

ADMINISTRATIVE AMENDMENT (PD) ADD2025-00198

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, J.R. Evans Engineering, on behalf of CAM7-SUB, LLC, filed an application for an administrative amendment to a Mixed Use Planned Development (MPD) known as Kingston, approved by Stipulation of Settlement Under Section 70.001, Florida Statutes dated June 22, 2022, as recorded under Instrument #2022000208255 and last amended by ADD2024-00047, dated July 9, 2024, as recorded under Instrument #2023000027647 to:

1. Amend the Master Concept Plan to:
 - a. Include the addition of POD 20, consisting of 954.7 contiguous acres south of Corkscrew Road, as authorized by Item 11B of the Agreement Pursuant to Stipulation of Settlement;
 - b. Depict an Amendment Tracking Table;
 - c. Depict minor modifications to the boundaries of PODs 11B and 12;
 - d. Include deviation markers and modify language to allow access to Corkscrew Road from POD 16 to be optional;
 - e. Revise the Kingston Parkway Section Detail to depict a 10-foot-wide shared use path; and
 - f. Modify restoration areas in PODs 2 and 3 to allow additional Corkscrew Road right-of-way conveyance pursuant to a request from the Lee County Department of Transportation.
2. Amend the Schedule of Deviations to include two (2) deviations from the Lee County Land Development Code (LDC), as follows:
 - a. **Deviation 9** seeks relief from LDC Section 10-351(d)(2) to allow a 60-foot property line setback from an above ground water tank on POD 9;
 - b. **Deviation 10** seeks relief from LDC Section 34-625 to allow 1.5 footcandles within 75 feet of a property line; and

WHEREAS, the applicant has provided a revised legal description for the development, which is attached hereto as Exhibit "A"; and

WHEREAS, the subject property is located in the Density Reduction/Groundwater Resource and Wetlands Future Land Use Categories as designated by the Lee Plan; and

WHEREAS, Condition 4.B. of the Stipulated Settlement Agreement designates the property as a Mixed Use Planned Development (MPD) (See Exhibit "H" of ADD2024-00047); and

WHEREAS, Condition 11.A. of the Stipulated Settlement Agreement allows amendments to the agreement to be considered through the same process and be subject to the same criteria for planned developments established in the Lee County Land Development Code (LDC); and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, Administrative Amendment ADD2024-00047 incorporated additional adjacent properties into the Kingston Mixed Use Planned Development and updated the Master Concept Plan to reflect revised project boundaries, land use allocations, and development parameters in accordance with the Stipulated Settlement Agreement; and

WHEREAS, ADD2024-00047 further refined the layout and function of the development by modifying internal pod configurations, circulation, setbacks, open space and restoration areas, and associated development regulations to implement settlement requirements and facilitate the overall development pattern; and

WHEREAS, the applicant has provided a narrative detailing the proposed changes to the approved development (Attached as Exhibit “C”); and

WHEREAS, Condition 11.B. of the Stipulated Settlement Agreement allows for the acquisition and incorporation of additional lands into the development if property is adjacent to the development and provided there is no change in the density and intensity approved for the project; and

WHEREAS, the applicant seeks to include an additional 954.7 acres of land adjacent to the existing MPD boundary, which is identified on the amended Master Concept Plan as POD 20 (see Exhibit “B”); and

WHEREAS, the applicant submitted an aerial exhibit depicting land cover classifications utilizing the Florida Land Use, Cover and Forms Classification System (FLUCFCS), including identification of wetlands and surface waters within new POD 20 (see Exhibit “G”); and

WHEREAS, the applicant also submitted a Protected Species Survey Report prepared in accordance with the requirements of the Lee County Land Development Code, documenting existing habitat conditions and the presence of protected species within new POD 20 (see Exhibit “H”); and

WHEREAS, the submitted FLUCFCS mapping and Protected Species Survey were reviewed by Lee County Environmental Sciences and Natural Resources staff for consistency with applicable Land Development Code standards, including habitat identification, survey methodology, and documentation of protected species; and

WHEREAS, based on this review, Environmental Sciences and Natural Resources staff determined that the submitted materials adequately characterize existing environmental conditions and are in compliance with the stipulated settlement agreement, as conditioned, and applicable the Land Development Code regulations; and

WHEREAS, prior to issuance of any Development Order for POD 20, an updated Indigenous Restoration and Management Plan will be required to support protected species and wildlife corridor functions within the additional acreage; and

WHEREAS, no increase in density or intensity is proposed, and the addition of acreage further dilutes the overall approved density of the Kingston project, consistent with Condition 11.B. of the Stipulated Settlement Agreement; and

WHEREAS, the applicant has provided an updated Master Concept Plan to reflect the changes to the boundaries of the development (see Exhibit “B”); and

WHEREAS, the amendment also incorporates administrative and clarifying updates, including the addition of an Amendment Tracking Table and minor adjustments to the boundaries of PODs 11B and 12; and

WHEREAS, the amendment further refines internal circulation and access provisions, including optional access to Corkscrew Road from POD 16 and revisions to the Kingston Parkway section to include a 10-foot-wide shared-use path; and

WHEREAS, the amendment also includes modifications to restoration areas within PODs 2 and 3 to accommodate additional right-of-way conveyance along Corkscrew Road, as requested by the Lee County Department of Transportation; and

WHEREAS, the applicant has provided an amended schedule of uses to correspond to the revised Master Concept Plan (Attached as Exhibit “D”); and

WHEREAS, the applicant has provided an amended Conditions of Development and Deviations summary, which includes two (2) new deviations from the Lee County Land Development Code along with justification statements (Attached as Exhibits “C” and “E”); and

WHEREAS, Deviation 9 requests relief from LDC Section 10-351(d)(2) to allow a reduced setback of 60 feet for aboveground water tanks in lieu of the required 100-foot setback; and

WHEREAS, the justification for Deviation 9 is based on the preservation of conservation land within the Kingston project, with the reduced setback applied only where adjacent to conservation areas and not areas slated for development, thereby assuring compliance with the required 100-foot setback where adjacent to development areas and preserving adequate buffering (see Exhibit “F”); and

WHEREAS, Deviation 10 requests relief from LDC Section 34-625 to allow increased illumination levels of up to 1.5 footcandles at a distance of 75 feet from the property line, in lieu of the maximum 0.5 footcandle standard; and

WHEREAS, the justification for Deviation 10 is based on the need to meet applicable Florida Department of Transportation lighting criteria and improve roadway safety, while limiting light spillover onto residential properties and reducing the need for additional lighting infrastructure; and

WHEREAS, the requested deviations have been reviewed by the Lee County Development Services Section and the Lee County Department of Transportation, and no objections have been identified, subject to the conditions set forth herein; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to the Mixed Use Planned Development to incorporate additional property into the planned development boundary and modify the approved Master Concept Plan, Schedule of Uses, and Conditions of Development and Deviations last amended by ADD2024-00047 is **APPROVED** subject to the following conditions:

1. The Legal Description last amended by ADD2024-00047, dated April 12, 2024, is hereby superseded by the Legal Description attached hereto as Exhibit "A."
2. The Master Concept Plan last amended by ADD2024-00047, dated June 04, 2024, is hereby amended and superseded by the Master Concept Plan attached as Exhibit "B."
3. The Schedule of Uses last amended by ADD2024-00047, is hereby amended and superseded by the Schedule of Uses attached hereto as Exhibit "D" with the following additions:
 - a. "Accessory Apartment" is hereby included in the MPD approval as a permitted use within Residential Pods.
 - b. "Communications Facility, Wireless" is hereby included in the MPD approval as a permitted use within Community Facilities Pods.
4. The Conditions of Development and Deviations last amended by ADD2024-00047, are hereby amended and superseded by the Conditions of Development and Deviations attached hereto as Exhibit "E." Deviations 9 and 10 are APPROVED, subject to the following conditions.
 - a. Deviation 9 (Above Ground Water Tank Setback) is limited to POD 17 in substantial compliance with the setbacks depicted on the Deviation Exhibit attached hereto as Exhibit "F."
 - b. Deviation 10 (Illumination Standards) is limited as follows:
 - Light spillage is permitted only into rights-of-way and street easements internal to the project, including Kingston Parkway; and
 - At the time of Development Order application proposing light spillage across a property line into a right-of-way or street easement, the applicant must submit a photometric lighting plan demonstrating compliance with Florida Design Manual (FDM) Chapter 231.
5. Prior to issuance of any Development Order for the additional POD 20 acreage, the applicant must provide an updated Indigenous Restoration and Management Plan, subject to review and approval by Lee County Environmental Sciences and Natural Resources, addressing habitat protection, protected species, and wildlife corridor connectivity.

6. The terms and conditions of the settlement agreement and subsequent amendments thereto remain in full force and effect, except as amended herein.
7. If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Zoning Manager may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.

Duly passed, adopted, and electronically signed on 04/22/2026
Anthony R. Rodriguez, AICP, CPM, Zoning Manager
Community Development

Exhibits:

- A – Legal Description*
- B – Master Concept Plan*
- C – Request Statement and Deviation Justifications*
- D – Amended Schedule of Uses*
- E – Amended Conditions of Development Regulations*
- F – Water Tank Deviation Exhibit*
- G – Aerial with FLUCFCS and Wetlands Map*
- H – Protected Species Survey*

DESCRIPTION

Parcel in
Section 35, Township 45 South, Range 27 East
and Sections 2, 3, 10, 11, 14, 15, 23, 24, 25, 26, 27, 33, 34, 35 and 36,
Township 46 South, Range 27 East,
Lee County, Florida

A tract or parcel of land being all of the record plat of "CORKSCREW GROVE NORTH" recorded in Instrument No. 2024000161528 and all of LOT 2 and TRACTS "F-1", "F-2" and "F-3" of the record plat of "KINGSTON CORKSCREW ROAD" recorded in Instrument No. 2024000195044, both of the Public Records of Lee County, Florida and lands lying in Section 35, Township 45 South, Range 27 East and Sections 2, 3, 10, 11, 14, 15, 24, 25, 26, 27, 33, 34, 35 and 36, Township 46 South, Range 27 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:

PARCEL 1:

BEGINNING at the Southwest corner of said Section 35 run $N00^{\circ}42'34''W$ along the West line of the Southwest Quarter (SW 1/4) of said Section 35 for 995.36 feet to an intersection with a Northerly line of said TRACT "F" of said record plat of "CORKSCREW GROVE NORTH"; thence run along the Northerly and westerly line of said TRACT "F" the following courses: $N89^{\circ}17'26''E$ for 746.55 feet; $N52^{\circ}42'04''E$ for 206.79 feet; $S84^{\circ}09'12''E$ for 537.37 feet; $S09^{\circ}27'46''E$ for 331.55 feet and $N83^{\circ}27'48''E$ for 1,104.35 feet to a point on a non-tangent curve; Northerly along an arc of a curve to the left of radius 2,425.00 feet (delta $04^{\circ}53'29''$) (chord bearing $N08^{\circ}39'18''E$) (chord 206.96 feet) for 207.02 feet to a point of compound curvature; Northerly along an arc of a curve to the left of radius 5,580.00 feet (delta $21^{\circ}34'11''$) (chord bearing $N04^{\circ}34'32''W$) (chord 2,088.29 feet) for 2,100.67 feet to a point of reverse curvature; Northerly along an arc of a curve to the right of radius 1,425.00 feet (delta $30^{\circ}57'21''$) (chord bearing $N00^{\circ}07'03''E$) (chord 760.57 feet) for 769.90 feet to a point of tangency and $N15^{\circ}35'43''E$ for 265.71 feet to an intersection with the Southerly line of the Northerly 15 feet of said LOT 1; thence run $N74^{\circ}24'17''W$ along said Southerly line for 2,072.17 feet to an intersection with the Easterly line of LOT 2 of said record plat of "CORKSCREW GROVE NORTH"; thence run along the Easterly, Southerly, Westerly and Northerly line of said LOT 2 the following courses: $S00^{\circ}42'18''E$ for 1,766.14 feet; $S89^{\circ}17'42''W$ for 460.00 feet; $N00^{\circ}42'18''W$ for 1,760.00 feet; $S74^{\circ}24'17''E$ for 444.26 feet and $N00^{\circ}42'18''W$ for 156.28 feet to an intersection with the Southerly right of way line of State Road 82 (F.D.O.T. right of way Section No. 1207-101) (200 feet wide right of way); thence run $S74^{\circ}24'17''E$ along said Southerly right of way line for 4,899.96 feet to an intersection with the East line of said Section 35; thence run $S01^{\circ}27'53''E$ along said East line for 3,347.74 feet to the Northeast corner of said Section 2; thence run $S00^{\circ}37'25''E$ along the East line of said Section 2 for 4,496.75 feet; thence run $S88^{\circ}12'24''W$ parallel to the South line of said Section 2 for 2,955.54 feet; thence run $S00^{\circ}37'25''E$ parallel to the East line of said Section 2 for 1,000.00 feet; thence run $N88^{\circ}12'24''E$ parallel to the South line of said Section 2 for 91.02 feet; thence run $S00^{\circ}37'25''E$ parallel to the East line of said Section 2 for 1,077.03 feet to an intersection with the North line said Section 11; thence run $N88^{\circ}12'24''E$ along said North line for 220.71 feet to the North Quarter corner of said Section 11; thence run $S00^{\circ}11'11''E$ along the East line of the West Half (W 1/2) of said Section 11 for 5,324.34 feet to the South Quarter corner of said Section 11; thence run $N88^{\circ}34'01''E$ along the North line of said Section 14 for 2,623.62 feet to the Northeast corner of said Section 14; thence run $S00^{\circ}02'55''W$ along the East line of said Section 14 for 5,330.65 feet to the Southeast corner of said Section 14; thence run $S88^{\circ}57'50''W$ along the North line of said Section 23 for 1,160.00 feet; thence run $S03^{\circ}16'15''E$ parallel with the East line of said Section 23 for 990.00 feet; thence run $N88^{\circ}57'50''E$ parallel with the

DESCRIPTION (CONTINUED)

North line of said Section 23 for 634.60 feet to an intersection with the West line of the East 525 feet of said Section 23; thence run $S03^{\circ}16'15''E$ along said West line for 4,265.85 feet to an intersection with the North line of the South 50 feet of said Section 23; thence run $S88^{\circ}54'20''W$ along said North line for 1,761.77 feet to an intersection with the Westerly line of TRACT "F-1" of said record plat of "KINGSTON CORKSCREW ROAD"; thence run along said Westerly line the following courses: $N43^{\circ}54'20''E$ for 78.28 feet; $N01^{\circ}05'40''W$ for 1,558.32 feet to a point of curvature; Northerly along an arc of a curve to the left of radius 2,925.00 feet (delta $13^{\circ}24'57''$) (chord bearing $N07^{\circ}48'09''W$) (chord 683.33 feet) for 684.90 feet to a point of tangency; $N14^{\circ}30'37''W$ for 868.77 feet to a point of curvature; Northerly along an arc of a curve to the right of radius 2,540.00 feet (delta $31^{\circ}56'05''$) (chord bearing $N01^{\circ}27'25''E$) (chord 1,397.45 feet) for 1,415.70 feet to a point of reverse curvature and Northerly along an arc of a curve to the left of radius 2,600.00 feet (delta $16^{\circ}11'29''$) (chord bearing $N09^{\circ}19'42''E$) (chord 732.31 feet) for 734.75 feet to an intersection with the North line of said Section 23; thence run $S88^{\circ}57'50''W$ along the North line of said Section 23 for 3,098.13 feet to the Southeast corner of said Section 15; thence run $S88^{\circ}56'27''W$ along the South line of said Section 15 for 5,216.74 feet to the Southwest corner of said Section 15; thence run $N00^{\circ}12'20''W$ along the West line of said Section 15 for 5,552.94 feet to the Southwest corner of said Section 10; thence run $N01^{\circ}06'57''W$ along the West line of said Section 10 for 5,069.21 feet to the Southwest corner of said Section 3; thence run $N00^{\circ}56'28''W$ along the West line of said Section 3 for 6,631.19 feet to the Northwest corner of said Section 3; thence run $N89^{\circ}01'32''E$ along the North line of the Northwest Quarter (NW 1/4) of said Section 3 for 2,648.90 feet to the North Quarter corner of said Section 3; thence run $N89^{\circ}01'30''E$ along the North line of the Northeast Quarter (NE 1/4) of said Section 3 for 2,649.00 feet to the POINT OF BEGINNING.

Containing 4,203.00 acres, more or less.

PARCEL 2:

Beginning at the Northwest corner of said Section 24 run $N88^{\circ}49'50''E$ along the North line of said Section 24 for 5,499.01 feet to an intersection with the West line right of way line of Corkscrew Road, also being the West line of the East 25 feet of said Section 24; thence run $S01^{\circ}19'17''E$ along said West line for 4,098.32 feet to an intersection with the Northerly right of way line of Corkscrew Road, as described in a deed recorded in Instrument No. 2005000136900, Lee County Records; thence run along said Northerly right of way line the following three (3) courses: $S88^{\circ}40'43''W$ for 50.00 feet to a point on a non-tangent curve; Southwesterly along an arc of a curve to the right of radius 1,175.00 feet (delta $90^{\circ}09'17''$) (chord bearing $S44^{\circ}49'58''W$) (chord 1,663.94 feet) for 1,848.86 feet and $S00^{\circ}05'23''E$ along a radial line for 25.00 feet to an intersection with the North right of way line of said Corkscrew Road, also being North line of the South 50 feet of said Section 24; thence run along said North right of way line the following two (2) courses: $S89^{\circ}54'37''W$ for 1,393.78 feet and $S88^{\circ}51'23''W$ for 2,676.21 feet to an intersection with the West line of said Section 24; thence run $N03^{\circ}16'15''W$ along said West line for 5,255.31 feet to the POINT OF BEGINNING.

Containing 644.62 acres, more or less.

PARCEL 3:

BEGINNING at the Northwest corner of said Section 26 $S01^{\circ}01'15''E$ along the West line of the Northwest Quarter (NW 1/4) said Section 26 for 50.00 feet to an intersection with the South line of the North 50 feet of said Section 26, also being an intersection with the South line right of way line of Corkscrew Road (100' wide right of way); thence run along the South line of the North 50 feet of

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Project: ADD2025-00198

By: Richard Burris

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Date: 12/24/2025

DESCRIPTION (CONTINUED)

said Sections 26 and 25, also being the South line right of way line of Corkscrew Road, the following courses: N88°52'12"E for 2,664.07 feet; N88°54'20"E for 2,666.73 feet; N88°51'23"E for 2,673.48 feet and N89°54'37"E for 2,670.77 feet to an intersection with the East line of Northeast Quarter (NE 1/4) of said Section 25; thence run S01°11'25"E along said East line for 2,550.87 feet to the East Quarter corner of said Section 25; thence run S01°12'12"E along the East line of Southeast Quarter (SE 1/4) of said Section 25 for 2,650.89 feet to the Northeast corner of said Section 36; thence run S01°08'01"E along the East line of Northeast Quarter (NE 1/4) of said Section 36 for 1,320.02 feet to an intersection with the South line of the North 1,320 feet of said Section 36; thence run S89°10'42"W along said South line for 990.01 feet to an intersection with the West line of the East 990 feet of said Section 36; thence run N01°08'01"W along said West line for 1,320.02 feet to an intersection with the North line of said Northeast Quarter (NE 1/4) of Section 36; thence run S89°10'42"W along said North line for 1,684.74 feet to the North Quarter corner of said Section 36; thence run S89°09'14"W along the North line of the Northwest Quarter (NW 1/4) of said Section 36 for 2,672.28 feet to the Northeast corner of said Section 35; thence run S01°01'51"E along the East line of North Half (N 1/2) of said Section 35 for 2,605.98 feet to the East Quarter corner of said Section 35; thence run S88°36'22"W along the South line of the North Half (N 1/2) of said Section 35 for 5,346.93 feet to the East Quarter corner of said Section 34, said point being designated as POINT "A"; thence run S00°56'53"E along the East line of the Southeast Quarter (SE 1/4) said Section 34 for 1,305.48 feet to the Northeast corner of the North Half (N 1/2) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) said Section 34; thence run S89°22'21"W along the North line of said Fraction for 25.00 feet to an intersection with the West line of the East 25 feet of said Fraction; thence run S00°56'53"E along said West line for 326.38 feet to an intersection with the South line of said Fraction; thence run S89°21'23"W along the South line of said Fraction for 636.89 feet to the Southwest corner of said Fraction; thence run N00°56'47"W along the East line of the West Half (W 1/2) of the East Half (E 1/2) of the Southeast Quarter (SE 1/4) of Section 34 for 0.69 feet to an intersection with the North line of lands as described in a deed recorded in Official Records Book 4012, at Page 1320, Lee County Records; thence run S89°20'27"W along said North line for 1,985.65 feet to an intersection with the East line of the West Half (W 1/2) of said Section 34; thence run S00°56'29"E along said East line for 981.47 feet to the South Quarter corner of said Section 34; thence run S89°15'54"W along the South line of the Southwest Quarter (SW 1/4) of said Section 34 for 2,640.92 feet to the Southwest corner of said Section 34; thence run N00°58'45"W along the West line of the Southwest Quarter (SW 1/4) of said Section 34 for 598.33 feet to an intersection with the Southerly line of the less and excepted lands described in a deed recorded in Official Records Book 527, at Page 537, Lee County Records, thence run along the Southerly, Easterly and Northerly line of said less and excepted lands the following courses: N89°01'15"E along a line being perpendicular to said West line of the Southwest Quarter (SW 1/4) of said Section 34 for 239.53 feet to the Southeast corner of said less and excepted lands; N00°43'28"W for 546.00 feet; N41°09'48"W for 220.00 feet and S89°01'15"W along a line being perpendicular to the West line of the Southwest Quarter (SW 1/4) of said Section 34 for 100.00 feet to the Northwest corner of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 34; thence run S88°56'02"W along the South line of the North Half (N 1/2) of the South Half (S 1/2) said Section 33 for 660.80 feet to the Northeast corner of the West Half (W 1/2) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section 33; thence run S00°58'06"E along the East line of said Fraction for 1,310.47 feet to the Southeast corner of said Fraction; thence run S89°06'04"W along the South line of the Southeast Quarter (SE 1/4) said Section 33 for 1,322.09 feet to the Southwest corner of the East Half (E 1/2) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section 33; thence run N00°56'47"W along the West line of said Fraction for 1,306.61 feet to the Northwest corner of said Fraction; thence run along said South line of the North Half (N 1/2) of the South Half (S 1/2) said Section 33 the following courses: S88°56'02"W for 660.80 feet and S88°54'32"W for 2,639.07 feet to the Southwest corner of said Fraction; thence run N00°53'57"W along the West line of said Fraction for 1,298.11 feet to the

