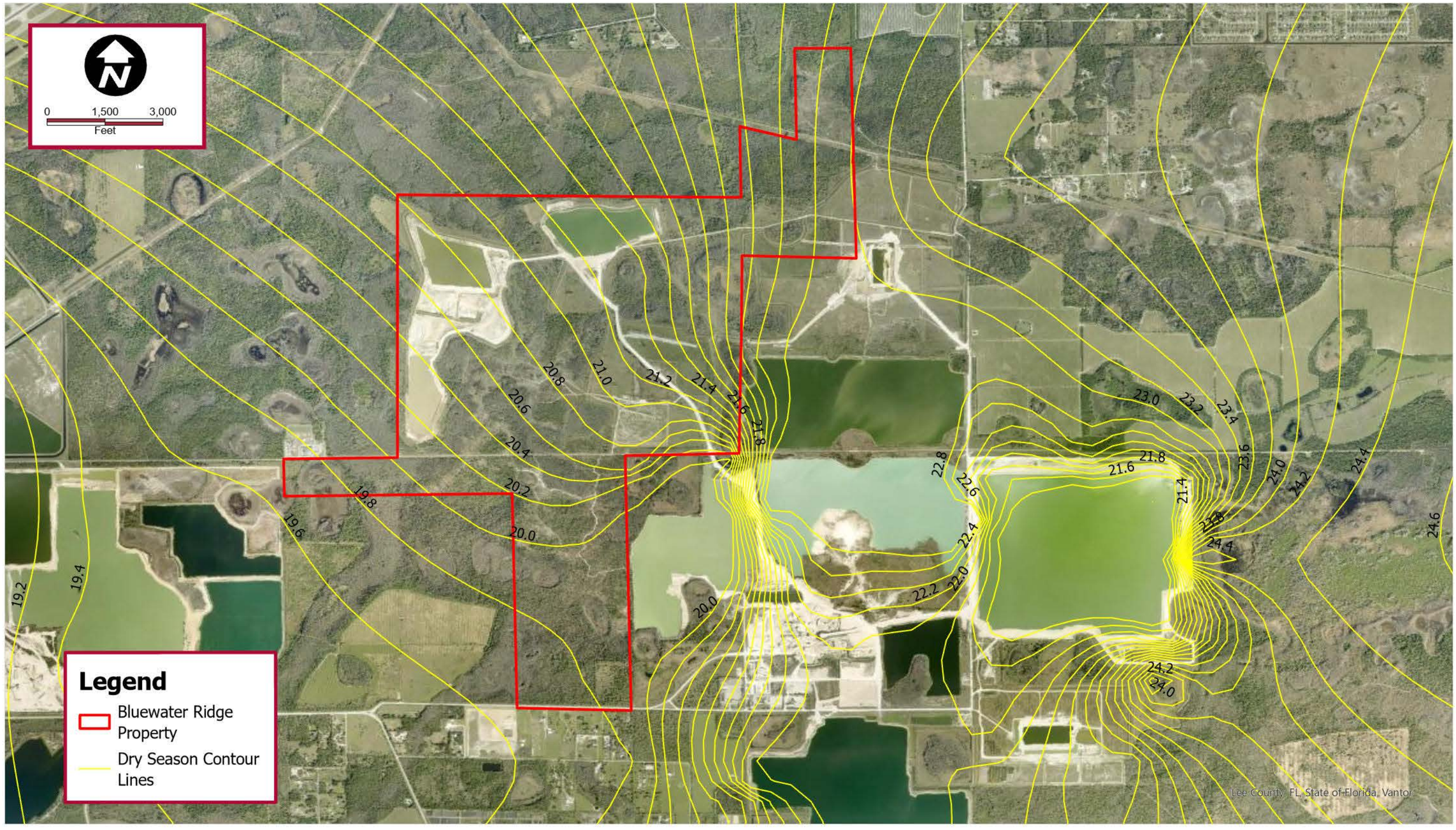
MONITORING SITES

ATTACHMENT 5

ATTACHMENT 6:
Dry Season Surficial Aquifer Water Levels



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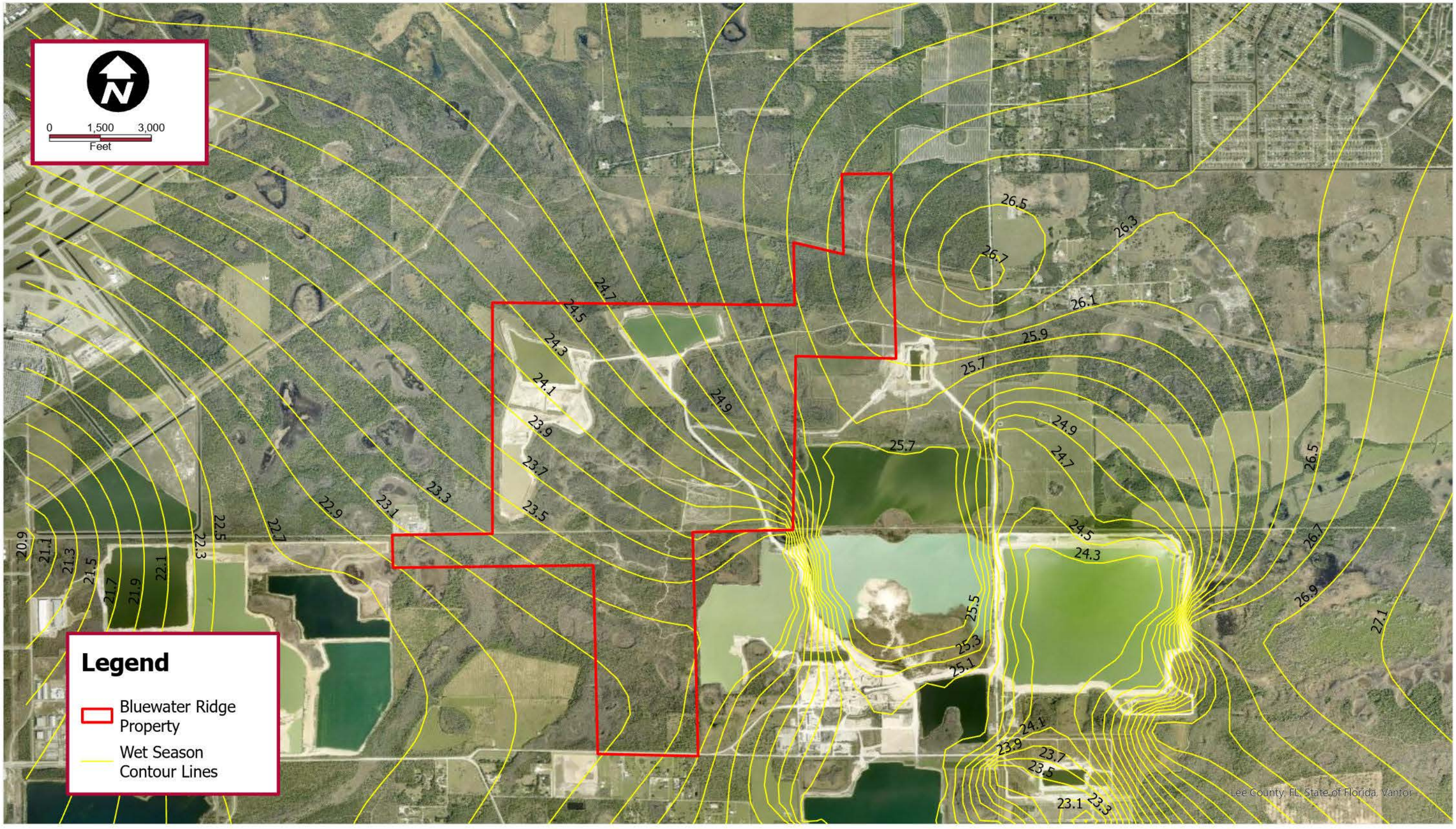
FLORIDA ROCK PROPERTIES, INC.

DRY SEASON SURFICIAL AQUIFER WATER LEVELS (FEET-NGVD)

FIGURE 6

ATTACHMENT 7:
Wet Season Surficial Aquifer Water Levels



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WET SEASON SURFICIAL AQUIFER WATER LEVELS (FEET-NGVD)

FIGURE 7

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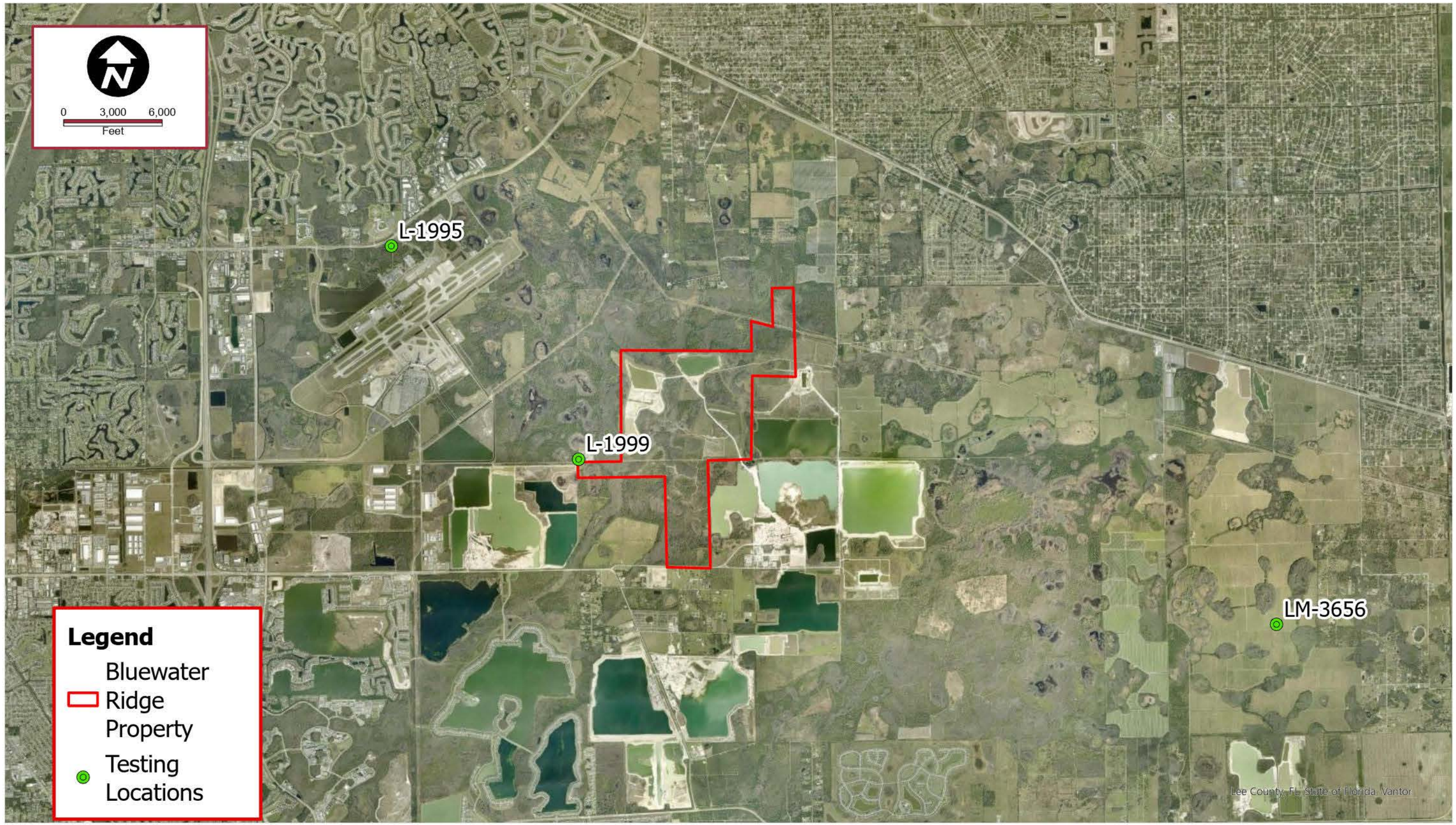
ATTACHMENT 8:
Aquifer Testing Locations