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Project: ADD2025-00198

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DESCRIPTION (CONTINUED)

Northwest corner of said Fraction; thence run N88°45'59"E along the North line of said Fraction for 5,280.49 feet the West Quarter corner of said Section 34; thence run N01°01'59"W along the West line of the Northwest Quarter (NW 1/4) of said Section 34 for 2,619.90 feet to the Southwest corner of said Section 27; thence run N01°02'13"W along the West line of the Southwest Quarter (SW 1/4) of said Section 27 for 1,324.88 feet to the Northwest corner of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 27; thence run N89°31'40"E along the North line of said Fraction for 1,323.63 feet to the Northeast corner of said Fraction; thence run N01°01'45"W along the West line of the East Half (E 1/2) of the Southwest Quarter (SW 1/4) of said Section 27 for 736.30 feet to an intersection with the Southeasterly line of the lands described in a deed recorded in Instrument No. 2006000290350, Lee County Records; thence run N44°15'43"E along said Southeasterly line for 827.32 feet to an intersection with the North line of the Southwest Quarter (SW 1/4) said Section 27; thence run N89°33'11"E along said North line for 125.84 feet to an intersection with the Northwesterly line of lands described in a deed recorded in Instrument No. 2006000290349, Lee County Records, thence run along said Northwesterly line the following courses: N49°41'00"E for 50.50 feet; N53°08'00"E for 49.23 feet; N59°09'07"E for 83.85 feet; N65°57'55"E for 199.18 feet; N63°27'18"E for 73.25 feet; N59°58'58"E for 34.83 feet; N01°17'48"W for 350.25 feet; N03°23'51"E for 20.49 feet; N44°32'37"E for 98.27 feet and S81°16'47"E for 109.86 feet to an intersection with the West line of the Northeast Quarter (NE 1/4) said Section 27; thence run N01°01'17"W along said West line for 1,978.79 feet to the North Quarter corner of said Section 27; thence run N89°19'13"E along the North line of the Northeast Quarter (NE 1/4) of said Section 27 for 2,646.46 feet to the POINT OF BEGINNING. Containing 2,844.29 acres, more or less.

LESS AND EXCEPT FROM PARCEL 3 (the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 26):

COMMENCING at said POINT "A", also being the East Quarter corner of said Section 34, run N00°57'46"W along the East line of the Northeast Quarter (NE 1/4) of said Section 34 for 2,613.95 feet to the Southwest corner of said Section 26 and POINT OF BEGINNING. From said Point of Beginning run N01°01'10"W along the West line of said Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 26 for 1,322.46 feet to the Northwest corner of said Fraction; thence run N88°43'52"E along the North line of said Fraction for 1,334.93 feet to the Northeast corner of said Fraction; thence run S01°03'44"E along the East line of said Fraction for 1,321.69 feet to the Southeast corner of said Fraction; thence run S88°41'53"W along the South line of said Fraction for 1,335.92 feet to the POINT OF BEGINNING. Containing 40.53 acres, more or less.

PARCEL 3 contains a net area of 2,803.75 acres, more or less.

PARCEL 4:

BEGINNING at the Northwest corner of said Section 26 run N88°52'12"E along the North line of the Northwest Quarter (NW 1/4) of said Section 26 for 2,663.97 feet to the North Quarter corner of said Section 26; thence run N88°54'20"E along the North line of the Northeast Quarter (NE 1/4) of said Section 26 for 2,666.76 feet to the Northeast corner of said Section 26; thence run S01°09'27"E along the East line of the Northeast Quarter (NE 1/4) of said Section 26 for 50.00 feet to an intersection with the South line of the North 50 feet of Section 25, Township 46 South, Range 27 East, also being the South line right of way line of Corkscrew Road; thence run S88°51'23"W along the Westerly prolongation of said South line, also being the South line right of way line of Corkscrew Road for 0.05 feet to an intersection with the South line of the North 50 feet of said Section 26; thence continue

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Project: ADD2025-00198

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Date: 12/24/2025

DESCRIPTION (CONTINUED)

along said South line, also being the South line right of way line of Corkscrew Road the following courses: S88°54'20"W for 2,666.73 feet and S88°52'12"W for 2,664.07 feet to an intersection with the West line of the Northwest Quarter (NW 1/4) said Section 26; thence run N01°01'15"W along said West line for 50.00 feet to the POINT OF BEGINNING. Containing 6.12 acres, more or less.

PARCEL 5:

BEGINNING at the Northerly Most corner of LOT 1 of said record plat of "CORKSCREW GROVE NORTH", run S74°24'17"E along the Southerly right of way line of State Road 82 (F.D.O.T. right of way Section No. 1207-101) (200 feet wide right of way) for 574.50 feet to an intersection with the Westerly line of LOT 2 of said record plat of "CORKSCREW GROVE NORTH"; thence run along the Westerly, Southerly and Easterly line of said LOT 2 the following courses: S00°42'18"E for 156.28 feet; N74°24'17"W for 444.26 feet; S00°42'18"E for 1,760.00 feet; N89°17'42"E for 460.00 feet and N00°42'18"W for 1,766.14 feet to an intersection with the Southerly line of the Northerly 15 feet of said LOT 1; thence run S74°24'17"E along said Southerly line for 2,072.17 feet to an intersection with the Westerly line of said LOT 1; thence run along the Easterly and Southerly line of said LOT 1 the following courses: S15°35'43"W for 265.71 feet to a point of curvature; Southerly along an arc of a curve to the left of radius 1,425.00 feet (delta 30°57'21") (chord bearing S00°07'03"W) (chord 760.57 feet) for 769.90 feet to a point of reverse curvature; Southerly along an arc of a curve to the right of radius 5,580.00 feet (delta 21°34'11") (chord bearing S04°34'32"E) (chord 2,088.29 feet) for 2,100.67 feet to a point of compound curvature; Southerly along an arc of a curve to the right of radius 2,425.00 feet (delta 04°53'29") (chord bearing S08°39'18"W) (chord 206.96 feet) for 207.02 feet; S83°27'48"W along a non-tangent line for 1,104.35 feet; N09°27'46"W for 331.55 feet; N84°09'12"W for 537.37 feet; S52°42'04"W for 206.79 feet and S89°17'26"W for 746.55 feet to an intersection with the West line of the Southwest Quarter (SW 1/4) of said Section 35; thence run N00°42'34"W along said West line for 1,662.45 feet to the West Quarter corner of said Section 35; thence run N00°42'18"W along the West line of the Northwest Quarter (NW 1/4) of said Section 35 for 2,255.64 feet to the POINT OF BEGINNING. Containing 194.93 acres, more or less.

PARCELS 1, 2, 3 4 and 5 together contain a net area of 7,852.41, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (NAD1983)(NSRS 2011) and are based on the North line of the Northeast Quarter (NE 1/4) of Section 3 to bear N89°01'30"E.

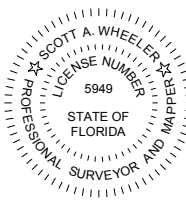
Digitally signed

by Scott A
Wheeler

Date:

2025.11.05

'15:31:18 -05'00



Scott A. Wheeler (For The Firm)
Professional Surveyor and Mapper
Florida Certificate No. 5949

L:\24069 - Cam7-Sub, LLC\surveying\descriptions\Sketch\24069SK35.doc

REVIEWED

Project: ADD2025-00198

By: Richard Burris

Dept: Legal Review

Date: 12/24/2025

NOTES:

- 1. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF. UNLESS OTHERWISE NOTED DISTANCES ARE ALSO (U.S. SURVEY FEET) GROUND AND CAN BE MULTIPLIED BY 0.9999626 TO OBTAIN GRID DISTANCES.
- 2. INST. No. - DENOTES INSTRUMENT NUMBER, LEE COUNTY PUBLIC RECORDS.
- 3. O.R. - DENOTES OFFICIAL RECORD BOOK, LEE COUNTY PUBLIC RECORDS.
- 4. (P) - DENOTES PLAT.
- 5. PG. - DENOTES PAGE.
- 6. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(NSRS 2011) AND ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 3 TO BEAR N89°01'30"E.
- 7. DESCRIPTION IS ATTACHED.

COURSE INFORMATION

- ① R=1425.00' Δ=30°57'21" L=769.90'
CH=N00°07'03"E 760.57'
- ② N15°35'43"E 265.71'
- ③ N74°24'17"W 2072.17'
- ④ S74°24'17"E 444.26'
- ⑤ N00°42'18"W 156.28'

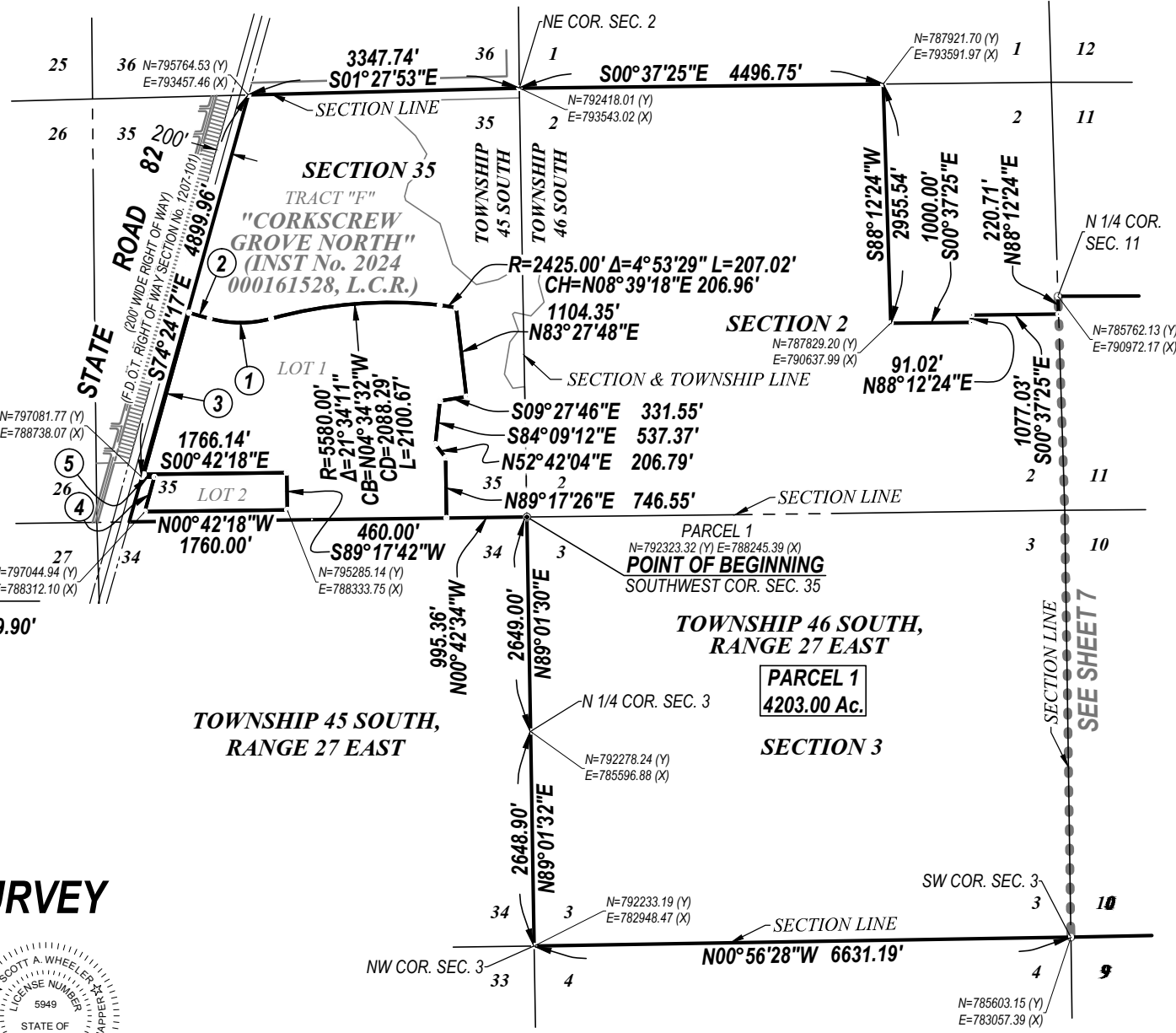
THIS IS NOT A SURVEY

Digitally signed
by Scott A
Wheeler
Date: 2025.11.05
'15:31:35 -05'00

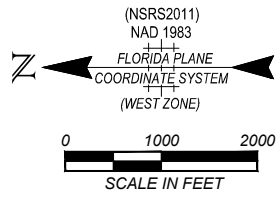


SCOTT A. WHEELER (FOR THE FIRM - LB-6940) DATE SIGNED:
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5949

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR
DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



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Project: ADD2025-00198
By: Richard Burris
Dept: Legal Review
Date: 12/24/2025



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PHONE (239) 461-3170
FORT MYERS | PANAMA CITY BEACH
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

CAM7-SUB, LLC

21101 DESIGN PARC LANE, SUITE 103
ESTERO, FL 33928
PHONE (239) 425-8662
FAX (239) 425-8665
www.Camprom.com

PROJECT DESCRIPTION

**A PARCEL
OF LAND IN SECTION
35, TOWNSHIP 45
SOUTH, RANGE 27
EAST AND
SECTIONS 2, 3, 10, 11, 14,
15, 23, 24, 25, 26, 27,
33, 34, 35 AND 36,
TOWNSHIP 46 SOUTH,
RANGE 27 EAST,
LEE COUNTY, FLORIDA**

PROJECT SURVEYOR

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ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

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PLOT BY	PETER OLSEN

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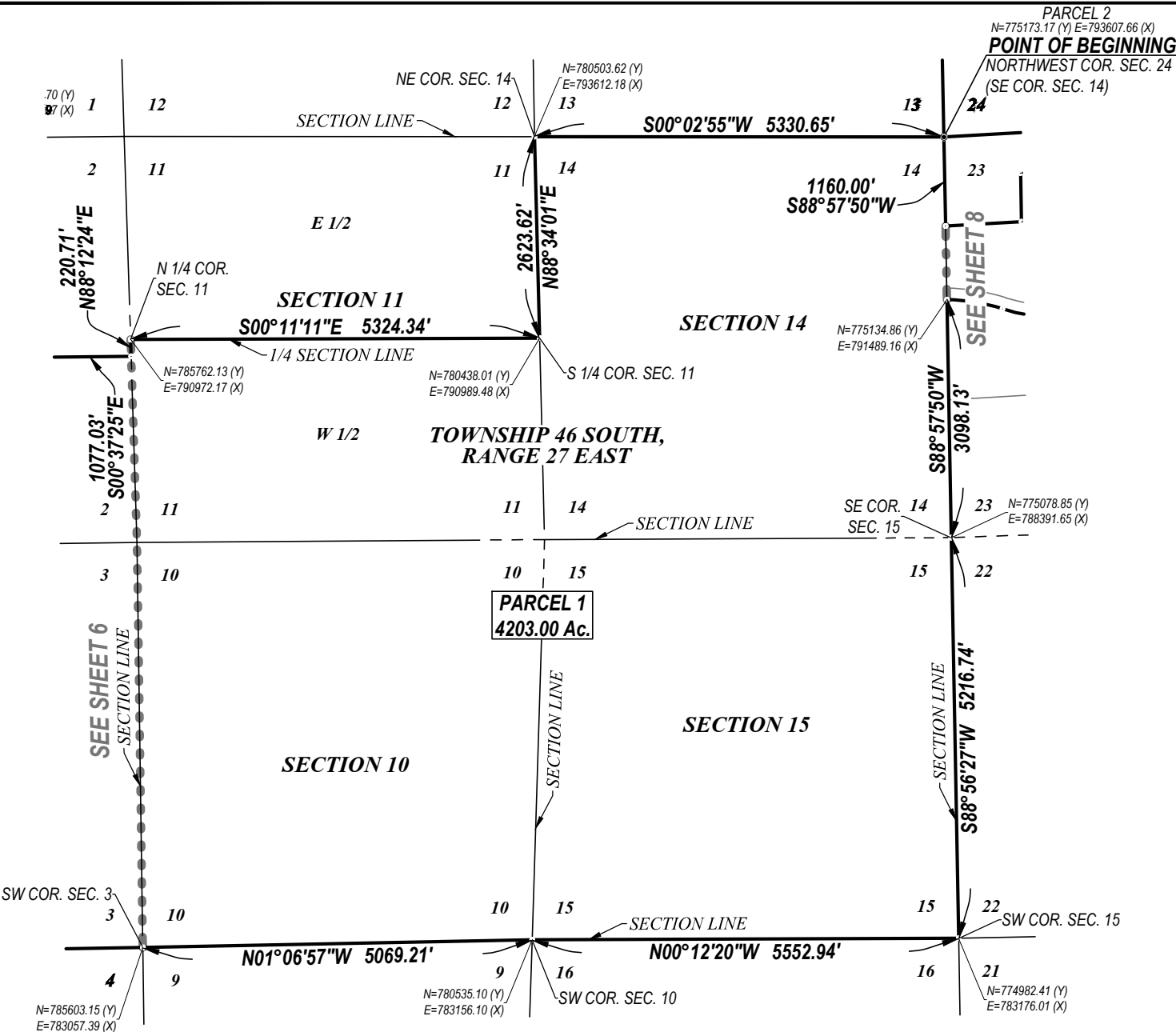
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DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=2000'
FIELD BOOK	

PLAN REVISIONS

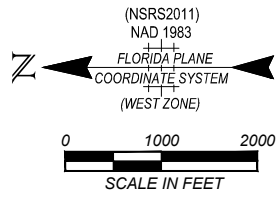
STRAP NUMBERS

SKETCH TO
ACCOMPANY
DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
24069	6 OF 11
3-46-27	



REVIEWED
Project: ADD2025-00198
By: Richard Burris
Dept: Legal Review
Date: 12/24/2025



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FLORIDA CERTIFICATES OF AUTHORIZATION
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LEE COUNTY, FLORIDA**

PROJECT SURVEYOR

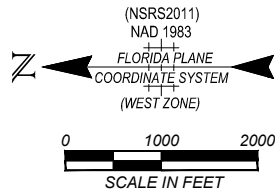
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ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

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PLOT BY	PETER OLSEN
DRAWING DATA	
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DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=2000'
FIELD BOOK	

PLAN REVISIONS	

STRAP NUMBERS	

SKETCH TO ACCOMPANY DESCRIPTION	
PROJECT / FILE NO.	SHEET NUMBER
24069 3-46-27	7 OF 11



COURSE INFORMATION

- ⑥ S03°16'15"E 990.00'