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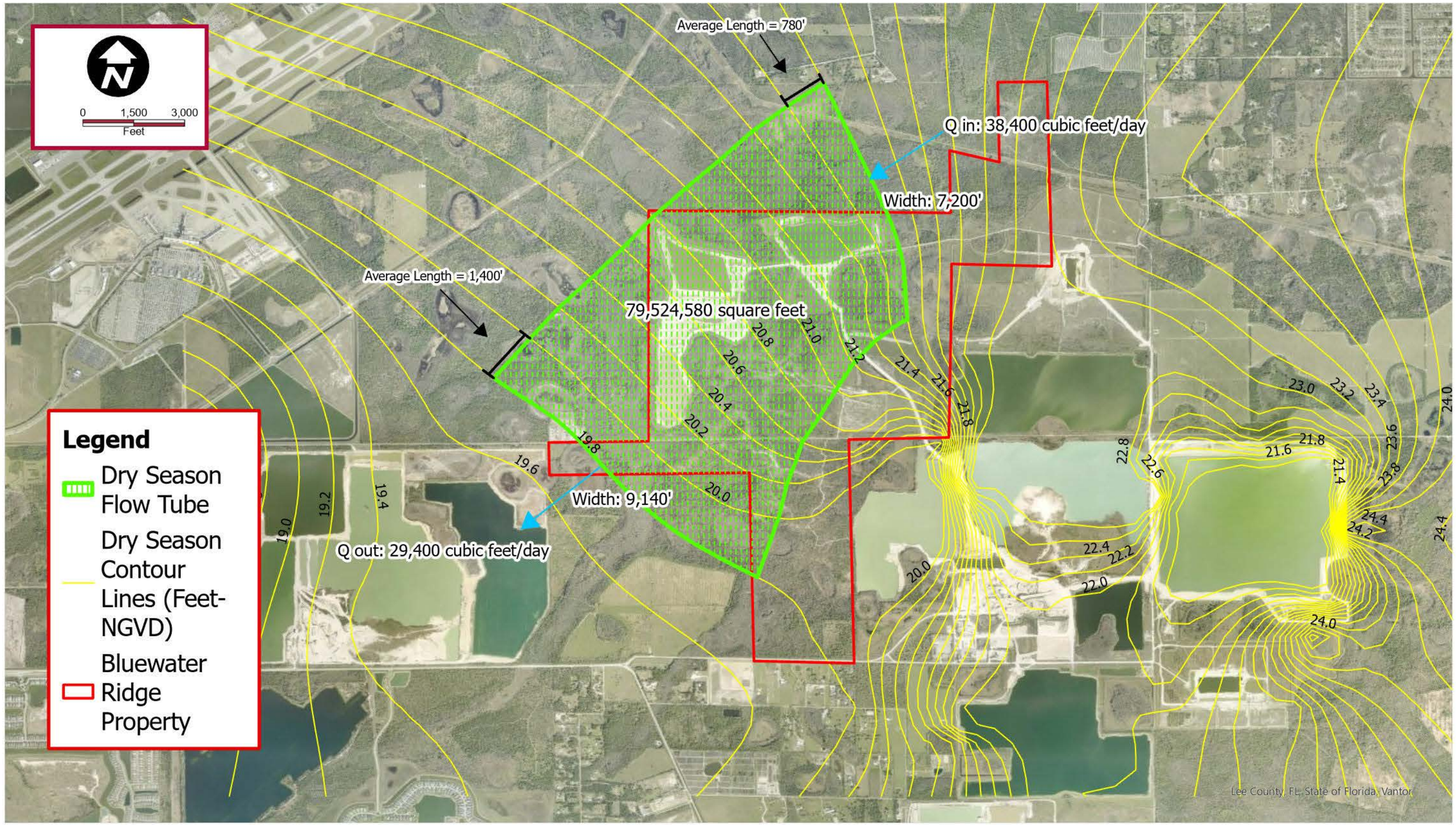
AQUIFER TESTING LOCATIONS

FIGURE 8

ATTACHMENT 9:
Dry Season Flow Tube Analysis



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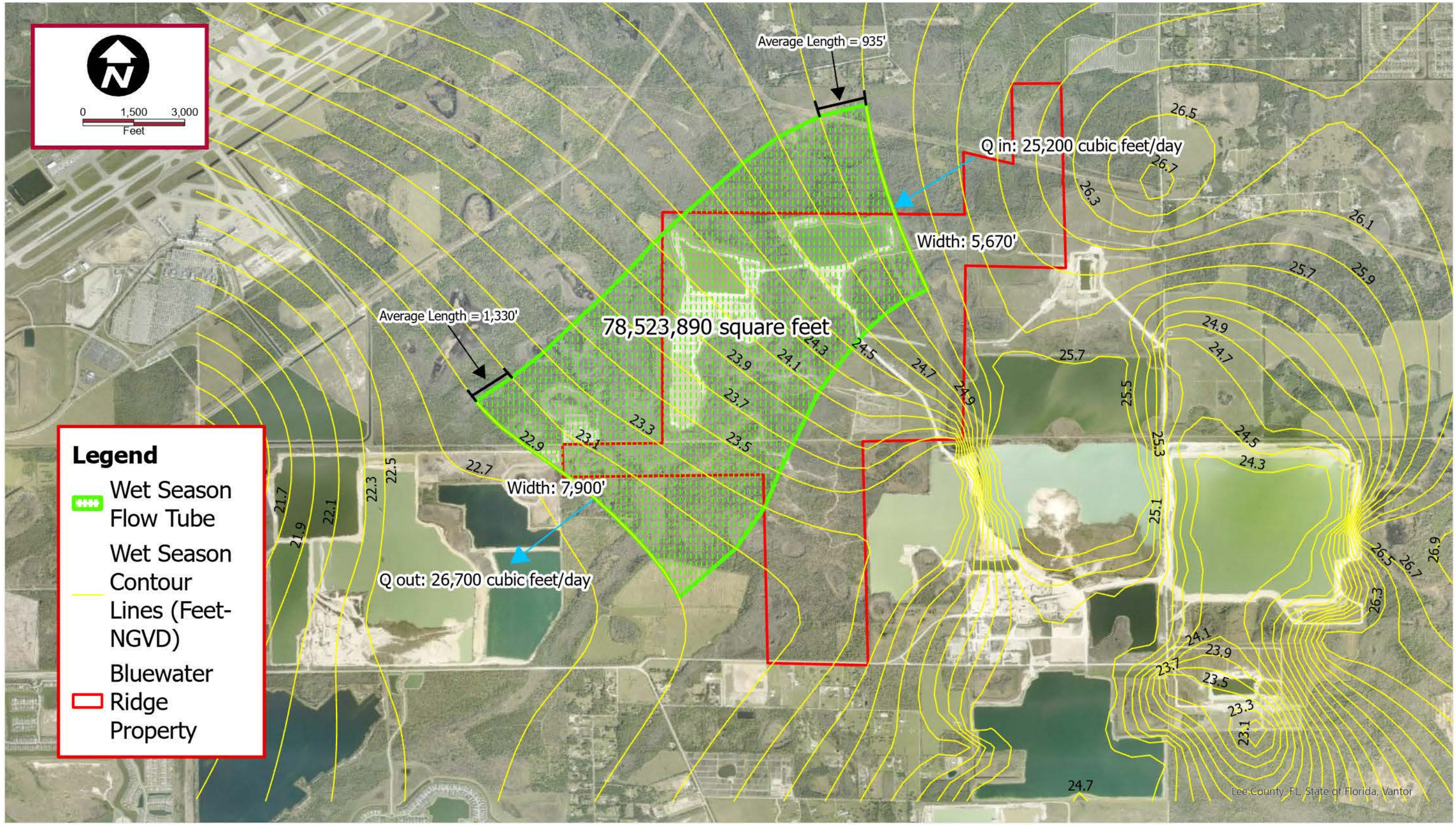
DRY SEASON FLOW TUBE ANALYSIS

FIGURE 9

ATTACHMENT 10:
Wet Season Flow Tube Analysis



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CHECKED BY	KHA

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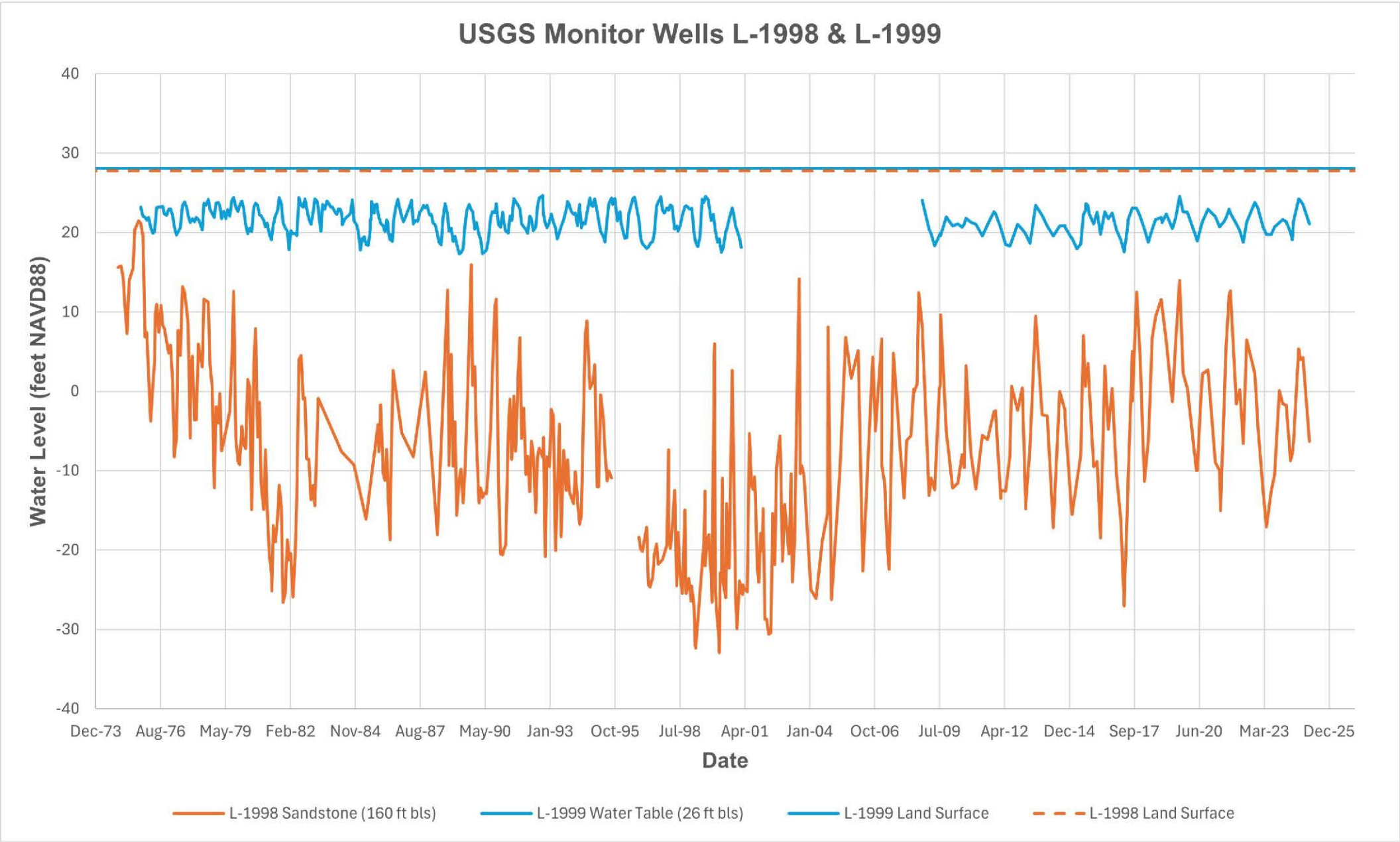
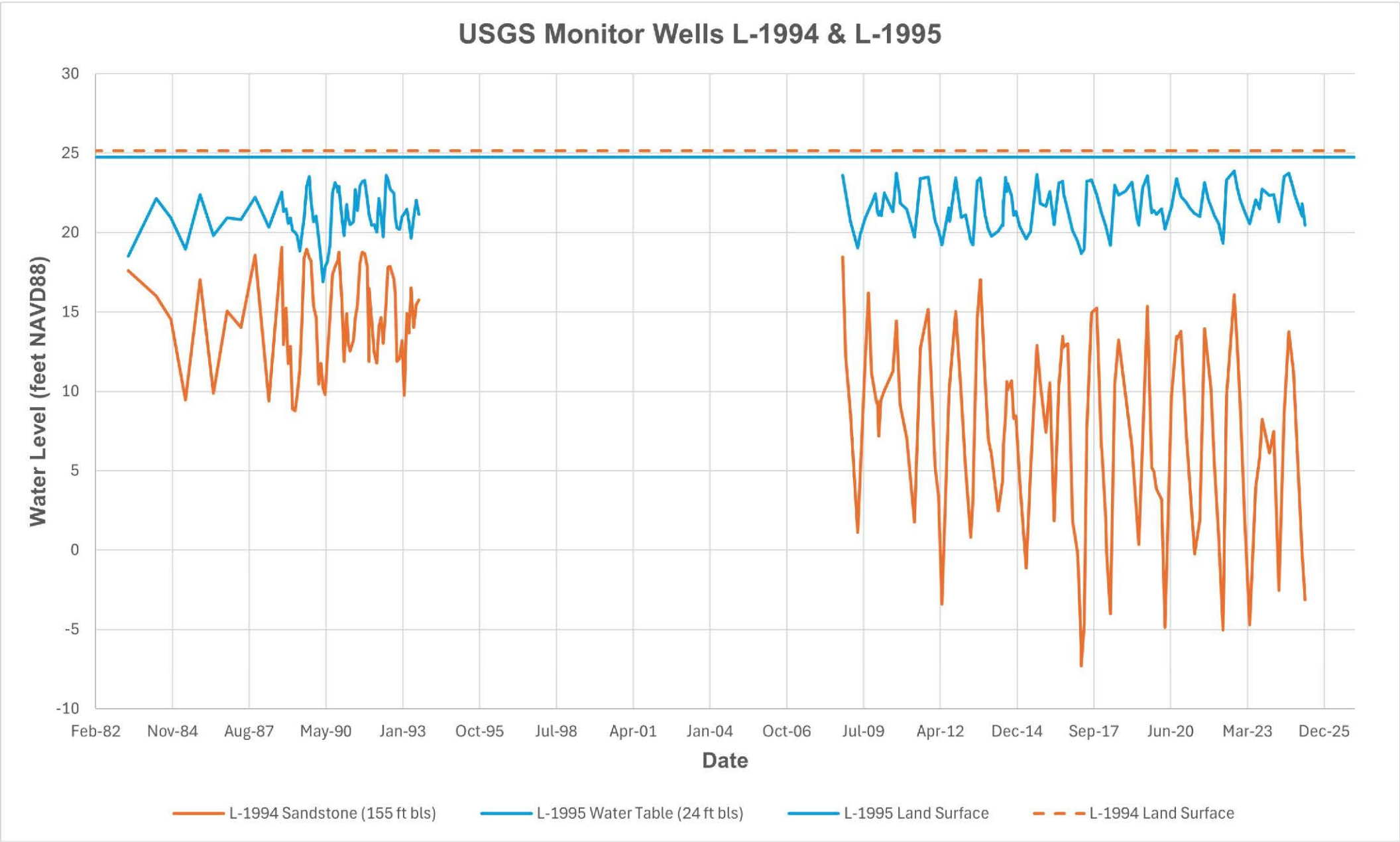
WET SEASON FLOW TUBE ANALYSIS