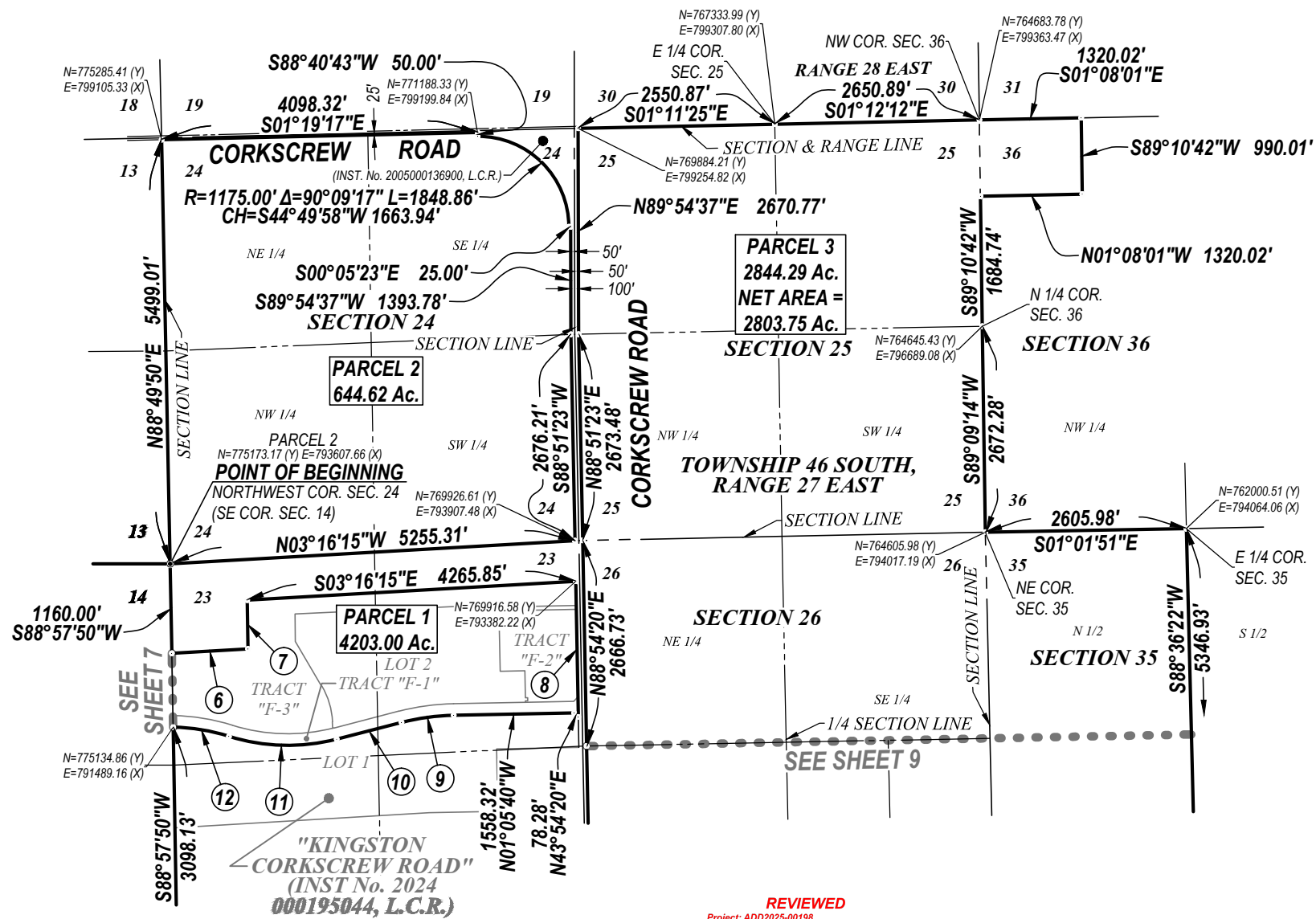
⑦ N88°57'50"E 634.60'

⑧ S88°54'20"W 1761.77'

⑨ R=2925.00' Δ=13°24'57" L=684.90'
CH=N07°48'09"W 683.33'
- ⑩ N14°30'37"W 868.77'

⑪ R=2540.00' Δ=31°56'05" L=1415.70'
CH=N01°27'25"E 1397.45'

⑫ R=2600.00' Δ=16°11'29" L=734.75'
CH=N09°19'42"E 732.31'



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Dept: Legal Review
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FAX (239) 425-8665
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15, 23, 24, 25, 26, 27,
33, 34, 35 AND 36,
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LEE COUNTY, FLORIDA**

PROJECT SURVEYOR

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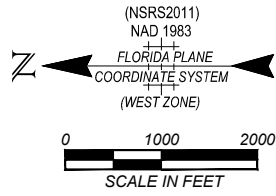
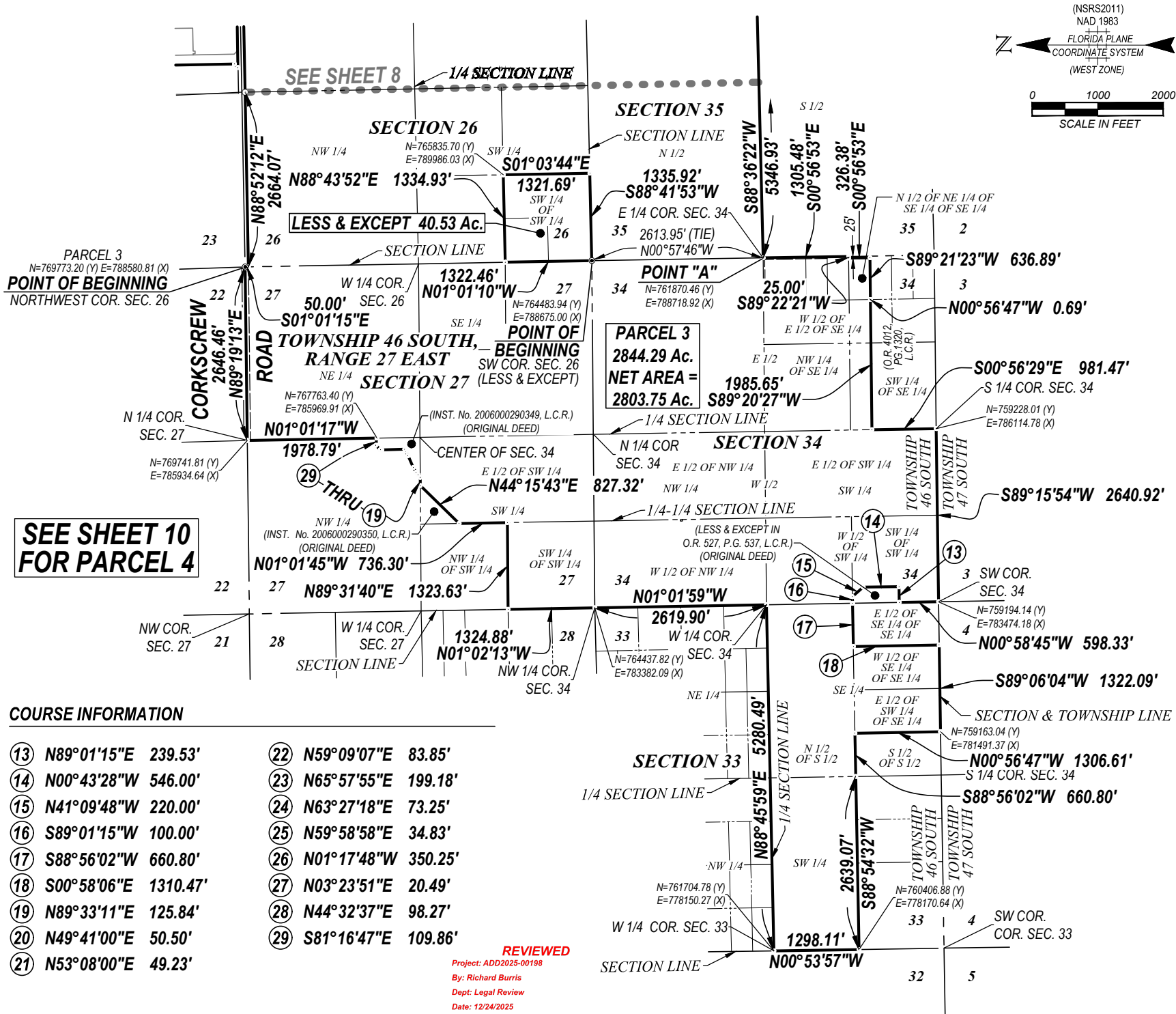
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PLOT BY	PETER OLSEN

DRAWING DATA	
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DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=2000'
FIELD BOOK	

PLAN REVISIONS	

STRAP NUMBERS	

SKETCH TO ACCOMPANY DESCRIPTION	
PROJECT / FILE NO.	SHEET NUMBER
24069 3-46-27	8 OF 11



SEE SHEET 10
FOR PARCEL 4

COURSE INFORMATION

- | | |
|-------------------------|------------------------|
| 13 N89°01'15"E 239.53' | 22 N59°09'07"E 83.85' |
| 14 N00°43'28"W 546.00' | 23 N65°57'55"E 199.18' |
| 15 N41°09'48"W 220.00' | 24 N63°27'18"E 73.25' |
| 16 S89°01'15"W 100.00' | 25 N59°58'58"E 34.83' |
| 17 S88°56'02"W 660.80' | 26 N01°17'48"W 350.25' |
| 18 S00°58'06"E 1310.47' | 27 N03°23'51"E 20.49' |
| 19 N89°33'11"E 125.84' | 28 N44°32'37"E 98.27' |
| 20 N49°41'00"E 50.50' | 29 S81°16'47"E 109.86' |
| 21 N53°08'00"E 49.23' | |

REVIEWED
Project: ADD2025-00198
By: Richard Burris
Dept: Legal Review
Date: 12/24/2025

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PROJECT SURVEYOR

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LICENSED SURVEYOR AND MAPPER.

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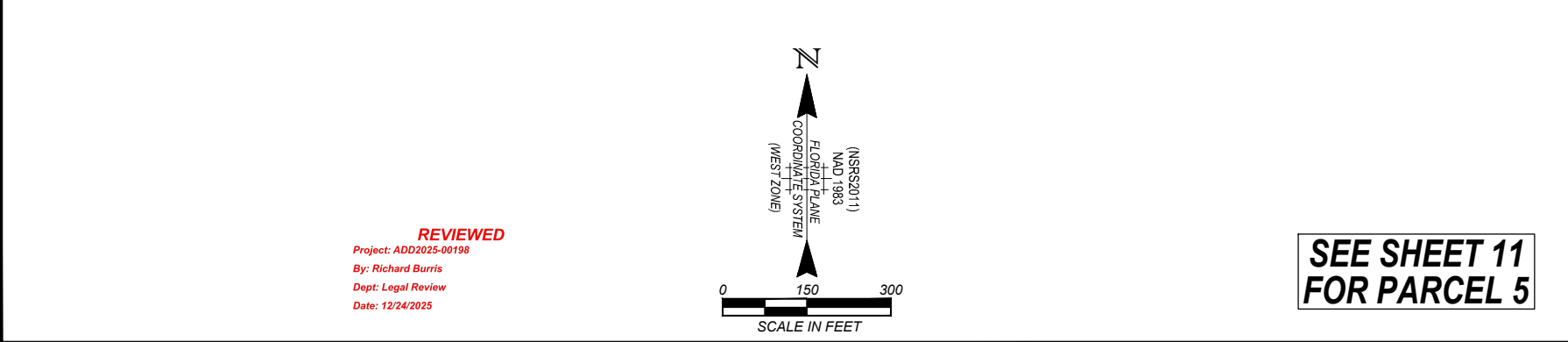
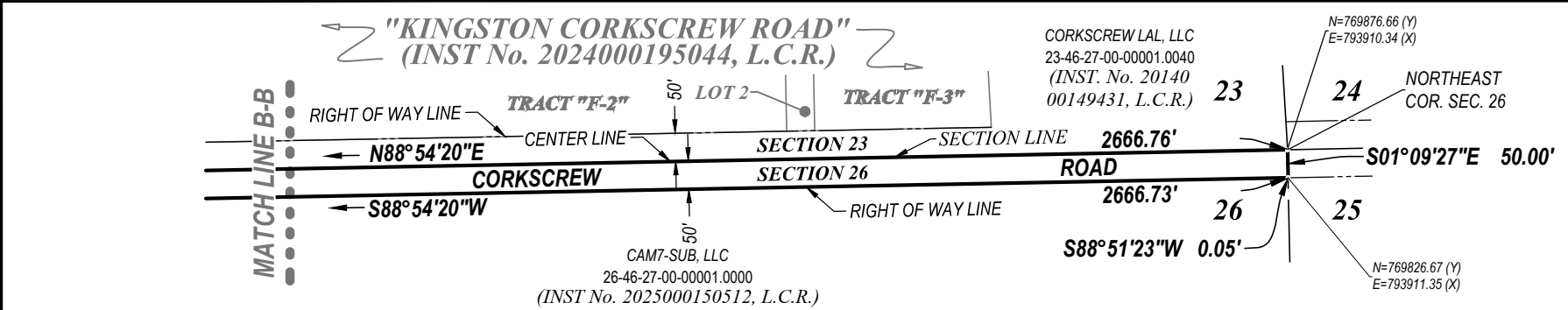
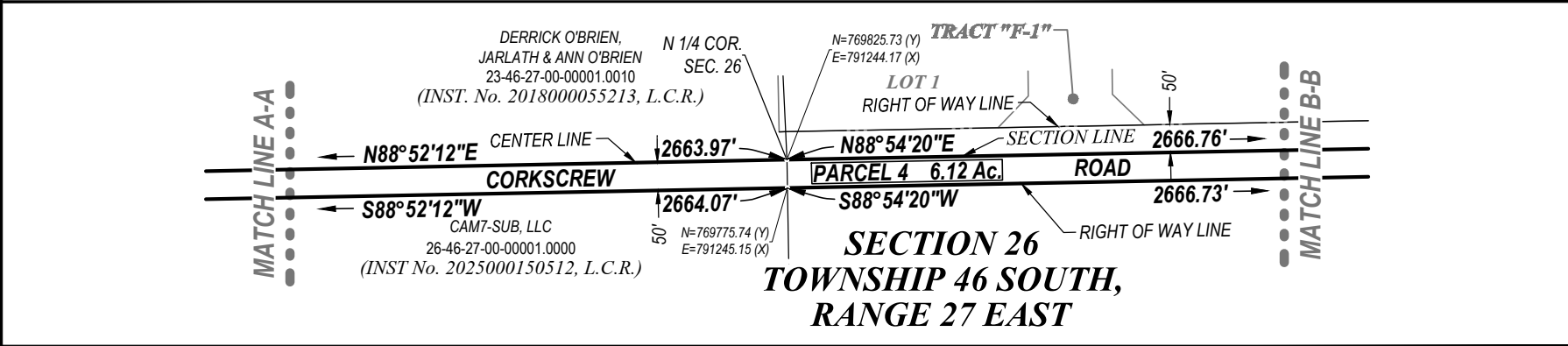
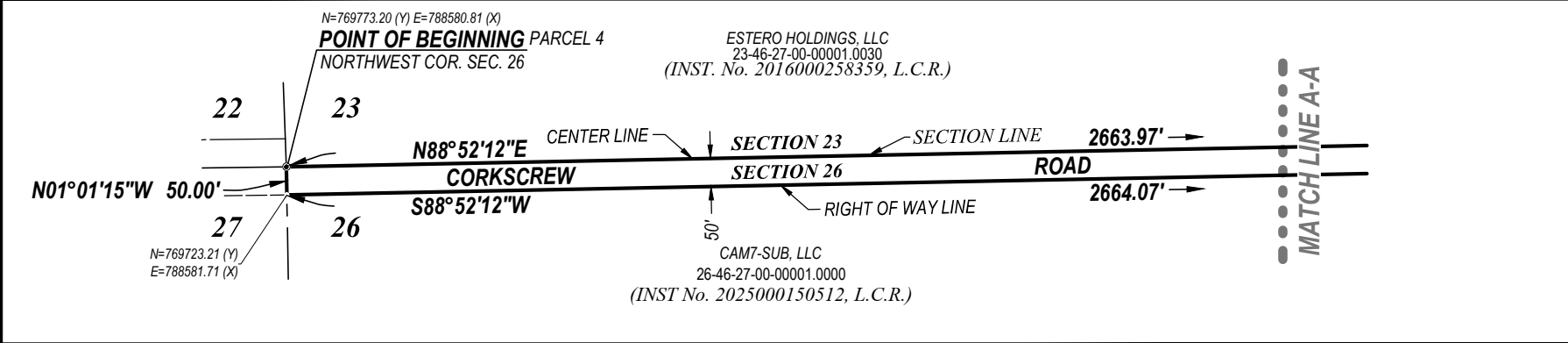
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DRAWN BY: P. OLSEN
CHECKED BY: SAW
SCALE: 1"=2000'
FIELD BOOK:

PLAN REVISIONS

STRAP NUMBERS

SKETCH TO
ACCOMPANY
DESCRIPTION

PROJECT / FILE NO. 24069 3-46-27	SHEET NUMBER 9 OF 11
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PLOT BY	PETER OLSEN

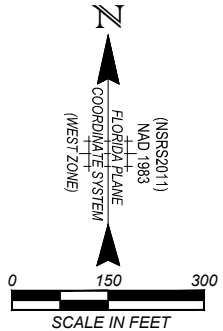
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FIELD BOOK	

PLAN REVISIONS	

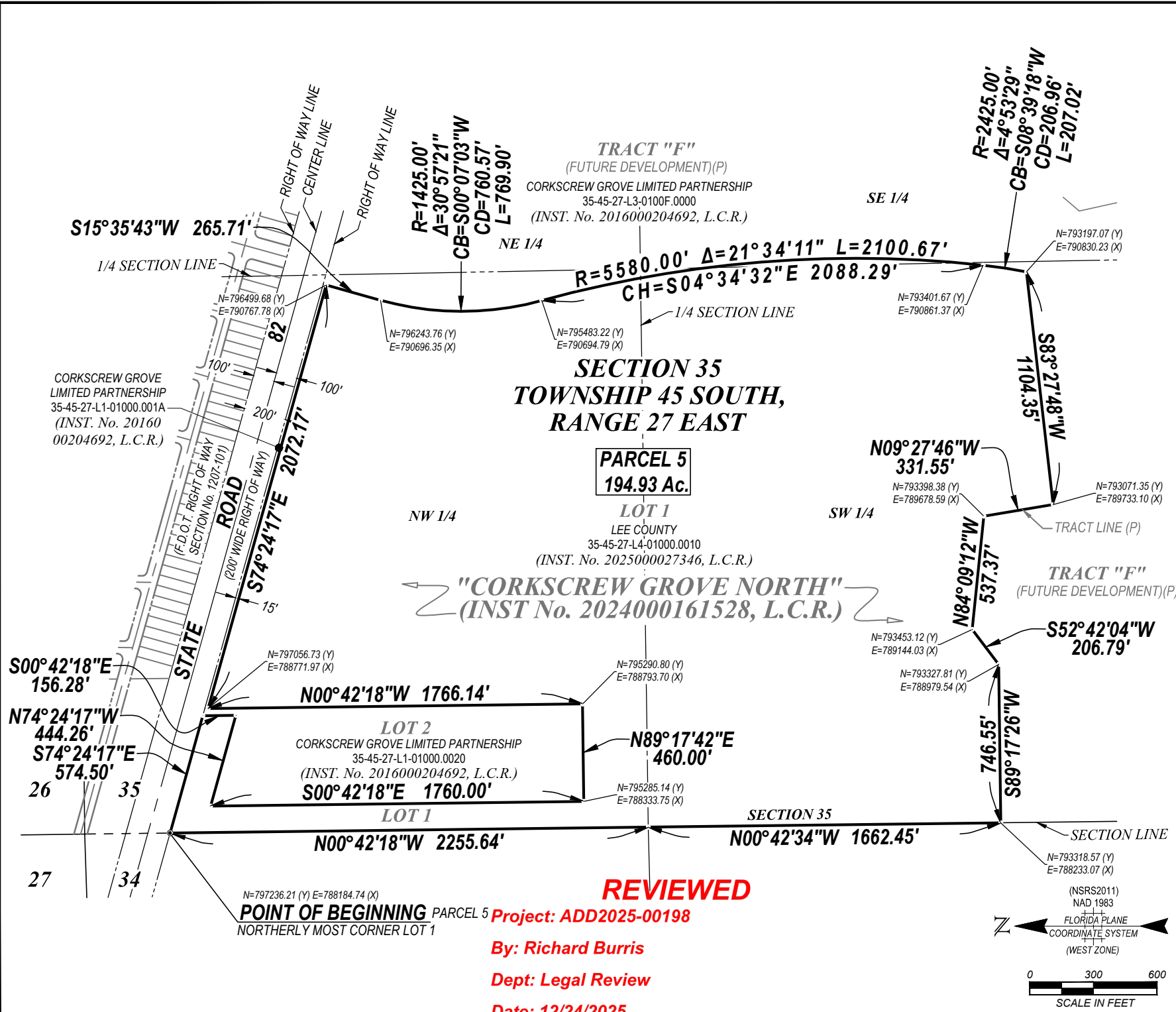
STRAP NUMBERS	

SKETCH TO ACCOMPANY DESCRIPTION	
PROJECT / FILE NO.	SHEET NUMBER
24069 03-46-27	10 OF 11

REVIEWED
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By: Richard Burris
Dept: Legal Review
Date: 12/24/2025



**SEE SHEET 11
FOR PARCEL 5**



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ENGINEERING 7995 - SURVEYING LB-6940

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LICENSED SURVEYOR AND MAPPER.

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PLOT BY	PETER OLSEN

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DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=600'
FIELD BOOK	

PLAN REVISIONS

STRAP NUMBERS

PROJECT / FILE NO.	
24069	
3-46-27	
SHEET NUMBER	
11 OF 11	

**SKETCH TO
ACCOMPANY
DESCRIPTION**

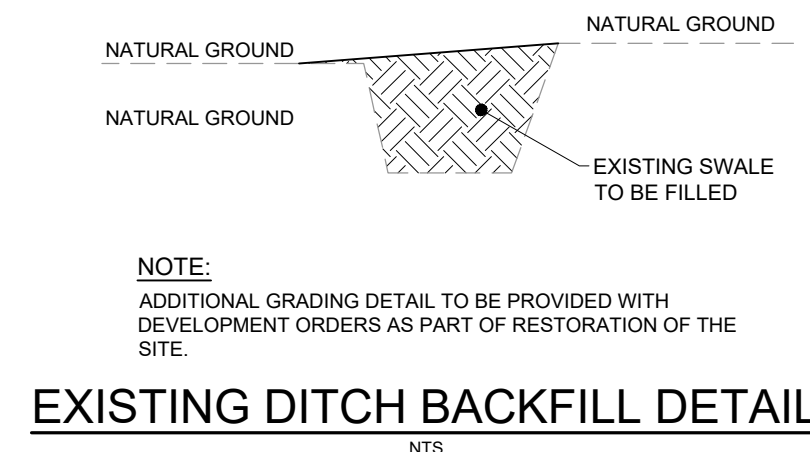
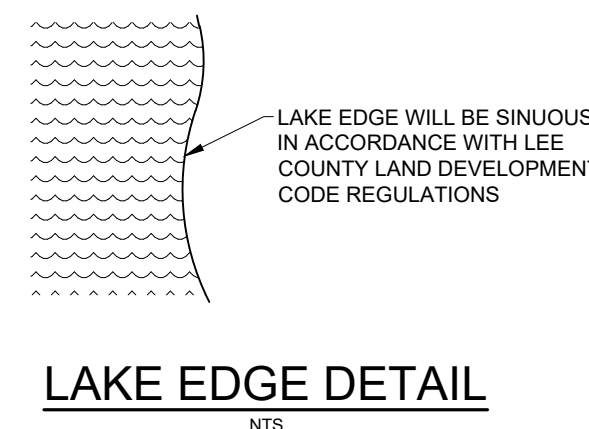
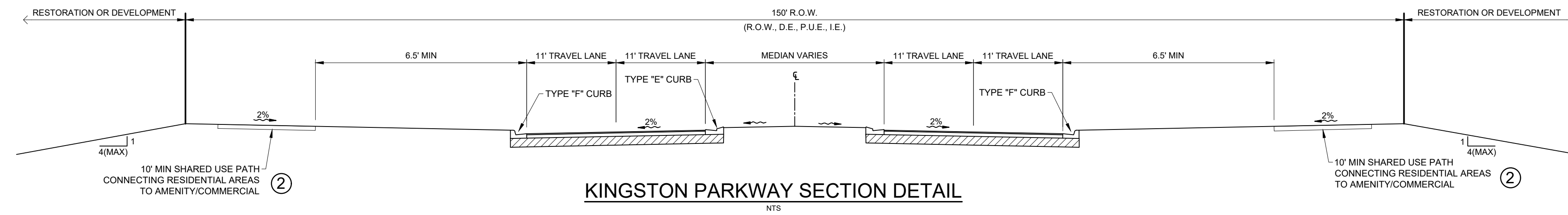
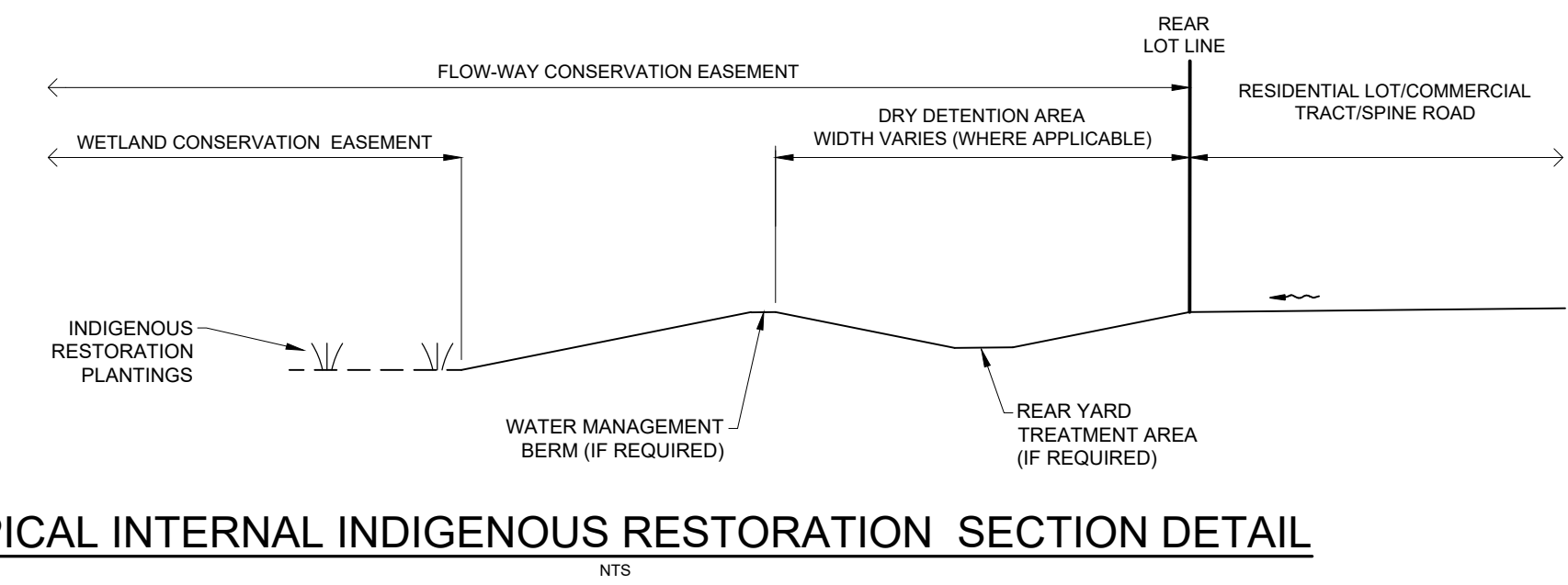
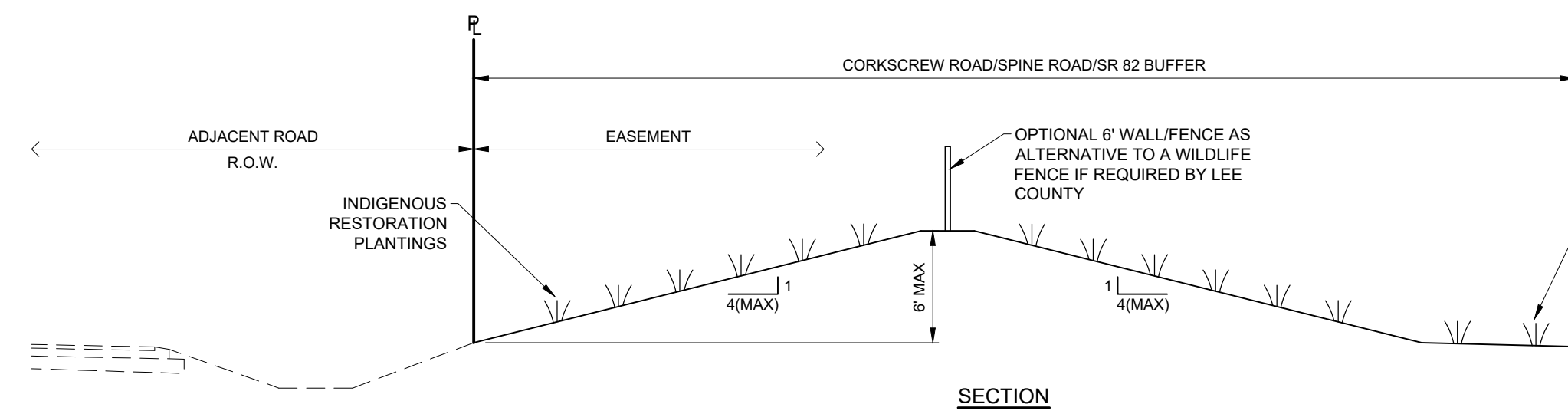
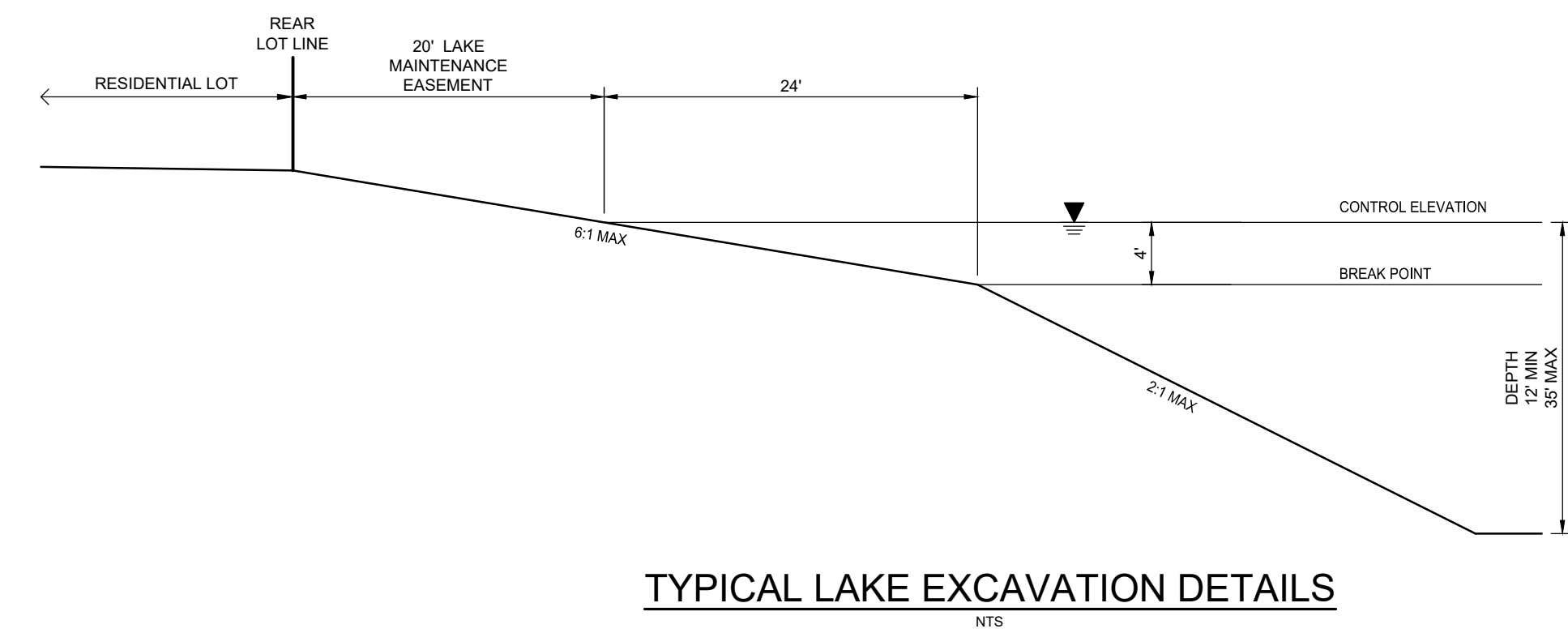
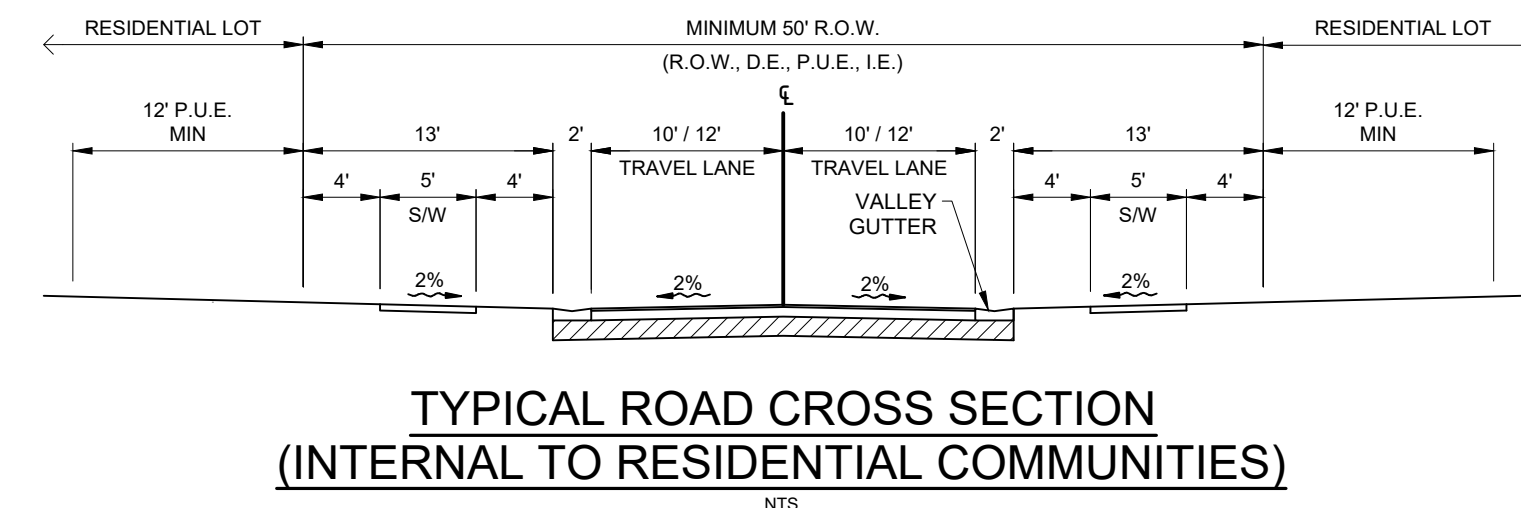
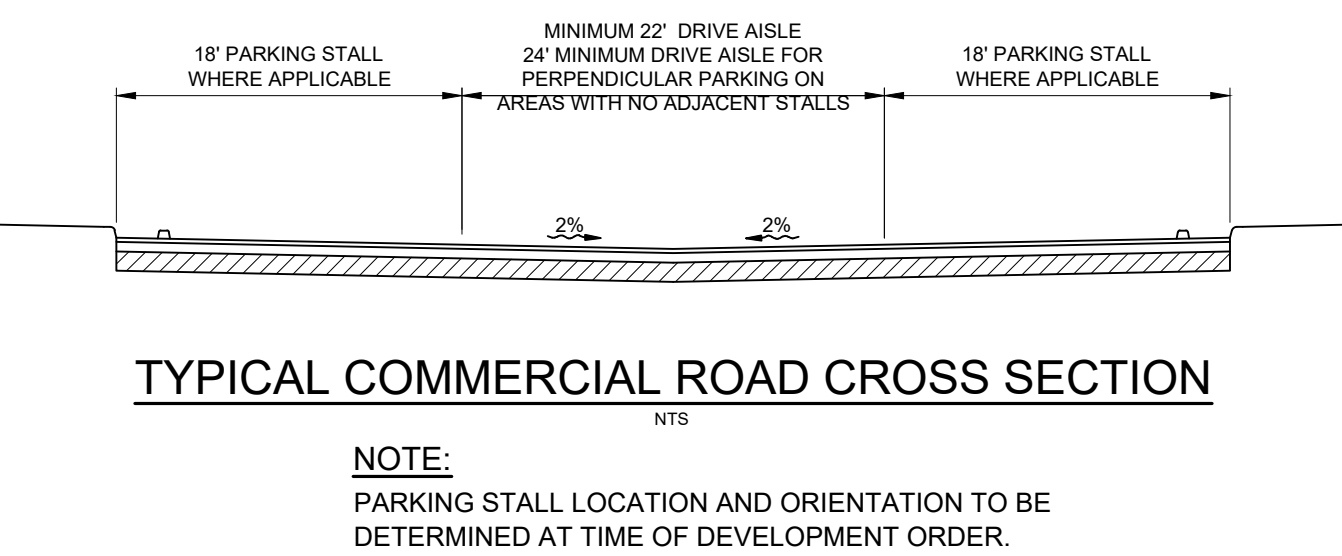
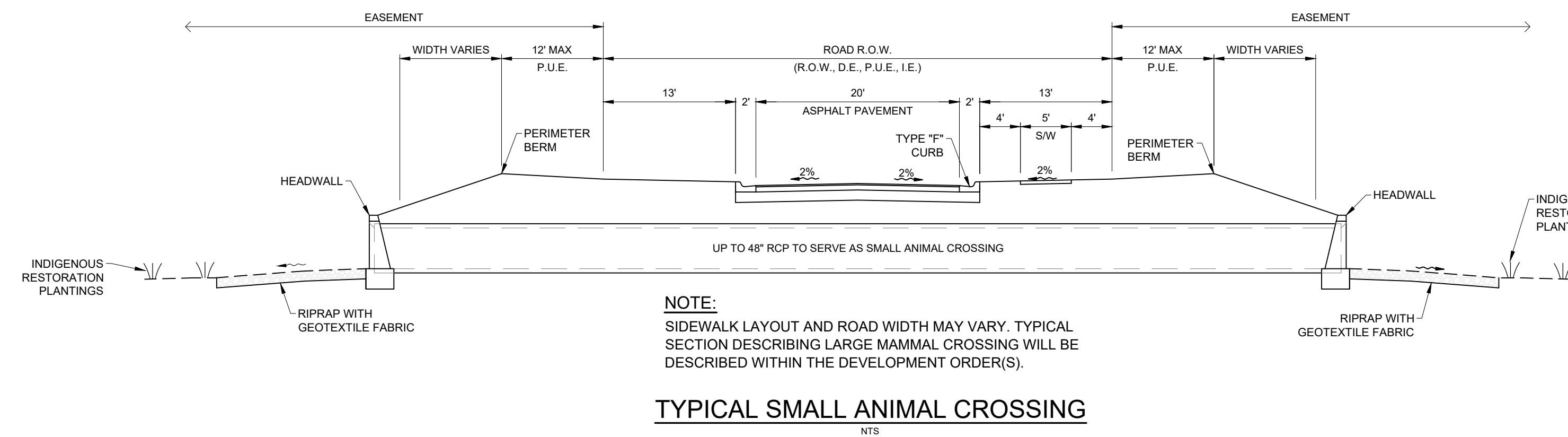
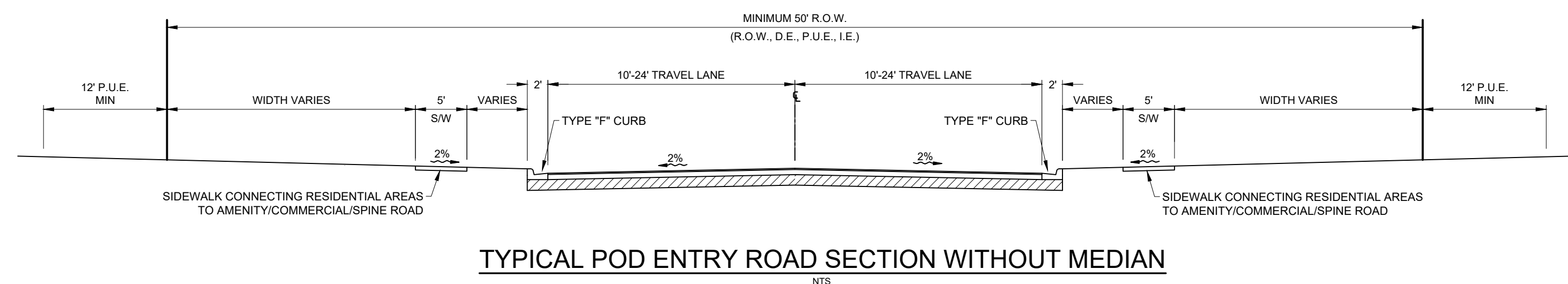
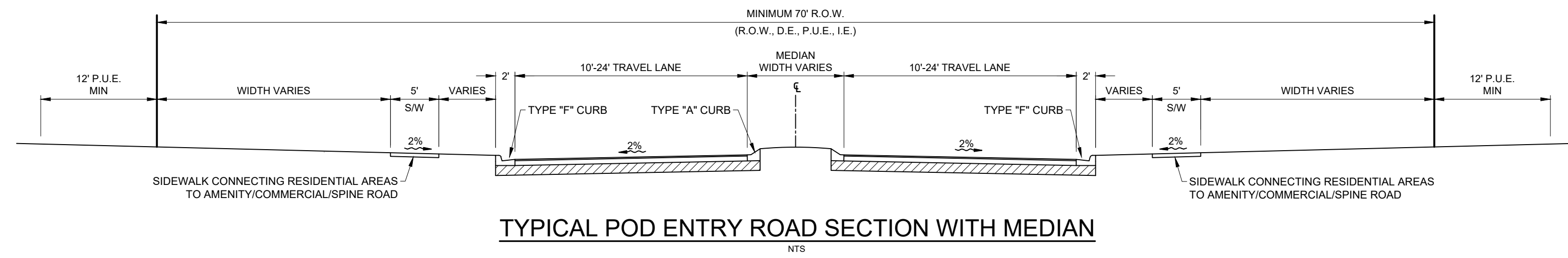
REVIEWED