FIGURE 10

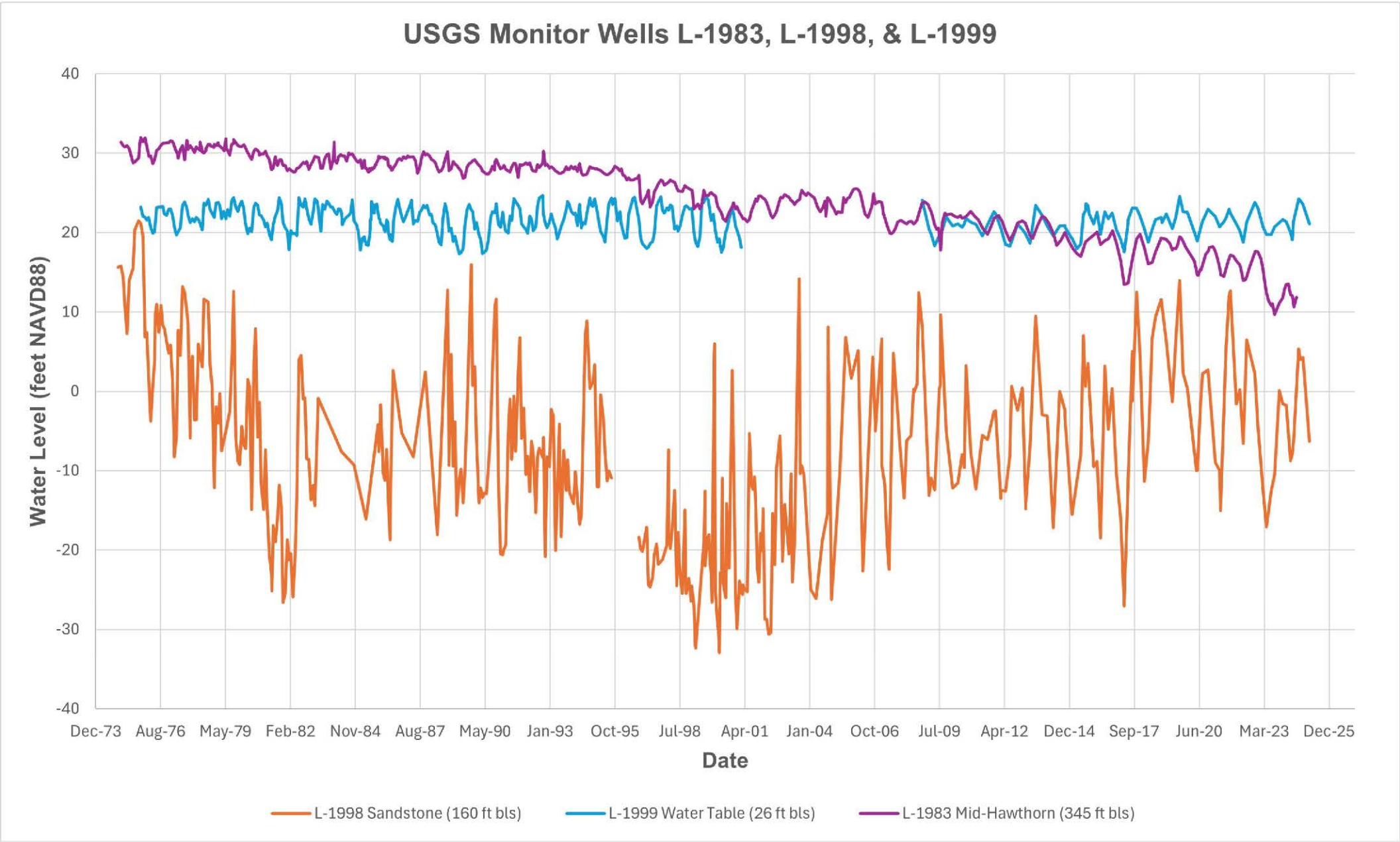
ATTACHMENT 11: Hydrographs for USGS Monitor Wells L-1998 and L-1999


USGS Monitor Wells L-1998 & L-1999
Water Level (feet NAVD88)
40
30
20
10
0
-10
-20
-30
-40
Dec-73
Aug-76
May-79
Feb-82
Nov-84
Aug-87
May-90
Jan-93
Oct-95
Jul-98
Apr-01
Jan-04
Oct-06
Jul-09
Apr-12
Dec-14
Sep-17
Jun-20
Mar-23
Dec-25
Date
L-1998 Sandstone (160 ft bls)
L-1999 Water Table (26 ft bls)
L-1999 Land Surface
L-1998 Land Surface

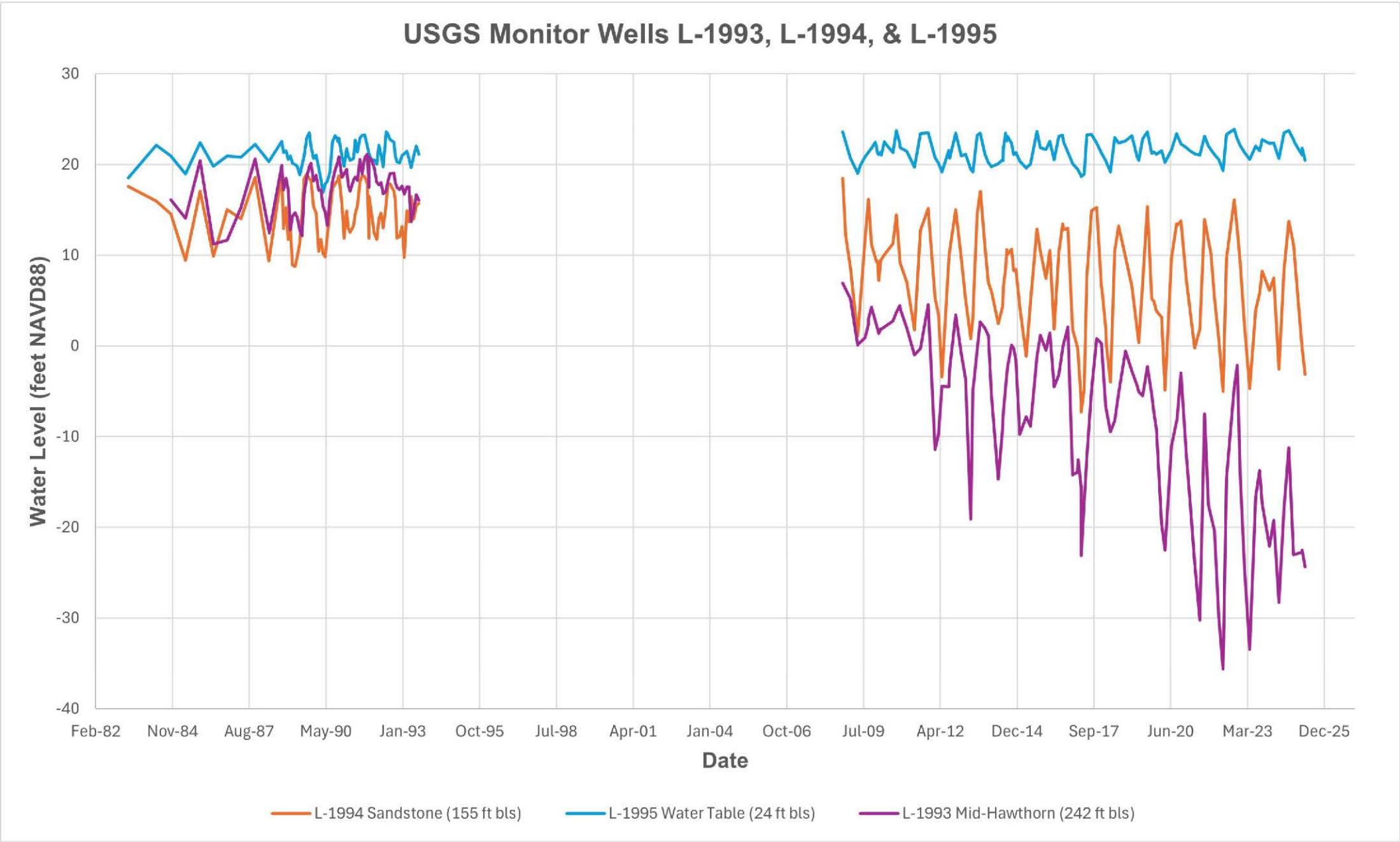
ATTACHMENT 12: Hydrographs for USGS Monitor Wells L-1994 and L-1995