Project: ADD2025-00198

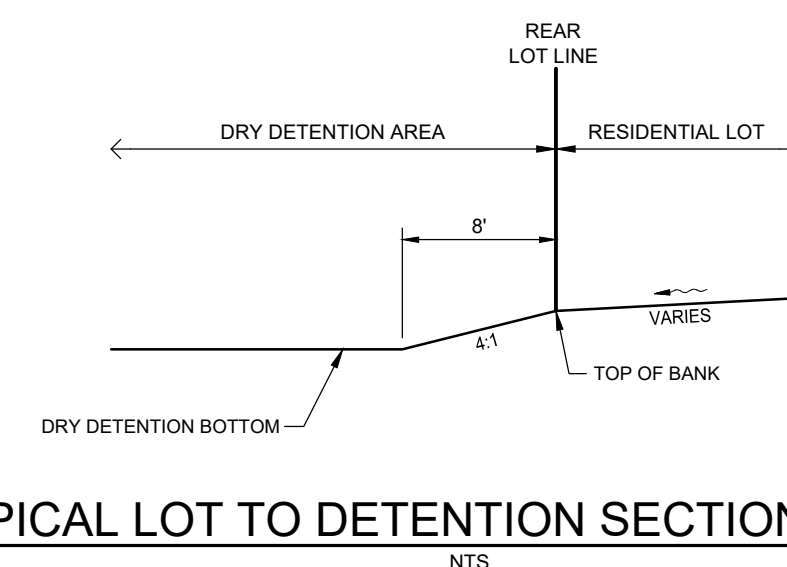
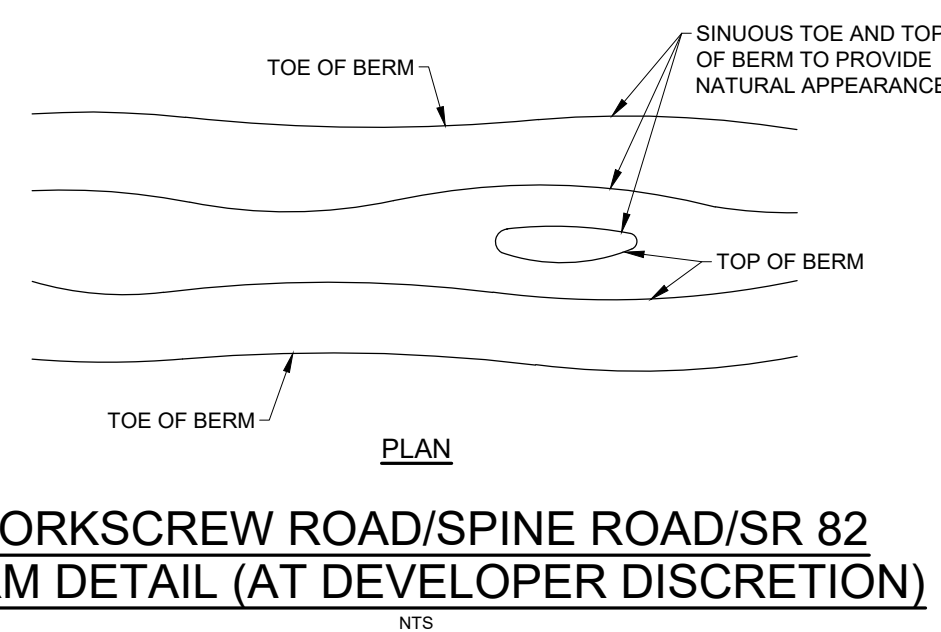
By: Richard Burris

Dept: Legal Review

Date: 12/24/2025



NOTE:
BERM HEIGHT AND SLOPE TO VARY
TO PROVIDE NATURAL APPEARANCE
MAX HEIGHT 6' ABOVE ADJACENT
ROAD GRADE.



NOTE:
DEPENDENT ON PLAN LOCATION, EASEMENTS DESCRIBED
ON THE MCP ARE WETLAND CONSERVATION EASEMENT OR
FLOW-WAY CONSERVATION EASEMENTS.



Exhibit C

September 5, 2025

Development Services
 Lee County Department of Community Development
 1500 Monroe Street
 Fort Myers, FL 33901

RE: Kingston - Administrative Amendment

To whom it may concern,

Attached to this letter are the documents necessary to process an administrative amendment for the Kingston project. The Kingston project's development conditions and zoning were memorialized via Agreement Pursuant to Stipulation of Settlement Under Section 70.001, Florida Statutes dated June 22, 2022, as recorded under Instrument #2022000208255 and modified under the Final Judgment Approving Settlement Agreement Case No 22-CA-002743, dated March 27, 2023, as recorded under Instrument #2023000027647, by ADD2024-00047 and by the First Amendment to Agreement Pursuant to Stipulation of Settlement under Section 70.001, Florida Statutes, dated April 2, 2025. This amendment is to permit the following changes:

1. The addition of "Pod 4" at the southwestern corner of the property. Pursuant to condition 11B of the settlement agreement, additions to the project boundary are allowed to be processed administratively, so long as the request does not change the over all intensity/density of the project. This request seeks to redistribute the same density/intensity within the original settlement agreement, resulting in the following:

<u>DESCRIPTION</u>	<u>EXISTING</u>	<u>PROPOSED</u>	<u>RESULT</u>
KINGSTON ACREAGE	6,702.8 acres	7,657.5 acres	954.7 acres additional
PROJECT DENSITY	10,000 units	10,000 units	No Change *
PROJECT DENSITY PER ACRE	1.49 units/acre	1.31 units/acre	0.18 u/a reduction
MINIMUM RESTORATION REQUIRED	3,295.6 acres	3,768.3 acres	472.7 acres additional
MINIMUM OPEN SPACE REQUIRED	4,019.4 acres	4,596.0 acres	576.6 acres additional
LEE COUNTY UTILITIES			No Change *
TRAFFIC			No Change *
EMS			No Change *
FIRE			No Change *
SCHOOL			No Change *

As can be seen in the above, inclusion of the subject properties into the Kingston project boundary allow for significant restoration and open space to the region, without the tradeoff for density and additional stress on resources within the public domain, as would be incurred by these properties being zoned by a separate developer.

2. The modification of the spine road shared use path from 12' to 10' minimum, which remains compliant with FDOT regulations but allows for additional open space within the spine road corridor.

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Please find attached to this letter the following:

1. Cover Letter; ***Submitted Electronically***
2. Administrative Amendment Application; ***Submitted Electronically***
3. Affidavit of Authorization – Pepperplace, LLC; ***Submitted Electronically***
4. Affidavit of Authorization – Okeecrops, LLC; ***Submitted Electronically***
5. Affidavit of Authorization – CAM7-SUB, LLC; ***Submitted Electronically***
6. Disclosure of Interest – Pepperplace, LLC; ***Submitted Electronically***
7. Disclosure of Interest – Okeecrops, LLC; ***Submitted Electronically***
8. Disclosure of Interest – CAM7-SUB, LLC; ***Submitted Electronically***
9. List of additional STRAPS; ***Submitted Electronically***
10. Revised Exhibit A – Sketch and Legal Description; ***Submitted Electronically***
11. Revised Exhibit C – Master Concept Plan; ***Submitted Electronically***
12. Revised Exhibit D – Schedule of Uses; ***Submitted Electronically***
13. Revised Exhibit E – Conditions of Development and Deviations; ***Submitted Electronically***
14. Access Separation Exhibit; ***Submitted Electronically***
15. FLUCFCS Map of Additional Lands; ***Submitted Electronically***
16. Revised Protected Species Survey; ***Submitted Electronically***

Note: Revisions to Exhibits “D” and “E” are shown with additions **bolded and underlined**, and deletions ~~struck through~~.

Please review the enclosed information for approval. Should you have any questions, or require additional information, please contact our office.

Sincerely,



Brandon Frey, P.E.
Vice President
Director of Land Development Engineering



Kingston Pod 20 Compatibility Analysis

The applicant proposes an addition to the Kingston project of roughly 954 acres to add another pod, namely, pod 20, to the Kingston project. This addition does not propose to increase intensity or density. This compatibility analysis is provided in response to County comments requesting explanation on how this addition and pod 20 integrate into the surrounding area.

The Kingston development is located within an area that characterized by a mix of rural, agricultural, conservation and low density residential uses. In recognition and response to this context, the Kingston development is a “clustered” community, which allows for significant open space, conservation, wildlife connectivity and water connectivity. Pod 20 continues this theme by separating residential portions by a minimum of 55’, with the majority of the perimeter being significantly greater.

This separation will serve as conservation area, following the cessation of agricultural cultivation and restoration of the areas to their pre-agricultural naturality. This conservation area will be replanted with native species, serving additionally to soften the edge between the Kingston project and surrounding areas.

Another key note to the project’s compatibility is its 500’ + separation from nearby residential structures. Homes proposed within the Kingston development exist at a minimum of roughly 500’, which is greater separation than those homes have from other nearby residential structures.

Along pod 20’s northern edge lies a mine. The site plan for pod 20 was carefully crafted to avoid existing wetlands and provide upwards of 1,000’ of separation from existing mine facilities to proposed residential. This meaningful separation is filled primarily with thick and established native vegetation, which serves to buffer the residences from noise, vibration, dust, and visual impacts. This addition also contains a larger separation from mining activities than previously approved portions of the Kingston project.

Collectively, the clustering, enhanced open space, conservation and generous setbacks from nearby homes, demonstrate that the Kingston expansion are compatible with the character and function of the surrounding area.



Water Tank Setback Deviation Justification

Deviation 9 seeks relief from LDC 10-351(d)(2) which requires 100' setback from an aboveground water tank to the property line, to allow for a 60' setback.

Justification: In an effort to provide as much conservation land as possible for the Kingston project, the applicant proposes the subject deviation to allow for relief from the minimum setback, and instead utilize a 60' setback where not adjacent to development. The water tanks for the project, located in Pod 17, maintain the County required 100' setbacks where adjacent to development, and proposes less when adjacent to the project's conservation lands. This minimization in setback does not affect the buffering proposed for the tanks.

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Deviation 10 Justification

Deviation 10 seeks relief from LDC 34-625, which requires less than 0.5 footcandle of illuminance measured at the property line for pod entries, to allow for up to 1.5 footcandles 75' from the property line where necessary to maintain safer roadway or intersection lighting levels, so long as the spillage isn't onto a residential lot.

Justification: Currently, the LDC requires that light not be spilled onto any adjacent properties above 0.5 footcandles. This deviation allows for sufficient lighting to be provided in accordance with current Florida Department of Transportation criteria utilizing onsite lighting, limiting the necessity for additional poles, lessening crash risk along rights of way, and improving roadway safety.

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Exhibit D

Exhibit D

Schedule of Uses

Residential Pods (1,2,3,4A,4B,5,6,7,8,9,10,11A,11B,16,19A, 19B, **20**)

Accessory Uses and Structures

Accessory Buildings

Administrative Offices

Agricultural Uses, in compliance with Condition 10

Club, private

Community Gardens

Dwelling Units:

Single-Family

Two-Family Attached

Duplex

Zero Lot Line

Townhouses

Multi-family

Entrance Gate and Gatehouse

Essential Services, including EV Charging Stations

Essential Service Facilities, Groups I and II

Excavation, Water Retention

Fences, Walls

Home Occupation

Model Homes, Model Display Center, Model Display Group, Model Units

Parking Lot, Accessory

Real Estate Sales Office

Recreational Facilities, Personal & Private

Residential Accessory Uses

Signs, in accordance with LDC Chapter 30

Temporary Uses, in compliance with LDC section 34-3044

Amenities within Residential Pods (1,2,3,4A,4B,5,6,7,8,9,10,11A,11B,16,19A, 19B, **20**)

Accessory Uses and Structures

Administrative Offices Boat

Ramps

Boat Rental, non-motorized

Clubs, private

Community Gardens

Consumption on Premises (in conjunction with Private Clubs)

Convenience Food and Beverage Store, excluding fuel pumps

Daycare, child

Entrance gate and gatehouse

Essential Services, including EV Charging Station

Essential Services Facilities, Group I and Group II

Excavation, Water Retention

Fences, walls

Fishing pier

Food and Beverage Service, limited

Food Stores, Group I

General Office

Health Clubs or Spas, as part of the private club

Parking Lot, Accessory, including EV Charging Stations, all levels

Personal Services, Group I and II,

Real Estate Sales Office

Recreational Facilities, Personal, Private on-site

Rental and Leasing Establishments, Group I

Restaurant, Groups I, II, and III (including outdoor seating and service areas)

Signs, in accordance with LDC Chapter 30

Specialty Retail Shops, Groups I and II

Temporary Uses

Any other use deemed similar in nature by the Director

Optional Master Amenity Pods (4A,6)

Accessory Uses and Structures

Administrative Offices

Agricultural Uses, in compliance with Condition 10

Boat Ramps

Boat Rental, non-motorized

Clubs, country, commercial, fraternal, membership organization, and private

Community Gardens

Consumption on Premises (in conjunction with Private Clubs)

Convenience Food and Beverage Store, excluding fuel pumps

Daycare, child

EMS, Fire, or Sheriff's station

Entrance gate and gatehouse

Essential Services, including EV Charging Stations

Essential Services Facilities, Group I and Group II

Excavation, Water Retention

Fences, walls

Food and Beverage Service, limited

Food Stores, Group I

General Office

Health Clubs or Spas, as part of the private club

Hotel (Guest lodging, up to 50 units)

Parking Lot, Accessory, including EV Charging Stations, all levels

Personal Services, Group I and II (limited to Health Clubs or Spas),

Real Estate Sales Office

Recreational Facilities, Personal, Private on-site and Private, Off Site (including but not limited to miniature golf)

Rental and Leasing Establishments, Group I

Restaurant, Groups I, II, and III (including outdoor seating and service areas)

Signs, in accordance with LDC Chapter 30

Specialty Retail, Groups I and II

Temporary Uses

Any other use deemed similar in nature by the Director

Commercial Pods (4A,6,11B,12,13,14,15,16, 19A, 19B)

Accessory Uses and Structures

Administrative Offices

Agricultural Uses, in compliance with Condition 10

Animal Clinic or Kennel (no outdoor runs)
 Assisted Living Facility (calculated as density)
 ATM (automatic teller machine)
 Bait and Tackle Shop
 Banks and Financial Institutions, Group I and II
 Bar or cocktail lounge
 Beer and Wine Sales for off-premise consumption
 Building material sales
 Business Services, Group I
 Car wash (Pods 11B, 12, 19A, and 19B only)
 Cleaning and Maintenance Services (Pods 11B, 12, 19A and 19B only)
 Clothing Stores, General
 Clubs, commercial, fraternal and membership
 Communication facility, wireless
 Computer and Data Processing Services
 Contractors and Builders, Group I
 Consumption on Premises
 Continuing Care Facilities (calculated as density)
 Convenience Food and Beverage Store (24 pumps, 24 hours) (Pods 11B, 12, 19A and 19B only)
 Cultural Facilities
 Daycare, Child and Adult
 Department store
 Drive-through facility for any permitted use
 Drugstore, pharmacy
 EMS, Fire or Sheriff's Station
 Entrance gates and gatehouses
 Essential Services, EV Charging Station
 Essential Services Facilities, Group I and Group II
 Excavation, Water Retention
 Fences, Walls
 Food and beverage service, limited
 Food and Kindred Products, Group II including accessory tasting room (limited to malt beverages and distilled, rectified and blended liquors)
 Food Stores, Group I
 Gift and Souvenir Shop
 Hardware store
 Healthcare Facilities, Group I, II, III, and IV
 Health Club and Spa
 Hobby, Toy and Game Shops
 Hotel/motel
 Household and Office Furnishings, Group I, and II
 Hybrid Warehouse
 Insurance companies
 Laundry and Dry Cleaning, Group I (Pods 11B, 12, 19A, 19B only)
 Laundry and Dry Cleaning, Group I (Offsite services only in Pods 4A, 6, 14, 15, and 16, ~~and 17 only~~)
 Library
 Medical Office
 Mini-warehouse
 Non-Store Retailers, Group I
 Package Store
 Paint, glass and wallpaper (Pods 11B, 12, 19A and 19B only) Parcel and Express Services
 Parking Lot: Accessory
 Personal Services, Groups I, and IV
 Pet Services
 Pet Shop

Place of Worship
Plant nursery
Real Estate Sales Office
Recreational Facilities, Commercial, Groups I, III, and IV, (excluding Convention or Exhibit Halls)
Religious facilities
Rental or Leasing Establishments, Groups I, II, and III
Repair Shops, Groups I-III (Pods 11B, 12, 19A and 19B_only)
Restaurant, fast food
Restaurant, Groups I-IV
Schools, Commercial and Noncommercial Signs
Specialty Retail Shops, Groups I-IV Storage, Indoor only
Studios Temporary Uses Theater, Indoor
Used Merchandise, Group I (excluding pawn shops) Variety Store
Warehouse, public, private

Community Facilities Pods (18, 19A , 19B)

Accessory uses and structures Administrative offices
Cultural facilities (34-622(c)(10))
Entrance gates and gatehouse
Emergency operations center
EMS, fire or sheriff's station Essential services
Essential service facilities (34-622(c)(13)): Groups I, and II **(Pod 17 Also)**
Excavation: Water retention
Excess spoil removal Fences, walls
Health care facilities (34-622(c)(20)): Groups I, II, III and IV
Hospice
Housing units for employees only
Library
Maintenance facility (Government)
Parks (34-622(c)(32)): Groups I and II
Parking lot:
 Accessory
 Park-and-ride
 Temporary
Post office
Signs in accordance with chapter 30 Storage: Indoor only
Temporary uses
Transportation services (34-622(c)(53)): Group III

Per Lee County LCC, 34-620, the Director is authorized to determine that uses that are not specifically listed in the uses set forth herein are permitted by right or an administrative amendment based on the placement of similar or complementary uses in the area.

Exhibit E**Exhibit E****Conditions of Development and Deviations****CONDITIONS:**1. Master Concept Plan / Development Parameters

Development must be consistent with the Master Concept Plan (MCP) for the Kingston Property, dated ~~February 27, 2024~~ **February 24, 2026**, attached as **Exhibit "C"** to the Agreement, and the conditions below.

a. Development must comply with the Lee County Land Development Code (LDC) in existence as of June 22, 2022 [the effective date of this Agreement]. In light of the conceptual nature of the MCP and the expected duration of the development, deviations from the LDC or other changes to the Conditions of Development, Schedule of Uses or Property Development Regulations that do not increase the height, density or intensity of the development and otherwise meet the criteria of LDC Section 34-380 may be approved administratively by the Zoning Director without a public hearing. The conditions and auxiliary documentation control should there be a conflict between the Conditions, the LDC, and/or the approved MCP.

b. The project is approved for:

1. Residential dwelling units including Assisted Living Facilities and Continuing Care Facilities not to exceed 10,000 units as outlined in the schedule of uses;
2. Amenities, internal to the Project, for use by its residents (no limitation in square footage)
3. 700,000 square feet of commercial floor area, depicted on the MCP, limited to:
 - i. 150,000 square feet located on Pods 14 and 15. Any unused square footage can be reallocated to other commercial Pods described in 3(ii) and or 3(iii);
 - ii. 50,000 square feet can be located on Pods 4A, 6, 16, and 17. Any unused square footage can be reallocated to other commercial Pods described in 3(iii);
 - iii. 500,000 square feet can be located on Pods 11B, 12, 19A and 19B. Any unused square footage can be reallocated to other commercial Pods described in 3(ii);
4. Public facilities; and
5. 240 hotel or other transient lodging units.

c. The Land Use Summary table on the MCP reflects a minimum of ~~3,295~~ **3,764.8** acres of created, restored, and/or enhanced areas that will be dedicated in a combination of Conservation Easements and Flowway easements and provides a minimum of 50% of the Project's gross land area less tracts to be dedicated to the County. These areas are located and identified on the MCP.

Construction phasing of the development will be subject to the following conditions:

- i. Restoration and dedication of conservation and flowway areas shall occur as development orders are issued as depicted on **Exhibit "G"**.
- ii. Development Pods are not required to be developed sequentially according to the numbers depicted on the Development Summary table on the MCP.

- iii. Phasing of the restoration as depicted on the MCP may be adjusted at time of Development Order submittals provided minimum restoration acreages are maintained to support the project:
 - a. For residential, a minimum restoration acreage based on the GREATER of the following options:
 - i. The cumulative development pod area (including previous phases) OR
 - ii. The number of residential dwelling units in the development pod using the following analysis whereas the Project required restoration equals ~~3,295~~ **3,764.8** acres divided by the total Project density of 10,000 residential units times the number of units, both previously approved and proposed.
 - b. For commercial or amenity pods, the required acres of restoration shall be equal to the acreage of the pod being developed.
- iv. A cumulative development update statement and summary table must be provided with each development order application and shown on the engineered plans containing the following information:
 - Cumulative residential dwelling units and intensity of non-residential uses;
 - Cumulative development pods (in acres);
 - Cumulative open space (in acres); and
 - Cumulative conservation and flowway areas (in acres).
- v. Restoration areas must be completed within ten (10) years of commencement of restoration of each phase, regardless of the progress of development tied to each phase. If any phased restoration construction is not complete within ten (10) years from that phase restoration start date, work may not commence in future phases until such time as that incomplete restoration phase construction is completed.