USGS Monitor Wells L-1994 & L-1995
Water Level (feet NAVD88)
30
25
20
15
10
5
0
-5
-10
Feb-82
Nov-84
Aug-87
May-90
Jan-93
Oct-95
Jul-98
Apr-01
Jan-04
Oct-06
Jul-09
Apr-12
Dec-14
Sep-17
Jun-20
Mar-23
Dec-25
Date
L-1994 Sandstone (155 ft bls)
L-1995 Water Table (24 ft bls)
L-1995 Land Surface
L-1994 Land Surface

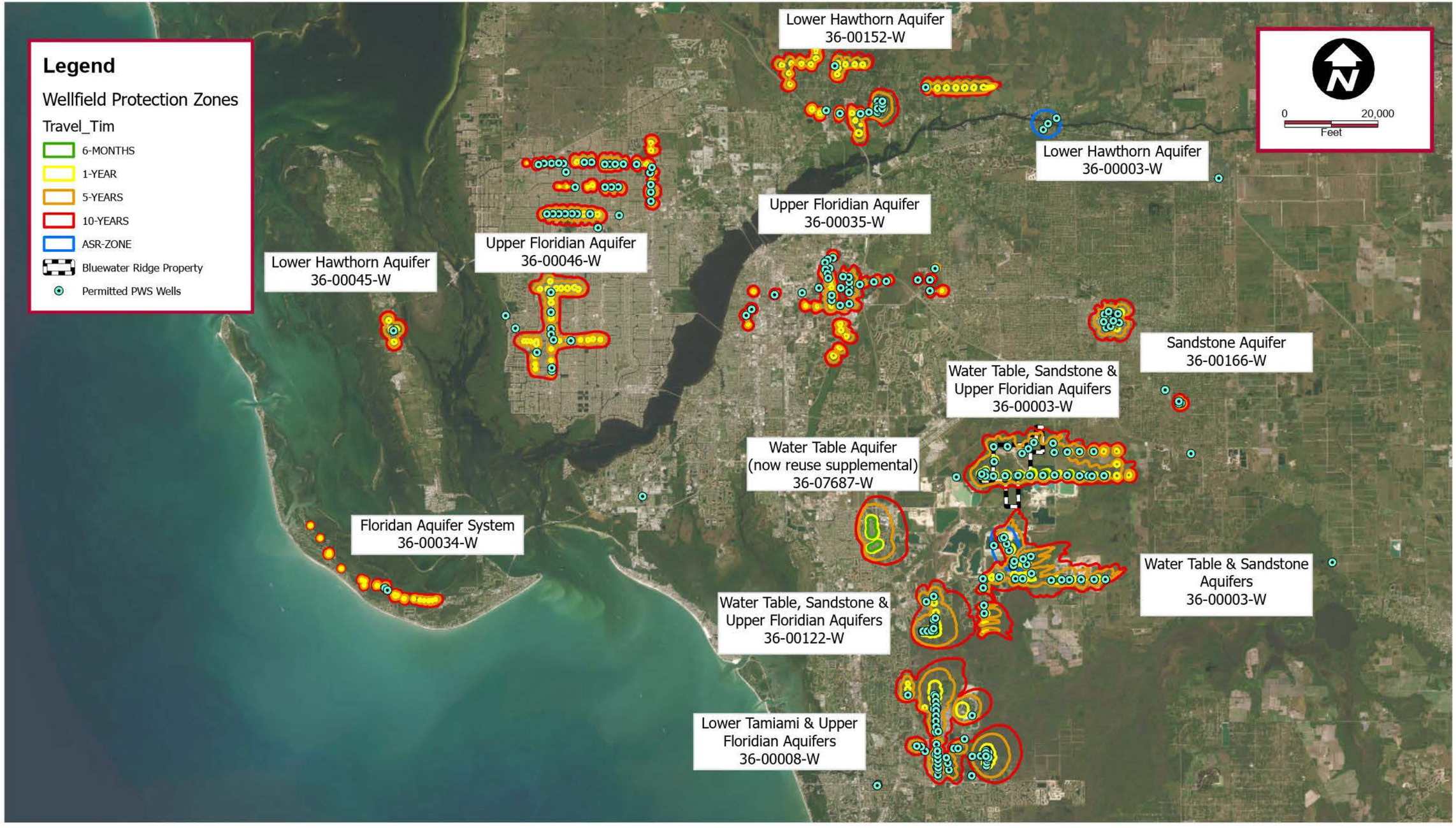
ATTACHMENT 13: Hydrographs for USGS Monitor Wells L-1983, L-1998, and L-1999


USGS Monitor Wells L-1983, L-1998, & L-1999
Water Level (feet NAVD88)
40
30
20
10
0
-10
-20
-30
-40
Dec-73
Aug-76
May-79
Feb-82
Nov-84
Aug-87
May-90
Jan-93
Oct-95
Jul-98
Apr-01
Jan-04
Oct-06
Jul-09
Apr-12
Dec-14
Sep-17
Jun-20
Mar-23
Dec-25
Date
L-1998 Sandstone (160 ft bls)
L-1999 Water Table (26 ft bls)
L-1983 Mid-Hawthorn (345 ft bls)