2. Uses and Site Development Regulations

- a. The Schedule of Uses is set forth in **Exhibit “D”** to the Agreement.
- b. The Property Development Regulations are set forth in **Exhibit “F”** to the Agreement

3. Wildlife Crossings

Any wildlife crossings required for the project will be determined by the USFWS and FDEP prior to issuance of the first development order creating residential lots. Any animal crossings required by the USFWS or FDEP will be reviewed and permitted in accordance with the approved locations at time of local development order on a phase-by-phase basis and shall be consistent with the Human/Wildlife Coexistence Plan **Exhibit “J”**.

4. Protected Species Management and Human-Wildlife Coexistence Plan

The Protected Species Surveys **Exhibit “I”** must be updated every five (5) years and Human-/Wildlife Coexistence Plan **Exhibit “J”** must be updated by the Developer, if needed for the presence of new listed species, for approval by the County prior to or concurrent with the first development order application creating residential lots. The Plan and development order plans must address the following:

- Trails: The location of proposed passive trails within the restoration areas must include designated trailheads with signs with information on possible wildlife encounters and appropriate actions when encountering wildlife.
- Signs: Development order plans that include surface water management lakes or conservation areas must depict the location and typical signs for prohibiting the feeding of alligators around the lake and preservation signs that state no dumping. Distance between signs should be approximately 300ft.
- Wildlife Fencing: Must meet recommendations and requirements of the Florida Fish and Wildlife Conservation Commission (FWC) and US Fish and Wildlife Service (FWS); and
- The Development Order plans must be updated to reflect FWC and FWS requirements if permits are issued after approval of the first development order creating residential lots.
- Vegetation Removal permit applications must include a map depicting the work limit area and a species survey for the work limit area. The developer must submit a management plan for protected species within the work limit area identifying protection measures, monitoring, and/or relocation consistent with State and Federal requirements.
- Development Order plans for vertical development that includes commercial and amenity uses and areas must demonstrate use of bear resistant dumpsters and below ground grease traps.

5. Open Space

The total open space acreage shall not be less than 61% of the project's total land area less tracts to be dedicated to the County. The minimum required open space must be achieved at buildout in substantial compliance with the approved MCP. Compliance with the Project's open space addresses the open space requirements of Section 34-414 and 10-415.

6. Platting Restoration Areas

At time of platting, on a phase-by-phase basis, the Developer will plat restoration areas consisting of wetland conservation and flowways into separate tracts and dedicate those tracts to a maintenance entity, which must be either a home owners association ("HOA"), a community development district ("CDD"), an Independent Special District ("ISD"), or a governmental entity acceptable to the County that will accept responsibility for the perpetual maintenance of the restoration conservation and flowway areas in compliance with these conditions. The HOA, CDD, or ISD must be created prior to Certificate of Compliance for the first development order.

7. Conservation and Flowway Easements

The conservation and flowway easements will be dedicated to a maintenance entity that provides third party enforcement rights to the County or other public agency acceptable to the County. The easements will be dedicated in general accordance with the phasing plan attached as Exhibit "G" to the Agreement and will be reflected on the phased recorded plats approved by the County for the subject property. Restoration areas located within a Conservation Easement consisting of existing or mitigated wetlands can include exotic vegetation removal and native planting. Restoration areas located within a Flowway Easement can include vegetation removal, grading, lakes, drainage ways, wet and dry detention, surface water treatment, and water storage, water bodies and on/off site wildlife mitigation. The Easements will permit passive trails, kiosks, and pavilions. The combined acreages within the

Conservation Easements and Flowway easements shall satisfy the minimum required restoration acreage for the Project.

8. Indigenous Management Plans

The Indigenous Preservation, Restoration, and Management Plan **Exhibit “L”** must be updated by the Developer for approval by the County prior to or concurrent with the first development order application. The Indigenous Preservation, Restoration, and Management Plan must include the following language:

- At the time of purchase, third-party deed holders must be placed on notice through covenants and deed restrictions that project conservation and flowway areas may be managed with prescribed burns.
- Prior to commencing prescribed burn activity, the HOA, CDD, or ISD must notify residents of the prescribed burn activities and provide general prescribed burn management educational materials.

9. Agricultural Uses:

Existing agricultural areas, as shown on **Exhibit “M”** are allowed to continue on the property and convert to alternative agricultural uses subject to the following:

- a. Areas of agricultural uses and field areas in existence and/or authorized by the SFWMD at the time of this Agreement, including all associated irrigation and fertilization, must be discontinued prior to issuance of a vegetation removal permit for the land area subject to the vegetation removal permit. Development orders required for onsite infrastructure construction or a Development Order for onsite infrastructure construction that does not create residential or commercial vertical construction will not require discontinuance of the agricultural use.
- b. Prior to issuance of a local development order for vertical development, the developer must submit written proof, subject to approval by the County Attorney’s Office, of the following:
 - 1) Termination of bona fide agricultural uses on the land area subject to the order development application/approval for vertical construction. Proof must include a sworn affidavit from the person or entity holding title to the land area that provides:
 - a) the date agricultural uses are proposed to cease or will cease after harvesting;
 - b) the legal description of the land area subject to development order approval;
 - c) an affirmative statement that the owner acknowledges and agrees that at agricultural uses are prohibited on the land area and that the owner covenants with the County that they will not allow agricultural uses on the land area until it is rezoned to permit agricultural uses; and
 - d) that the affidavit constitutes a covenant between the owner and the County binding on the owner, their assignees and successors in interest.

The affidavit must be recorded in the public records of the County at the owner’s expense.

2) Proof of termination of the agricultural tax exemption on the land area subject to the development order. Proof of termination must include a copy of the owner's request to terminate the tax exemption provided to the Property Appraiser.

10. Native Vegetation

Development order landscape plans must reflect 100% native vegetation for required landscaping within common elements. These planting requirements and a native plant list must be incorporated into the project's covenants and deed restrictions.

11. Transportation

- a. Notwithstanding the LDC, internal project roadways must be substantially similar to the cross sections as depicted on the MCP.
- b. Roadway turn lane necessity and length at project/pod entrances will be determined at time of local development order review.
- c. Signalization:

The cost of signalization including design and construction of the Spine Road intersections with Corkscrew Road, SR 82, and/or a Development Pod shall be borne by the Developer or assigns. Installation of any signalization shall be the earlier of (x) at the Developers discretion; or (y) when found necessary as such intersection meets the Manual on Uniform Traffic Control Devices (MUTCD) traffic signal warrants.

12. Vehicular/Pedestrian Impacts

- a. Local Development Order. This approval does not address site-related mitigation of vehicular or pedestrian traffic impacts. Additional conditions consistent with the LDC may be required to obtain a local development order.
- b. Impact Fees and Proportionate Share Payments. The development must mitigate the traffic impacts of the project and pay a proportionate share of the needed roadway improvements which payment shall be \$2,000.00 per residential dwelling unit.
- c. Shared Use Path. The developer must provide off-road shared use bike paths/sidewalks in front of each residential lot and along at least one side of every internal project roadway in substantial compliance with the cross sections depicted on the MCP (Exhibit "C").

13. Entrance Gates and Gatehouses

Entrance gates and gatehouses are permitted at development entrances within each development Pod and temporarily on the spine road from Corkscrew Road to State Road 82.

14. Surface Water Monitoring

The Enhanced Lake Management Plan **Exhibit "N"** must be updated by the Developer if needed at the time of Development Order application creating residential lots that include monitoring components of surface water quality as follows:

- a. Quality of storm water (surface water) leaving the site at permitted outfalls must be monitored twice during the wet season and once during the dry season if there is water being discharged in the dry season. No discharge means no sample. Constituents sampled will consist of those outlined in Exhibit "N". Reposing must consist of an Electronic Data Deliverable (EDD) in a format approved by the Lee County Department of Natural Resources and submitted biannually.
- b. The Developer or HOA/CDD/ISD must annually report the findings of the Surface Water Quality Monitoring Program within the Enhanced Lake Management Plan to:
 - i. assess water quality data and trend analysis;
 - ii. identify potential issues, and if necessary;
 - iii. recommend corrective actions to be consistent with existing State water quality standards.
- c. The Developer or HOA/CDD/ISD may amend water quality monitoring and reposing after written request, review, and approval by the Department of Natural Resources.
- d. If any development order proposes to discharge into the County's MS4, the Developer will coordinate with Lee County Department of Natural Resources through the development order process to ensure available capacity.

15. Irrigation Wells

Single-Family Irrigation and Domestic Wells are prohibited. Development Order plans must demonstrate irrigation will be provided via a central irrigation system using onsite lakes, reclaimed water (if available), and/or as necessary, existing permitted wells (or replacement wells). The Property Owner Association documents, including Declarations of Covenants, must prohibit the installation of single-family use wells for potable or irrigation water. Landscape irrigation must comply with the Water Conservation Ordinance #17-04, as amended. This does not apply to wells being used for agricultural purposes prior to termination. All agricultural wells will be formally plugged and abandoned by the Developer as agricultural operations cease in conjunction with an approved Development Order.

16. Water and Sewer

All new development must connect to central water and sewer; no new septic systems or potable water wells will be permitted. Existing well and septic systems used for Property caretaker, construction and/or agricultural project manager will be properly abandoned upon the later of termination of agricultural operations or central water and sewer direct availability as determined by the Developer. The development may connect to reclaimed water if available and if the Project has been designed for its use.

17. Maintenance

The Developer and/or the HOA/CDD/ISD must submit a biennial drainage report signed by a licensed Professional Engineer in the State of Florida certifying that the drainage capacities of the flowways or buffer lakes at the completion of the project are consistent with the original design. If the report finds that flowways or buffer lakes require maintenance, then the Developer or HOA/CDD/ISD must submit a remedial plan for review and approval to address measures to conduct maintenance (i.e. re-grading the flowways or berms). Providing the County with a copy of the HOA/CDD/ISD Engineer's Report will satisfy this requirement with the additional requirements above.

18. Hydrological Restoration Plan

a. Flowway Re-establishment. The Developer will re-establish historic surface water flows through the Property consistent with Exhibit "O", within the designated conservation and flowway areas on the MCP. The Developer is responsible for providing stormwater flow through the project site until the property and permits are transferred to a third-party maintenance entity, as required by the South Florida Water Management District Applicant's Handbook for transfer of the permit(s).

b. Hydrological Restoration Plan. The Hydrological Restoration Plan, as conceptually described and depicted in the Hydrological Restoration Narrative **Exhibit "O"** and phased as depicted in **Exhibit "G"** must incorporate the requirements of Policy 33.2.4.2c of the Lee Plan and be submitted by the Developer with the first Development Order application. The Hydrological Restoration Plan must be based on an integrated surface and groundwater model to demonstrate protection of Lee County's natural resources and must include backfill and restoration of manmade ditches on the property if necessary. The Developer must phase backfill work to coincide with project development and not impede flow from agricultural operations. A key feature of the Hydrological Restoration Plan is the re-establishment of the flowways encompassed within the conservation and flowway areas on the MCP, to restore historic flowways and improve regional drainage patterns consistent with Condition 1(c).

The Hydrological Restoration Plan submitted at time of the first Development Order application must include detailed calculations and analyses for proposed flowways and other drainage improvements to estimate hydrologic benefits while ensuring no adverse impacts to adjacent properties.

The calculations/analyses must analyze post-development phases including peak stages, flows, and inundation (durations and frequency) for design storms (25 yr. - 3 day and 100 yr. -3 day) and compare hydrologic conditions for wet and dry seasons.

c. Timing. The Developer must implement the Hydrological Restoration Plan approved by the County coincident with construction of the storm water management system for each phase of development.

19. Landscape Berm

A decorative landscape berm or buffer may be installed along the frontage of Corkscrew Road, State Road 82, and the spine road at the discretion of the Developer. The berm shall be permitted a maximum height of 6 feet as measured from the crown of the higher adjacent pavement. At the Developers discretion a decorative wall or fence may also be installed on top of any landscape berm or buffer along Corkscrew Road, State Road 82, or the spine road provided the wall or fence does not impede drainage or movements of small and large mammals.

20. Development Permits.

Issuance of a county development permit does not establish a right to obtain permits from state or federal agencies. Further, it does not establish liability on the part of the county if the Developer: (a) does not obtain requisite approvals or fulfill obligations imposed by state or federal agencies or (b) undertakes actions that result in a violation of state or federal law.

21. Security and Public Safety Fences

The Developer may install fences or walls to maintain security, public safety, and preservation

of conservation and flowway areas, so long as it does not impede pathways identified within the Hydrological Restoration Plan Narrative (Exhibit "O") and the Human Wildlife Coexistence Management Plan (Exhibit "J") or as deemed necessary by onsite conditions.

22. County Land Swap

Prior to the approval of the first Development Order creating residential lots the Developer will deed to the County 19A and the County will deed to the Developer the County property described in **Exhibit "B"** less Pod 18. This Agreement shall create uses on Pods 18 19A and 19B as depicted on the MCP and described herein.

23. Letters of Availability

Letters of availability will be provided for the law enforcement, Fire, EMS, and Schools concurrent with each development order application.

24. Excess Spoil Removal

Excavated material may be moved around the Project site without requiring an off-site excess spoil removal plan per LDC 10-329(b) and (c). The movement of excess spoil material within the Exhibit "A" and "B" property is permitted regardless of ownership and will not be deemed the removal of excess spoil material off-site and there will not be a limitation on the amount of excess spoil material plan per LDC 10-329 that can be moved within the Exhibit "A" and "B" property.

25. Offsite Flows

The Development Order must demonstrate an off-site hydraulic connection to help alleviate flooding of the Wildcat Run properties to the east. The hydraulic connection relative to the individual Pods of 4A, 4B, 5, 7, 8A, and 8B must be included, constructed, installed and certified with each individual construction of Pods 4A, 4B, 5, 7, 8A, and 8B. The hydraulic connection(s) must be sized to accommodate up to an allowable 25 yr.-3 day storm event discharge rate of 25 CSM for those properties determined to flow to the connection by field reconnaissance and existing topographical maps.

26. Lake Depth (See Deviation 2)

35' maximum lake excavation depth is only within the residential development pods and subject to compliance with an enhanced deep lake management plan for water quality and groundwater monitoring and all requirements of LDC 10-329(d)(3) (except LDC Section 10-329(d)(3)a.2. requirements regarding native shade trees).

27. Deep Lake Plantings (See Deviation 3)

All lakes with a depth of more than 12 feet measured at control elevation must provide an additional 20% littoral plantings in addition to required littoral plantings in lieu of deep lake trees.

28. Wetlands

No wetlands may be impacted within the commercial pods of the Project.

DEVIATIONS

Street Design and Construction Standards

Deviation 1 grants relief from LDC Section 10-296(e)(3), which requires roadway segments in Lee Plan future non-urban areas to be designed to non-urban design standards, to allow the internal roadways to be designed to the suburban roadway standards of LDC Section 10-296(e)(2).

Maximum Lake Depth

Deviation 2 grants relief from LDC Section 10-329(d) (3)a, which requires lakes to be limited to a 20X depth to allow for a maximum lake excavation depth not to exceed 352 or one foot above the confining layer whichever is less. This deviation is subject to **Condition 26**.

Deep Lake Shade Trees

Deviation 3 grants relief from LDC Section 10-329(d)(3)a.2, which requires native shade trees calculated at one tree per 100 feet of lake shoreline measured at control elevation to be installed for all lakes over 122 in depth, to allow for an additional 20% of littoral plantings from what is required in lieu of native shade trees. This deviation is subject to **Condition 27**.

General Tree Plantings

Deviation 4 grants relief from LDC Section 10-416(a) which requires general tree plantings. The general tree requirement for the Project are met through the use of existing onsite indigenous vegetation and flowway restoration plants. The flowway plants will not be subject to required minimum plant heights per LDC 10-420(c) and (d). Landscaping for parking areas and vehicle use areas must still be provided as required in the LDC.

Ingress/Egress

Deviation 5 grants relief from LDC Section 10-291(3), which requires that residential development of more than five acres and commercial development of more than ten acres provide more than one means of ingress and egress, to allow one ingress/egress per initial construction of a residential or commercial Pod with the remaining access point(s) installed prior to completion of the residential or commercial Pod. The development of any Pod that connects to the spine road shall require the spine road to connect to either Corkscrew Road or State Route 82.

Buffering Adjacent Property

Deviation 6 grants relief from LDC Section 10-416(d)(1), which requires a landscape buffer along the entire perimeter of the proposed development whenever the proposed development abuts a different use, to allow the proposed preservation and restoration areas consistent with Exhibit "L" to act as the buffer. This deviation does not apply to development Pods abutting SR 82 which must comply with landscape buffer requirements provided in LDC Section 10-416(d)(1) or Section 10-424, as applicable.

Water Main Installation

Deviation 7 seeks relief from LDC Section 10-384(c)(1), which requires water mains for one- and two-story residential buildings be constructed in an external loop no greater than 1,500 feet, to allow 3,700 feet provided required fire flows are met.

Access Separation

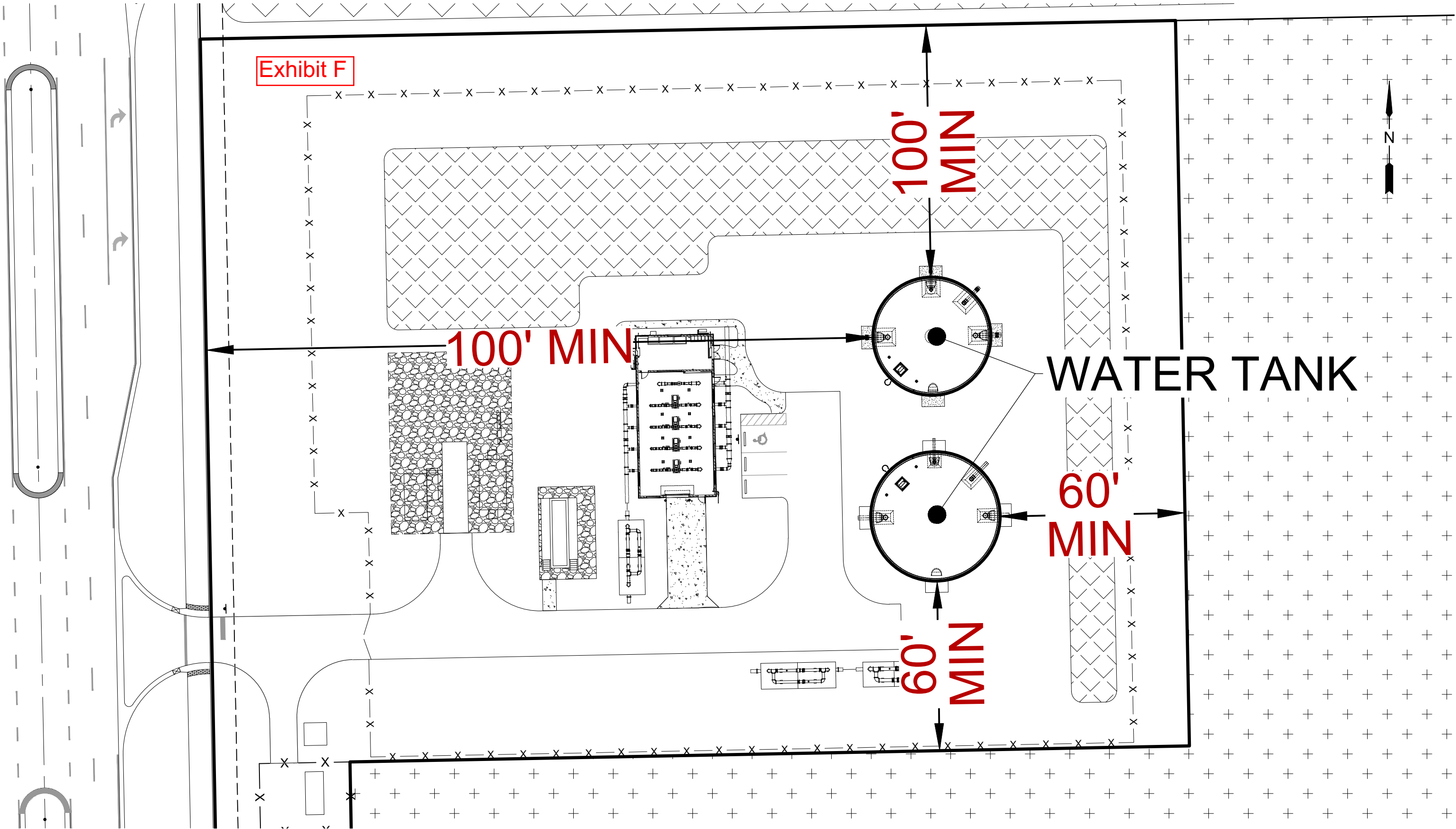
Deviation 8 seeks relief from LDC 10-285, which requires an access separation of 660 feet along principal arterials in Future Non-Urban areas to allow a connection separation distance of 460', as depicted on the MCP.

Water Tank Setback

Deviation 9 seeks relief from LDC 10-351(d)(2) which requires 100' setback from an aboveground water tank to the property line, to allow for a 60' setback.

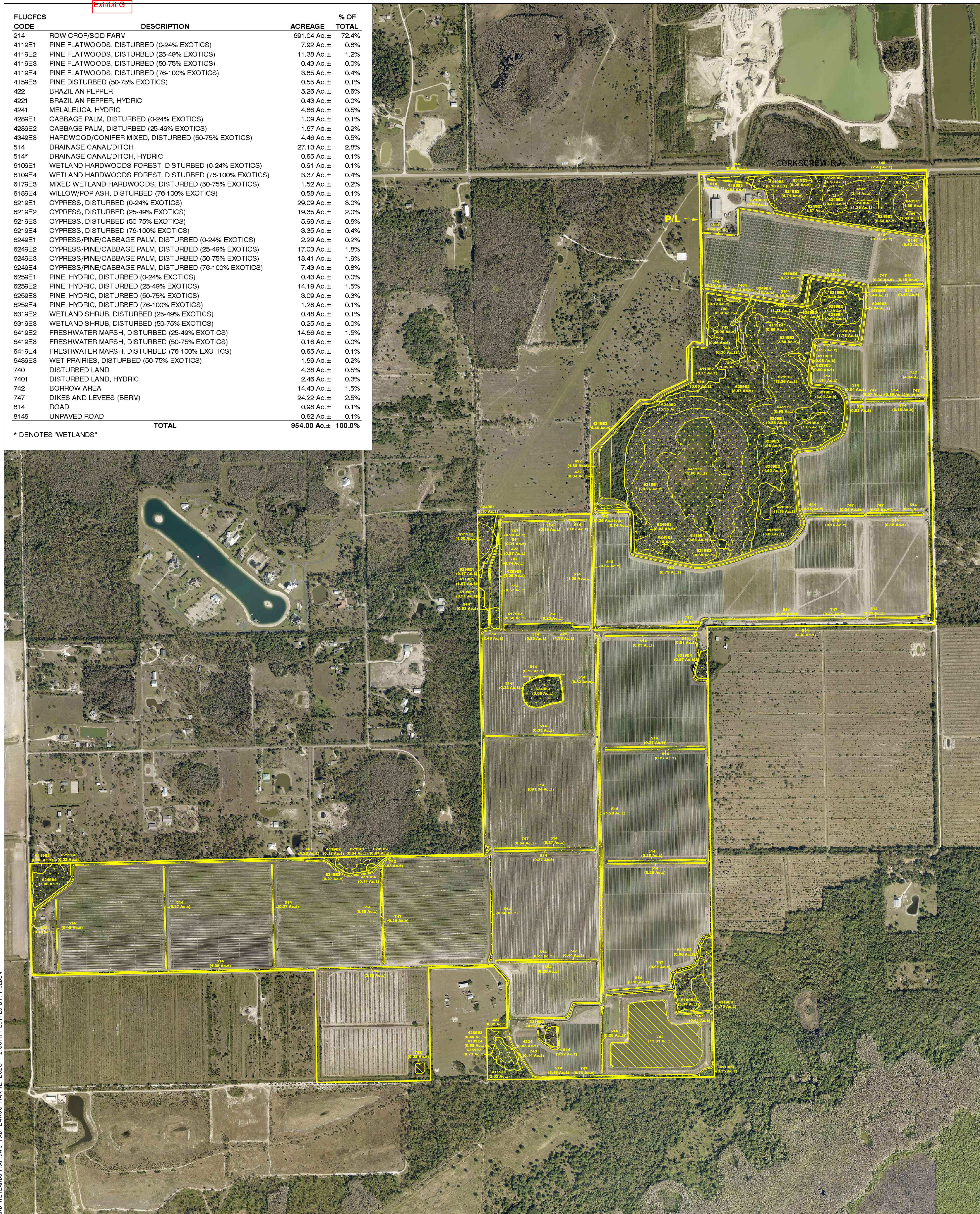
Light Spillage

Deviation 10 seeks relief from LDC 34-625, which requires less than 0.5 footcandle of illuminance measured at the property line for pod entries, to allow for up to 1.5 footcandles 75' from the property line where necessary to maintain safer roadway or intersection lighting levels, so long as the spillage isn't onto a residential lot.



FLUCFCS CODE	DESCRIPTION	ACREAGE	% OF TOTAL
214	ROW CROP/SOD FARM	691.04 Ac.±	72.4%
4119E1	PINE FLATWOODS, DISTURBED (0-24% EXOTICS)	7.92 Ac.±	0.8%
4119E2	PINE FLATWOODS, DISTURBED (25-49% EXOTICS)	11.38 Ac.±	1.2%
4119E3	PINE FLATWOODS, DISTURBED (50-75% EXOTICS)	0.43 Ac.±	0.0%
4119E4	PINE FLATWOODS, DISTURBED (76-100% EXOTICS)	3.85 Ac.±	0.4%
4159E3	PINE DISTURBED (50-75% EXOTICS)	0.55 Ac.±	0.1%
422	BRAZILIAN PEPPER	5.26 Ac.±	0.6%
4221	BRAZILIAN PEPPER, HYDRIC	0.43 Ac.±	0.0%
4241	MELALEUCA, HYDRIC	4.86 Ac.±	0.5%
4289E1	CABBAGE PALM, DISTURBED (0-24% EXOTICS)	1.09 Ac.±	0.1%
4289E2	CABBAGE PALM, DISTURBED (25-49% EXOTICS)	1.67 Ac.±	0.2%
4349E3	HARDWOOD/CONIFER MIXED, DISTURBED (50-75% EXOTICS)	4.46 Ac.±	0.5%
514	DRAINAGE CANAL/DITCH	27.13 Ac.±	2.8%
514*	DRAINAGE CANAL/DITCH, HYDRIC	0.65 Ac.±	0.1%
6109E1	WETLAND HARDWOODS FOREST, DISTURBED (0-24% EXOTICS)	0.91 Ac.±	0.1%
6109E4	WETLAND HARDWOODS FOREST, DISTURBED (76-100% EXOTICS)	3.37 Ac.±	0.4%
6179E3	MIXED WETLAND HARDWOODS, DISTURBED (50-75% EXOTICS)	1.52 Ac.±	0.2%
6189E4	WILLOW/POP ASH, DISTURBED (76-100% EXOTICS)	0.58 Ac.±	0.1%
6219E1	CYPRESS, DISTURBED (0-24% EXOTICS)	29.08 Ac.±	3.0%
6219E2	CYPRESS, DISTURBED (25-49% EXOTICS)	19.35 Ac.±	2.0%
6219E3	CYPRESS, DISTURBED (50-75% EXOTICS)	5.99 Ac.±	0.6%
6219E4	CYPRESS, DISTURBED (76-100% EXOTICS)	3.35 Ac.±	0.4%
6249E1	CYPRESS/PINE/CABBAGE PALM, DISTURBED (0-24% EXOTICS)	2.29 Ac.±	0.2%
6249E2	CYPRESS/PINE/CABBAGE PALM, DISTURBED (25-49% EXOTICS)	17.03 Ac.±	1.8%
6249E3	CYPRESS/PINE/CABBAGE PALM, DISTURBED (50-75% EXOTICS)	18.41 Ac.±	1.9%
6249E4	CYPRESS/PINE/CABBAGE PALM, DISTURBED (76-100% EXOTICS)	7.43 Ac.±	0.8%
6259E1	PINE, HYDRIC, DISTURBED (0-24% EXOTICS)	0.43 Ac.±	0.0%
6259E2	PINE, HYDRIC, DISTURBED (25-49% EXOTICS)	14.19 Ac.±	1.5%
6259E3	PINE, HYDRIC, DISTURBED (50-75% EXOTICS)	3.09 Ac.±	0.3%
6259E4	PINE, HYDRIC, DISTURBED (76-100% EXOTICS)	1.28 Ac.±	0.1%
6319E2	WETLAND SHRUB, DISTURBED (25-49% EXOTICS)	0.48 Ac.±	0.1%
6319E3	WETLAND SHRUB, DISTURBED (50-75% EXOTICS)	0.25 Ac.±	0.0%
6419E2	FRESHWATER MARSH, DISTURBED (25-49% EXOTICS)	14.66 Ac.±	1.5%
6419E3	FRESHWATER MARSH, DISTURBED (50-75% EXOTICS)	0.16 Ac.±	0.0%
6419E4	FRESHWATER MARSH, DISTURBED (76-100% EXOTICS)	0.65 Ac.±	0.1%
6439E3	WET PRAIRIES, DISTURBED (50-75% EXOTICS)	1.69 Ac.±	0.2%
740	DISTURBED LAND	4.38 Ac.±	0.5%
7401	DISTURBED LAND, HYDRIC	2.46 Ac.±	0.3%
742	BORROW AREA	14.43 Ac.±	1.5%
747	DIKES AND LEVEES (BERM)	24.22 Ac.±	2.5%
814	ROAD	0.98 Ac.±	0.1%
8146	UNPAVED ROAD	0.62 Ac.±	0.1%
TOTAL		954.00 Ac.±	100.0%

* DENOTES "WETLANDS"



LEGEND:



SCALE: 1" = 500'

NOTES:

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

PROPERTY BOUNDARY PER J.R. EVANS, INC.
DRAWING NO. (2026-03-02) 00857-17 POD4
BASE.DWG DATED MARCH 3, 2026.

WETLAND LINES PER BARRACO ENGINEERING, INC.
DRAWING NO.24069S00.DWG DATED FEBRUARY 20,
2026.

FLUCFCS LINES ESTIMATED FROM I"=300' AERIAL
PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

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

UPLAND/WETLAND LIMITS WERE FIELD REVIEWED
AND APPROVED BY SFWMD STAFF ON FEBRUARY
5.6. 2026.

DRAWN BY H.H.	DATE 03/03/26
DESIGNED BY P.S.	DATE 03/03/26
REVISED	DATE

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



PASSARELLA & ASSOCIATES

BAILEY-OKEECROPS
AERIAL WITH FLUCFCS
AND WETLANDS MAP

DRAWING No.	21CCL3707
SHEET No.	

Exhibit H

**BAILEY-OKEECROPS
LEE COUNTY PROTECTED SPECIES SURVEY REPORT**

July 2025

Prepared For:

CAM7-SUB, LLC
21101 Design Parc Lane Suite 103
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(239) 425-8662

Prepared By:

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TABLE OF CONTENTS

	<u>Page</u>
1.0 Introduction.....	1
2.0 Land Uses and Vegetation Associations.....	1
3.0 Methodology and Discussion.....	8
4.0 Survey Results	13
5.0 Abundance of Protected Species Observed	14
6.0 Management Activities	22
7.0 References.....	22

LIST OF FIGURES

	<u>Page</u>
Figure 1. Project Location Map.....	2

LIST OF TABLES

	<u>Page</u>
Table 1. Vegetative and Land Cover Type by FLUCFCS Code	1
Table 2. Potential Lee County Protected Species by Habitat Type	8
Table 3. Summary of Weather Conditions for the Protected Species Survey	11
Table 4. Summary of Habitat Coverage.....	12
Table 5. Lee County Protected Species Abundance Calculations	14
Table 6. Lee County Protected Species Survey Summary.....	16

LIST OF APPENDICES

	<u>Page</u>
Appendix A. Aerial with FLUCFCS and Wetlands Map	A-1
Appendix B. Aerial with FLUCFCS, Survey Transects, and Protected Species Locations	B-1

1.0 INTRODUCTION

This report documents the Lee County protected species survey conducted on the Bailey-Okeecrops (Project) property by Passarella & Associates, Inc. (PAI). The survey was conducted to meet the requirements of the Lee County Land Development Code (LDC) Chapter 10, Article III, Division 8 (Protection of Habitat) Standards.

The Project totals 953.78± acres and is located in Sections 27, 33, and 34; Township 46 South; Range 27 East; Lee County (Figure 1). The Project site is adjacent/contiguous to the southern portion of the overall Kingston project, which is located in Sections 2, 3, 10, 11, 14, 15, 23 through 26, and 34 through 36; Township 46 South; Range 27 East and Section 35; Township 45 South; Range 27 East; Lee County.

The majority of the site currently supports active row crops operations with associated berms and drainage ditches, while the remainder of the site contains native vegetation with varying amounts of exotic vegetation coverage (Appendix A). The surrounding land uses include single-family home sites, undeveloped land, agricultural lands, and Corkscrew Road to the north; agricultural lands and Corkscrew Swamp Sanctuary lands to the south; the Kingston property to the east; and undeveloped land, agricultural lands, and Carter Road to the west.

2.0 LAND USES AND VEGETATION ASSOCIATIONS

Vegetation mapping for the Project was conducted utilizing Lee County 2025 rectified aerials. Groundtruthing to map the vegetative communities was conducted in May through July 2025 utilizing the Florida Land Use, Cover and Forms Classification System (FLUCFCS) Level III (Florida Department of Transportation 1999). Level IV FLUCFCS was used to denote disturbance. “E” codes were used to identify levels of invasion by exotic species (e.g., Brazilian pepper (*Schinus terebinthifolia*)). AutoCAD Map 3D 2024 software was used to verify the acreages of the mapped areas, produce a summary, and generate the FLUCFCS map for the Project. An aerial showing the FLUCFCS and wetlands is provided as Appendix A. A total of 42 vegetative and land cover types (i.e., FLUCFCS codes) were identified within the Project area.

Table 1 provides the breakdown of the FLUCFCS codes by acreage for the Project, and a description of each of the classifications follows.

Table 1. Vegetative and Land Cover Type by FLUCFCS Code

FLUCFCS Code	Description	Acreage (±)	Percent Total
214	Row Crop/Sod Farm	694.73	72.8
4119 E1	Pine Flatwoods, Disturbed (0–24% Exotics)	6.31	0.7
4119 E2	Pine Flatwoods, Disturbed (25–49% Exotics)	14.48	1.5
4119 E3	Pine Flatwoods, Disturbed (50–75% Exotics)	0.93	0.1
4119 E4	Pine Flatwoods, Disturbed (76–100% Exotics)	3.18	0.3
4159 E2	Pine, Disturbed (25–49% Exotics)	0.40	<0.1

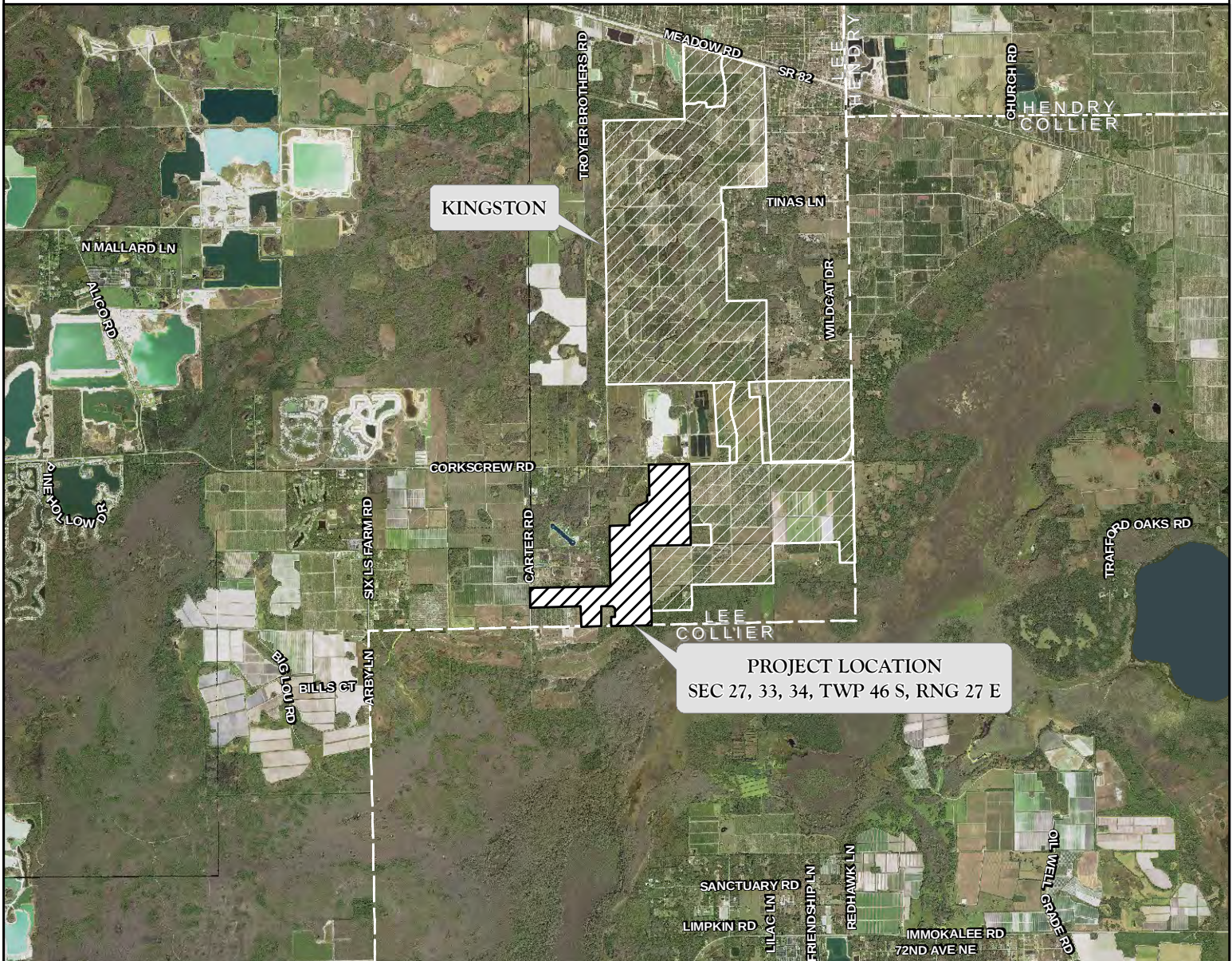
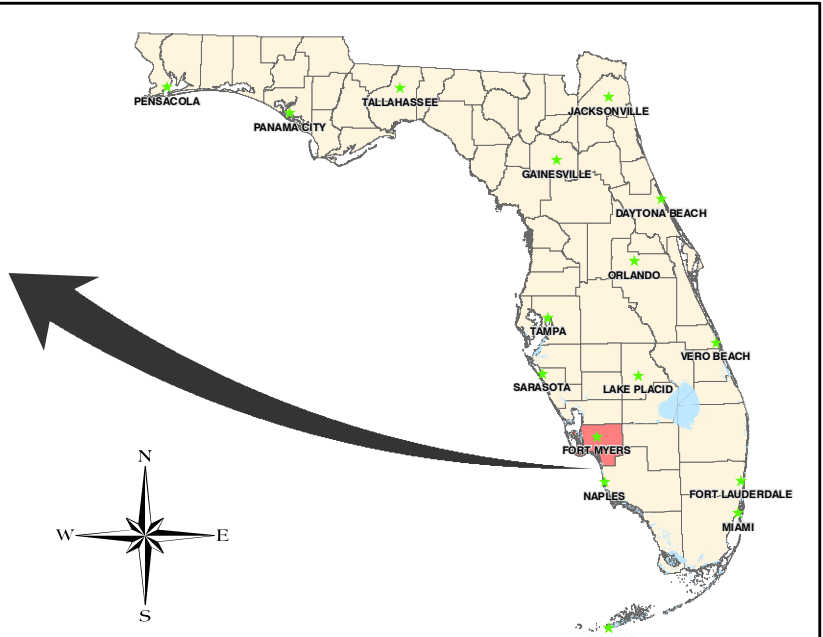
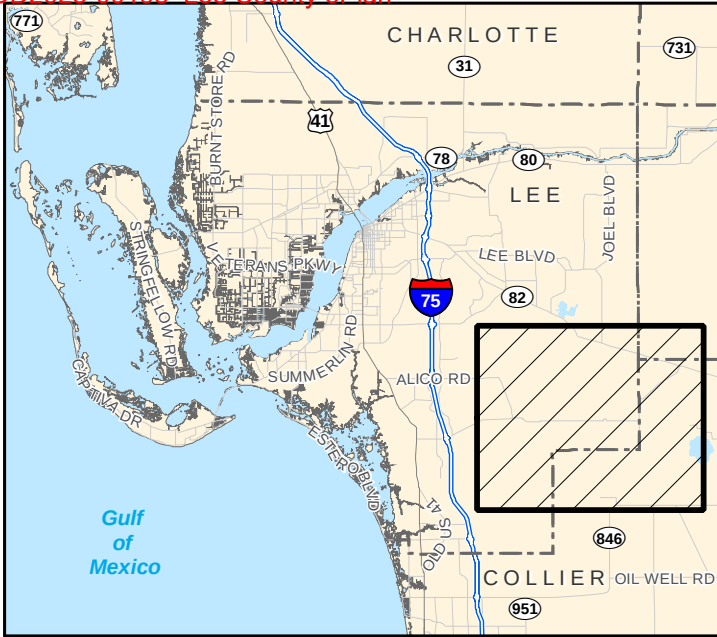


FIGURE 1. PROJECT LOCATION MAP
BAILEY-OKEECROPS

DRAWN BY	T.S.	DATE	7/18/25
REVIEWED BY	K.H.	DATE	7/18/25
REVISED		DATE	



Table 1. (Continued)