ATTACHMENT 14: Hydrographs for USGS Monitor Wells L-1993, L-1994, and L-1995


USGS Monitor Wells L-1993, L-1994, & L-1995
Water Level (feet NAVD88)
30
20
10
0
-10
-20
-30
-40
Feb-82
Nov-84
Aug-87
May-90
Jan-93
Oct-95
Jul-98
Apr-01
Jan-04
Oct-06
Jul-09
Apr-12
Dec-14
Sep-17
Jun-20
Mar-23
Dec-25
Date
L-1994 Sandstone (155 ft bls)
L-1995 Water Table (24 ft bls)
L-1993 Mid-Hawthorn (242 ft bls)

ATTACHMENT 15:
Lee County Wellfield Protection Zones



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WWW.KIMLEY-HORN.COM REGISTRY No. 35106

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DESIGNED BY	KHA
DRAWN BY	CAJ
CHECKED BY	KKA

FLORIDA ROCK PROPERTIES, INC.

LEE COUNTY WELLFIELD PROTECTON ZONES

ATTACHMENT 15

Lee County
Southwest Florida

Board of County Commissioners

January 2, 2025

Patty Kulak
RVi Planning + Landscape Architecture
28100 Bonita Grande Drive, Suite 305
Bonita Springs, FL 34135

VIA ELECTRONIC MAIL

Re: Florida Rock Rezone – Letter of Service Availability

Ms. Kulak,

I am in receipt of your email requesting a Letter of Service Availability for a project to be located within the boundaries of the attachment provided within your request (attached).

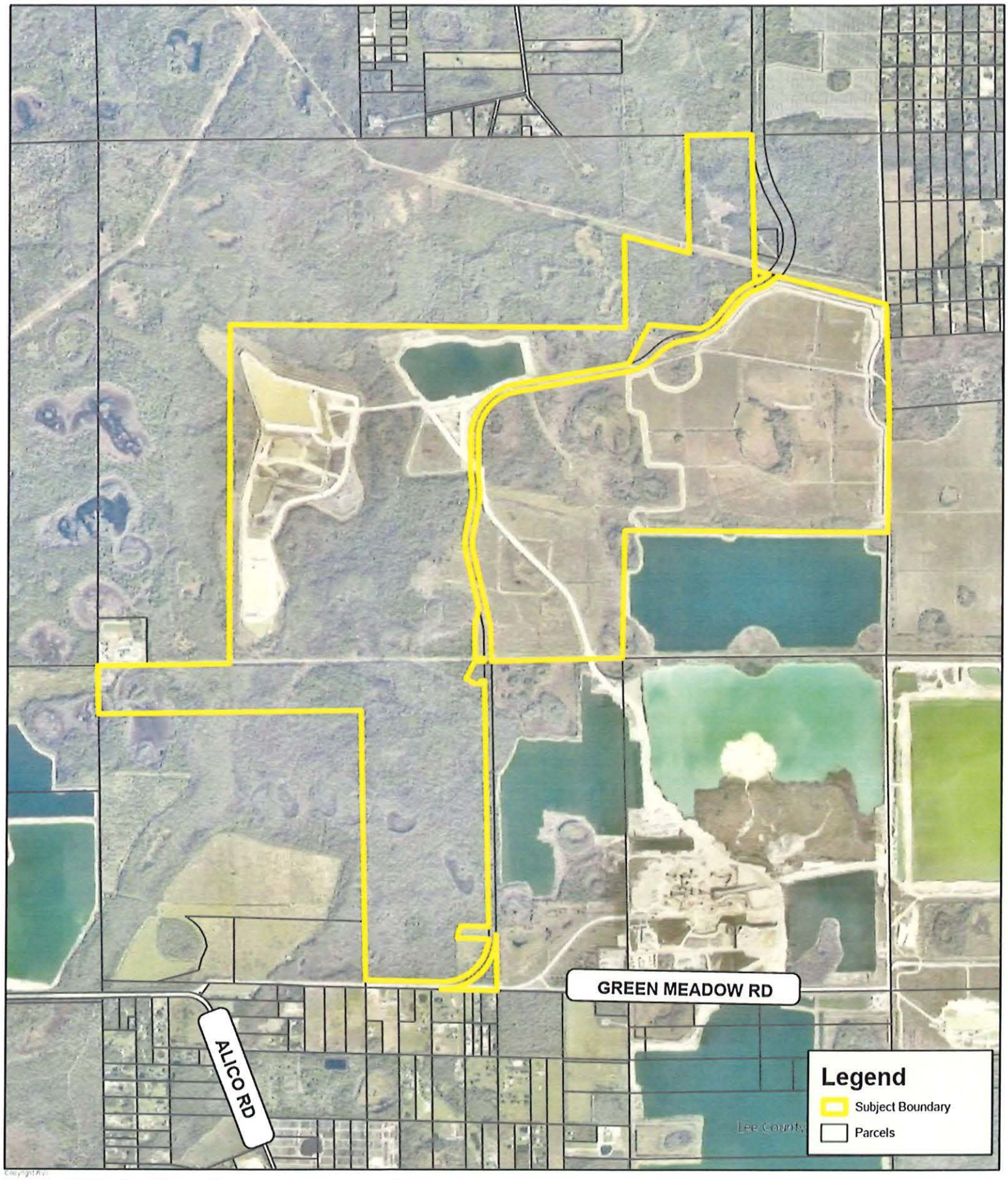
Lee County Emergency Medical Services is the primary EMS transport agency responsible for coverage at the location you have provided. There are two ambulances located 7.1 miles away and one additional ambulance that is planned to begin service in 2026, which is located 2.7 miles from the proposed project location.

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

Sincerely,

Paul Di Cicco
Deputy Director – EMS Chief

Enclosure:
Copy of proposed project location map



RVi
28100 Bonita Grande Drive
Suite 305
Bonita Springs, FL 34135
Tel: 239 405 7777
www.rviplanning.com

FL ROCK DD • AERIAL MAP

- Lee County, FL
- 1/11/2024
- # 23007001
- FLORIDA ROCK INDUSTRIES INC

0 1,500 3,0
Fe

Lee County
Southwest Florida

BOARD OF COUNTY COMMISSIONERS

August 22, 2025 Via E-Mail

Patty Kulak
RVI Planning and Landscape Architecture
28100 Bonita Grande Dr.
Bonita Springs, FL 34135

RE: **Potable Water and Wastewater Availability**
FL Rock – 20100 SR 82
STRAP # 28-45-27-00-00001.0030, 33-45-27-00-00001.0040, 32-45-27-00-00001.0000, 32-45-27-00-00001.0010, 31-45-27-00-00001.0000, 36-45-26-00-00001.0000, 35-45-26-00-00001.0000, 26-45-26-L3-3213.3444, 26-45-26-L4-U3142.3433, 26-45-26-L4-U3138.3507, 27-45-26-L4-U3003.3439, 27-45-26-L3-U3064.3418, 34-45-26-L2-U3049.3335, 34-45-26-L4-U2965.3333, 28-45-26-00-00001.1000, 33-45-26-00-00001.1000, 04-46-26-00-00001.1000, 03-46-26-L1-U2969.3159

To whom this may concern:

The subject properties are not located within Lee County Utilities (LCU) 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 properties mentioned above. However, line extensions are required in order to provide service to the subject parcels.

Your firm has indicated that this project will consist of 500 Single Family Units with an estimated flow demand of approximately 183,250 gallons per day. Lee County Utilities presently has/plans to have 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 Corkscrew Water Treatment Plant, if the parcel was within the LCU service area.

Sanitary sewer service would be provided by Future Southeast Wastewater 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.

There are no reuse mains in the vicinity of these parcels.

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,

Ohdet Kleinmann

LEE COUNTY UTILITIES
Ohdet Kleinmann
Public Utilities Manager
239-823-0027
UTILITIES ENGINEERING

Lee County
Southwest Florida
BOARD OF COUNTY COMMISSIONERS

LeeTran Headquarters
3401 Metro Parkway
Fort Myers, FL 33901
Phone: (239) 533-0340

November 13, 2024

Patty Kulak
Project Manager
RVi Planning + Landscape Architecture

Florida Rock Rezone - Comp Plan
Letter of Service Availability Request

Ms. Patty Kulak,

LeeTran has reviewed your request for service availability regarding a proposed Comprehensive Plan Amendment. After reviewing the site and comparing the location with our existing and planned route locations according to the 2020 Transit Development Plan (TDP), the following has been determined:

- Subject area is beyond one-quarter mile of a fixed-route corridor or bus stop

The proposed development is beyond one-quarter mile of a bus stop or a fixed-route corridor. Based on the current Transit LDC section 10-441, no improvements are required by the developer at this time but will reassess at the time of DO or LDO.

If you have any questions or require further information, please do not hesitate to contact me at (239) 533-0340 or cmarinodiaz@leegov.com.

Sincerely,

Clarissa Marino Diaz

Clarissa Marino Diaz,

Senior Project Planner

Lee County Transit

Lee County
Southwest Florida

Board of County Commissioners

September 26, 2025

Patty Kulak
Project Manager
RVI Planning & Landscape Architecture
28100 Bonita Grande Dr, Suite 305
Bonita Springs, FL 34135

Re: Bluewater Ridge (FKA Florida Rock Property) – Comprehensive Plan Amendment & Rezoning
Letter of Service Availability

Dear Ms. Kulak,

In April 2014, the Lee County Board of County Commissioners adopted a comprehensive plan amendment eliminating concurrency requirements for transportation and parks, and moved both from regulatory to non-regulatory standards. In light of this, we do not have the authority to deny your request based on parks service availability.

That being said, the below numbers represent the current required and available acreages for regional and community park land as set forth by the requirements of Policy 95.1.3 in *The Lee Plan*. The Department's available capacity meets the current adopted level-of-service standard, and is projected to meet the adopted level-of-service standard for at least the next five years.

Required Capacity – 5,670 acres of regional parks and 311 acres of community parks
Available Capacity – 7,126 acres of regional parks and 744 acres of community parks

Please feel free to contact me directly at (239) 672-2094 or ARegnaert@leegov.com if you have further questions.

Sincerely,

Armand Regnaert
Principal Planner
Lee County Parks & Recreation
3410 Palm Beach Blvd
Fort Myers, FL 33916

The School District of Lee County

Jacqueline Heredia, District Planning Specialist
2855 Colonial Boulevard, Fort Myers, FL 33966

The School District of Lee County has the following comments on this project:

This project is located in Elementary School Proximity Zone “L”
•The District’s Student Generation Rate (SGR) for this area for single-family development is 0.321at the elementary level.
•The proposed 636 residential units could be expected to produce up to 204.16 elementary school students.
•Elementary School Proximity Zone “L” is currently operating at approximately 97 % of capacity with about 0 open seats.
•This proposed project will not negatively impact school capacity in the enrollment zone forFY25.
•This proposed project will negatively impact school capacity next 10 years.

This project is located in Middle School Proximity Zone “HH”

•The District’s Student Generation Rate (SGR) for this area for Single-family development is 0.165at the middle school level.
•The proposed 636 residential units could be expected to produce up to 104.94 middle school students.
•Middle School Proximity Zone “HH” is currently operating at approximately 97% of capacity with about 2 open seats.
•This proposed project will not negatively impact school capacity in the enrollment zone FY25.
•This proposed project will negatively impact school capacity next 10 years.

This project is located in High School Enrollment Zone East, Sub-Zone 3

•The District’s Student Generation Rate (SGR) for this area for Single-family development is 0.224 at the high school level.
•The proposed 636 residential units could be expected to produce up to 142.46 high school students.
•East Zone 3 is currently operating at approximately 103% of capacity with about 0 open seats.
•This proposed project will not negatively impact school capacity in the enrollment zone FY25.
•This proposed project will negatively impact school capacity next 10 years.

Carmine Marceno
Sheriff

"Proud to Serve"

State of Florida
County of Lee

November 12, 2024

Patty Kulak
RVi Planning + Landscape Architecture
28100 Bonita Grande Drive, Suite 305
Bonita Springs, Florida 34135

Ms. Kulak,

The Lee County Sheriff's Office has reviewed your service availability request for a 1,908 +- acre project in unincorporated southeast Lee County that would allow for the development of up to 636 single-family dwelling units on the subject property.

The proposed Large-Scale Comprehensive Plan Map Amendment would change the Future Water Service Areas Map (Map 4A) and Future Sewer Service Area Map (Map 4B) as well as amend the Future Land Use Map and a Residential Planned Development Rezone request to rezone the entire property from Agricultural to Residential Planned Development.

Based on the information that you provided, the Lee County Sheriff's Office has no objections to this request. This Agency will provide law enforcement services from our 4st Precinct offices in Bonita Springs. At the time of application for new development orders or building permits, the applicant shall provide a Crime Prevention Through Environmental Design (CPTED) report done by the applicant and given to the Lee County Sheriff's Office for review and comments. Please contact Crime Prevention Practitioner Heather Turco at (239) 478-7838 with any questions regarding the CPTED study.

Respectfully,

11-7-24

Rob Casale
Major, Patrol Bureau

Lee County
Southwest Florida

Board of County Commissioners

September 24, 2025

RVI Planning
Attn: Patty Kulak, Senior Project Manager
28100 Bonita Grande Dr
Bonita Springs, FL 34135
RE: Bluewater Ridge (FKA Florida Rock Property) Comprehensive Plan Amendment & Rezoning Letter of Service Availability

Dear Ms. Kulak:

The Lee County Solid Waste Department is capable of providing solid waste collection service for the proposed Comprehensive Plan Amendment & Planned Development Rezone which will allow for the development of up to 500 single-family 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