FLUCFCS Code	Description	Acreage (±)	Percent Total
4159 E3	Pine, Disturbed (50–75% Exotics)	0.33	<0.1
4159 E4	Pine, Disturbed (76–100% Exotics)	0.43	<0.1
422	Brazilian Pepper	5.89	0.6
4241	Melaleuca, Hydric	4.85	0.5
4289 E2	Cabbage Palm, Disturbed (25–49% Exotics)	2.74	0.3
4349 E3	Hardwood/Conifer Mixed, Disturbed (50–75% Exotics)	4.44	0.5
514	Drainage Canal/Ditch	27.75	2.9
6109 E1	Wetland Hardwoods Forest, Disturbed (0–24% Exotics)	1.32	0.1
6109 E4	Wetland Hardwoods Forest, Disturbed (76–100% Exotics)	4.86	0.5
6179 E3	Mixed Wetland Hardwoods, Disturbed (50–75% Exotics)	2.94	0.3
6189 E4	Willow, Disturbed (76–100% Exotics)	0.56	0.1
6219 E1	Cypress, Disturbed (0–24% Exotics)	29.09	3.1
6219 E2	Cypress, Disturbed (25–49% Exotics)	19.57	2.1
6219 E3	Cypress, Disturbed (50–75% Exotics)	6.16	0.6
6219 E4	Cypress, Disturbed (76–100% Exotics)	3.47	0.4
6245 E4	Cypress/Pine, Disturbed and Drained (76–100% Exotics)	0.25	<0.1
6249 E1	Cypress/Pine/Cabbage Palm, Disturbed (0–24% Exotics)	2.40	0.3
6249 E2	Cypress/Pine/Cabbage Palm, Disturbed (25–49% Exotics)	16.05	1.7
6249 E3	Cypress/Pine/Cabbage Palm, Disturbed (50–75% Exotics)	15.14	1.6
6249 E4	Cypress/Pine/Cabbage Palm, Disturbed (76–100% Exotics)	6.91	0.7
6259 E1	Pine, Hydric, Disturbed (0–24% Exotics)	1.16	0.1
6259 E2	Pine, Hydric, Disturbed (25–49% Exotics)	11.61	1.2
6259 E3	Pine, Hydric, Disturbed (50–75% Exotics)	2.59	0.3
6259 E4	Pine, Hydric, Disturbed (76–100% Exotics)	1.19	0.1
6319 E2	Wetland Shrub, Disturbed (25–49% Exotics)	0.66	0.1
6319 E3	Wetland Shrub, Disturbed (50–75% Exotics)	0.26	<0.1
6419 E2	Freshwater Marsh, Disturbed (25–49% Exotics)	14.66	1.5
6419 E3	Freshwater Marsh, Disturbed (50–75% Exotics)	0.17	<0.1
6419 E4	Freshwater Marsh, Disturbed (76–100% Exotics)	0.65	0.1
6439 E3	Wet Prairies, Disturbed (50–75% Exotics)	1.74	0.2
740	Disturbed Land	3.77	0.4
7401	Disturbed Land, Hydric	2.70	0.3
742	Borrow Area	14.43	1.5
747	Dikes and Levees (Berm)	21.37	2.2
814	Road	0.98	0.1
8146	Unpaved Road	0.62	0.1
Totals		953.78	100.0

Row Crop/Sod Farm (FLUCFCS Code 214)

This land use type consists of active and inactive row crop operations. The crops consist primarily of peppers (*Capsicum* spp.).

Pine Flatwoods, Disturbed (0–24% Exotics) (FLUCFCS Code 4119 E1)

The canopy of this upland habitat contains slash pine (*Pinus elliottii*), laurel oak (*Quercus laurifolia*), and scattered cabbage palm (*Sabal palmetto*) and melaleuca (*Melaleuca quinquenervia*). The sub-canopy contains saw palmetto (*Serenoa repens*), slash pine, laurel oak, myrsine (*Myrsine cubana*), and Brazilian pepper. The ground cover includes saw palmetto, broomsedge (*Andropogon virginicus*), chocolateweed (*Melochia corchorifolia*), and caesarweed (*Urena lobata*).

Pine Flatwoods, Disturbed (25–49% Exotics) (FLUCFCS Code 4119 E2)

The vegetation composition of this upland community is similar to that of FLUCFCS Code 4119 E1, but it contains higher concentrations of Brazilian pepper in the canopy and sub-canopy.

Pine Flatwoods, Disturbed (50–75% Exotics) (FLUCFCS Code 4119 E3)

The vegetation composition of this upland community is similar to that of FLUCFCS Code 4119 E2, but it contains higher concentrations of Brazilian pepper in the canopy and sub-canopy.

Pine Flatwoods, Disturbed (76–100% Exotics) (FLUCFCS Code 4119 E4)

The vegetation composition of this upland community is similar to that of FLUCFCS Code 4119 E3, but it contains higher concentrations of Brazilian pepper in the canopy and sub-canopy.

Pine, Disturbed (25–49% Exotics) (FLUCFCS Code 4159 E2)

The canopy of this upland habitat type includes slash pine, scattered Brazilian pepper, and widely scattered cabbage palm and melaleuca. The sub-canopy contains cabbage palm, saw palmetto, slash pine, and scattered Brazilian pepper. The ground cover includes dog fennel (*Eupatorium capillifolium*), broomsedge, bahiagrass (*Paspalum notatum*), muscadine grapevine (*Vitis rotundifolia*), and chocolateweed.

Pine, Disturbed (50–75% Exotics) (FLUCFCS Code 4159 E3)

The vegetation composition of this habitat type is similar to that of FLUCFCS Code 4159 E2, except with higher concentrations of Brazilian pepper in the canopy and sub-canopy.

Pine, Disturbed (76–100% Exotics) (FLUCFCS Code 4159 E4)

The vegetation composition of this habitat type is similar to that of FLUCFCS Code 4159 E3, except with higher concentrations of Brazilian pepper in the canopy and sub-canopy.

Brazilian Pepper (FLUCFCS Code 422)

The canopy and sub-canopy are dominated by Brazilian pepper. The ground cover contains scattered muscadine grapevine and caesarweed along the edges.

Melaleuca, Hydric (FLUCFCS Code 4241)

The canopy and sub-canopy of this disturbed wetland community are dominated by melaleuca with widely scattered bald cypress (*Taxodium distichum*) and slash pine. The ground cover contains wax myrtle (*Morella cerifera*), rosy camphorweed (*Pluchea baccharis*), broomsedge, and scattered Southern beaksedge (*Rhynchospora microcarpa*).

Cabbage Palm, Disturbed (25–49% Exotics) (FLUCFCS Code 4289 E2)

The canopy of this upland community consists of cabbage palm with scattered slash pine and widely scattered Brazilian pepper. The sub-canopy contains cabbage palm, scattered saw palmetto, myrsine, and Brazilian pepper. The ground cover includes muscadine grapevine, sweetbroom (*Scoparia dulcis*), spermacoce (*Borreria verticillata*), and Old World climbing fern (*Lygodium microphyllum*).

Hardwood/Conifer Mixed, Disturbed (50–75% Exotics) (FLUCFCS Code 4349 E3)

The canopy and sub-canopy of this upland habitat consist of slash pine, live oak (*Quercus virginiana*), laurel oak, cabbage palm, and scattered Brazilian pepper. The ground cover includes cabbage palm, muscadine grapevine, roundleaf greenbrier (*Smilax rotundifolia*), dog fennel, caesarweed, and spermacoce.

Drainage Canal/Ditch (FLUCFCS Code 514)

This land use type consists of ditches that are primarily located along the perimeter of existing agricultural land use types and adjacent to forested wetland communities within the site. The canopy is open. The sub-canopy contains scattered Brazilian pepper, Peruvian primrosewillow (*Ludwigia peruviana*), and Carolina willow (*Salix caroliniana*). The ground cover, where emergent, includes cattail (*Typha latifolia*), Mexican primrosewillow (*Ludwigia octovalvis*), West Indian marsh grass (*Hymenachne amplexicaulis*), and paragrass (*Urochloa mutica*).

Wetland Hardwoods Forest, Disturbed (0–24% Exotics) (FLUCFCS Code 6109 E1)

The canopy and sub-canopy of this wetland habitat type include laurel oak and scattered live oak, slash pine, and cabbage palm. The ground cover includes swamp fern (*Telmatoblechnum serrulatum*), Virginia chainfern (*Woodwardia virginica*), shield fern (*Thelypteris* sp.), and Old World climbing fern.

Wetland Hardwoods Forest, Disturbed (76–100% Exotics) (FLUCFCS Code 6109 E4)

The vegetation composition of this habitat type is similar to that of FLUCFCS Code 6109 E1, except with higher concentrations of Brazilian pepper in the canopy and sub-canopy.

Mixed Wetland Hardwoods, Disturbed (50–75% Exotics) (FLUCFCS Code 6179 E3)

The canopy and sub-canopy of this wetland habitat type include laurel oak, red maple (*Acer rubrum*), and Brazilian pepper. The ground cover includes swamp fern, Virginia chainfern, scattered Brazilian pepper, and Old World climbing fern.

Willow, Disturbed (76–100% Exotics) (FLUCFCS Code 6189 E4)

The canopy of this wetland habitat type consists of Carolina willow, wax myrtle, scattered Brazilian pepper, and scattered slash pine along the edges. The sub-canopy consists of Carolina willow, wax myrtle, Peruvian primrosewillow, and Brazilian pepper. The ground cover includes swamp fern, Peruvian primrosewillow, and Mexican primrosewillow.

Cypress, Disturbed (0–24% Exotics) (FLUCFCS Code 6219 E1)

The canopy of this wetland habitat contains bald cypress, scattered cabbage palm, scattered red maple, scattered laurel oak, widely scattered slash pine, and widely scattered Brazilian pepper. The sub-canopy consists of bald cypress, myrsine, wax myrtle, scattered fig (*Ficus* sp.), cabbage palm,

red maple, and widely scattered cabbage palm. The ground cover includes swamp fern, sawgrass (*Cladium jamaicense*), and shield fern.

Cypress, Disturbed (25–49% Exotics) (FLUCFCS Code 6219 E2)

The vegetation composition of this wetland community is similar to that of FLUCFCS Code 6219 E1, except with higher concentrations of Brazilian pepper in the canopy and sub-canopy. The ground cover also includes scattered caesarweed along the edges.

Cypress, Disturbed (50–75% Exotics) (FLUCFCS Code 6219 E3)

The vegetation composition of this wetland community is similar to that of FLUCFCS Code 6219 E2, except with higher concentrations of Brazilian pepper in the canopy and sub-canopy.

Cypress, Disturbed (76–100% Exotics) (FLUCFCS Code 6219 E4)

The vegetation composition of this wetland community is similar to that of FLUCFCS Code 6219 E3, except with higher concentrations of Brazilian pepper in the canopy and sub-canopy.

Cypress/Pine, Disturbed and Drained (76–100% Exotics) (FLUCFCS Code 6245 E4)

The canopy of this habitat consists of Brazilian pepper, slash pine, bald cypress, and cabbage palm. The sub-canopy contains Brazilian pepper and cabbage palm. The ground cover includes torpedograss (*Panicum repens*), dog fennel, and sweetbroom.

Cypress/Pine/Cabbage Palm, Disturbed (0–24% Exotics) (FLUCFCS Code 6249 E1)

The canopy and sub-canopy of this wetland habitat are composed of bald cypress, slash pine, and scattered cabbage palm, red maple, laurel oak, myrsine, and melaleuca. The ground cover includes swamp fern, myrsine, muscadine grapevine, and cabbage palm.

Cypress/Pine/Cabbage Palm, Disturbed (25–49% Exotics) (FLUCFCS Code 6249 E2)

The vegetation composition of this wetland community is similar to that of FLUCFCS Code 6249 E1, except with higher concentrations of Brazilian pepper and/or melaleuca in the canopy and sub-canopy.

Cypress/Pine/Cabbage Palm, Disturbed (50–75% Exotics) (FLUCFCS Code 6249 E3)

The vegetation composition of this wetland community is similar to that of FLUCFCS Code 6249 E2, except with higher concentrations of Brazilian pepper in the canopy and sub-canopy.

Cypress/Pine/Cabbage Palm, Disturbed (76–100% Exotics) (FLUCFCS Code 6249 E4)

The vegetation composition of this wetland community is similar to that of FLUCFCS Code 6249 E3, except with higher concentrations of Brazilian pepper in the canopy and sub-canopy.

Pine, Hydric, Disturbed (0–24% Exotics) (FLUCFCS Code 6259 E1)

The canopy of this wetland habitat type is composed of slash pine and widely scattered bald cypress. The sub-canopy includes slash pine and scattered bald cypress, saw palmetto, and wax myrtle. The ground cover includes yellow-eyed grass (*Xyris* sp.), Southern umbrellasedge (*Fuirena scirpoidea*), rosy camphorweed, and little blue maidencane (*Amphicarpum muehlenbergianum*).

Pine, Hydric, Disturbed (25–49% Exotics) (FLUCFCS Code 6259 E2)

The vegetation composition of this wetland community is similar to that of FLUCFCS Code 6259 E1, except with higher concentrations of Brazilian pepper and/or melaleuca in the canopy and sub-canopy.

Pine, Hydric, Disturbed (50–75% Exotics) (FLUCFCS Code 6259 E3)

The vegetation composition of this wetland community is similar to that of FLUCFCS Code 6259 E2, except with higher concentrations of Brazilian pepper and/or melaleuca in the canopy and sub-canopy.

Pine, Hydric, Disturbed (76–100% Exotics) (FLUCFCS Code 6259 E4)

The vegetation composition of this wetland community is similar to that of FLUCFCS Code 6259 E3, except with higher concentrations of Brazilian pepper and/or melaleuca in the canopy and sub-canopy.

Wetland Shrub, Disturbed (25–49% Exotics) (FLUCFCS Code 6319 E2)

The canopy of this wetland habitat type is primarily open with scattered melaleuca. The sub-canopy includes saltbush (*Baccharis halimifolia*), Brazilian pepper, and wax myrtle. The ground cover is composed of chocolateweed, musky mint (*Hyptis alata*), and bushy bluestem (*Andropogon glomeratus*).

Wetland Shrub, Disturbed (50–75% Exotics) (FLUCFCS Code 6319 E3)

The vegetation composition of this wetland community is similar to that of FLUCFCS Code 6319 E2, except with higher concentrations of Brazilian pepper and/or melaleuca in the canopy and sub-canopy.

Freshwater Marsh, Disturbed (25–49% Exotics) (FLUCFCS Code 6419 E2)

The canopy and sub-canopy of this wetland habitat consist of scattered Carolina willow, red maple, and bald cypress. The ground cover includes maidencane (*Hymenachne hemitomon*), fireflag (*Thalia geniculata*), swamp fern, pickerelweed (*Pontederia cordata*), arrowhead (*Sagittaria* sp.), torpedograss, West Indian marsh grass, and sawgrass.

Freshwater Marsh, Disturbed (50–75% Exotics) (FLUCFCS Code 6419 E3)

The vegetation composition of this wetland community is similar to that of FLUCFCS Code 6419 E2, except with higher concentrations of torpedograss and West Indian marsh grass in the ground cover.

Freshwater Marsh, Disturbed (76–100% Exotics) (FLUCFCS Code 6419 E4)

The vegetation composition of this wetland community is similar to that of FLUCFCS Code 6419 E3, except with higher concentrations of torpedograss and West Indian marsh grass in the ground cover.

Wet Prairies, Disturbed (50–75% Exotics) (FLUCFCS Code 6439 E3)

The canopy and sub-canopy of this wetland habitat consist of scattered melaleuca, Brazilian pepper, and scattered bald cypress. The ground cover includes yellow-eyed grass, swamp fern,

Leavenworth’s tickseed (*Coreopsis leavenworthii*), sawgrass, bushy bluestem, and Southern beaksedge.

Disturbed Land (FLUCFCS Code 740)

The canopy and sub-canopy of this upland area are primarily open with scattered Brazilian pepper. The ground cover includes smutgrass (*Sporobolus indicus*), dog fennel, spermacoce, common ragweed (*Ambrosia artemisiifolia*), Southern carpetgrass (*Axonopus fissifolius*), and wild balsam apple (*Momordica charantia*).

Disturbed Land, Hydric (FLUCFCS Code 7401)

The canopy and sub-canopy of this disturbed wetland consist of Brazilian pepper, slash pine, and scattered Peruvian primrosewillow. The ground cover includes swamp fern, rosy camphorweed, bushy bluestem, and goldenrod (*Solidago* sp.).

Borrow Area (FLUCFCS Code 742)

This open-water land use type includes emergent and littoral vegetation such as cattail and knotted spikerush (*Eleocharis interstincta*).

Dikes and Levees (Berm) (FLUCFCS Code 747)

The canopy of this land use type is composed of Brazilian pepper, slash pine, and widely scattered live oak. The ground cover includes caesarweed, beggarticks (*Bidens alba*), crowfootgrass (*Dactyloctenium aegyptium*), common ragweed, smutgrass, and spermacoce.

Road (FLUCFCS Code 814)

This land use type consists of a portion of the paved Corkscrew Road running along the northern boundary of the site.

Unpaved Road (FLUCFCS 8146)

This land use type consists of a portion of Tpi Road running along a portion of the eastern boundary of the site.

3.0 METHODOLOGY AND DISCUSSION

Surveys for Lee County protected species are based on the presence of specific vegetation associations and habitat types, as outlined in the LDC. The frequency of transects performed in these habitats was designed to meet the 80 percent minimum coverage requirement, per the LDC. Table 2 outlines those protected species that may inhabit or utilize particular vegetation associations according to the LDC.

Table 2. Potential Lee County Protected Species by Habitat Type

FLUCFCS Code	Description	Potential Protected Species
214 ¹	Row Crop/Sod Farm	American alligator (<i>Alligator mississippiensis</i>)
		Wood stork (<i>Mycteria americana</i>)

Table 2. (Continued)

FLUCFCS Code	Description	Potential Protected Species
4119 E1 4119 E2 4119 E3 4119 E4 ¹	Pine Flatwoods, Disturbed (0–100% Exotics)	Gopher frog (<i>Rana capito</i>)
		Eastern indigo snake (<i>Drymarchon corais couperi</i>)
		Gopher tortoise (<i>Gopherus polyphemus</i>)
		Red-cockaded woodpecker (<i>Picoides borealis</i>)
		Southeastern American kestrel (<i>Falco sparverius paulus</i>)
		Big Cypress fox squirrel (<i>Sciurus niger avicennia</i>)
		Florida black bear (<i>Ursus americanus floridanus</i>)
		Florida panther (<i>Puma concolor coryi</i>)
		Beautiful pawpaw (<i>Deeringothamnus pulchellus</i>)
		Fakahatchee burmannia (<i>Burmannia flava</i>)
		Florida coontie (<i>Zamia floridana</i>)
		Satinleaf (<i>Chrysophyllum oliviforme</i>)
4159 E2 4159 E3 4159 E4 ¹	Pine, Disturbed (24–100% Exotics)	N/A
422 ¹	Brazilian Pepper	N/A
4241 ¹	Melaleuca, Hydric	N/A
4289 E2	Cabbage Palm, Disturbed (25–49% Exotics)	Eastern indigo snake (<i>Drymarchon corais couperi</i>)
		Crested caracara (<i>Caracara cheriway</i>)
		Florida black bear (<i>Ursus americanus floridanus</i>)
		Florida panther (<i>Puma concolor coryi</i>)
		Simpson's stopper (<i>Myrcianthes fragrans</i>)
4349 E3	Hardwood/Conifer Mixed, Disturbed (50–75% Exotics)	Florida panther (<i>Puma concolor coryi</i>)
514 ¹	Drainage Canal/Ditch	American alligator (<i>Alligator mississippiensis</i>)
		Crested caracara (<i>Caracara cheriway</i>)
		Limpkin (<i>Aramus guarauna</i>)
		Little blue heron (<i>Egretta caerulea</i>)
		Reddish egret (<i>Egretta rufescens</i>)
		Roseate spoonbill (<i>Platalea ajaja</i>)
		Snowy egret (<i>Egretta thula</i>)
		Tricolored heron (<i>Egretta tricolor</i>)
		Everglades mink (<i>Mustela vison evergladensis</i>)
6109 E1 6109 E4 ¹	Wetland Hardwoods Forest, Disturbed (0–100% Exotics)	American alligator (<i>Alligator mississippiensis</i>)
		Little blue heron (<i>Egretta caerulea</i>)
		Reddish egret (<i>Egretta rufescens</i>)
		Snowy egret (<i>Egretta thula</i>)
		Tricolored heron (<i>Egretta tricolor</i>)
		Wood stork (<i>Mycteria americana</i>)

Table 2. (Continued)

FLUCFCS Code	Description	Potential Protected Species
6179 E3	Mixed Wetland Hardwoods, Disturbed (50–75% Exotics)	Limpkin (<i>Aramus guarauna</i>)
		Little blue heron (<i>Egretta caerulea</i>)
		Snowy egret (<i>Egretta thula</i>)
		Tricolored heron (<i>Egretta tricolor</i>)
		Florida black bear (<i>Ursus americanus floridanus</i>)
		Florida panther (<i>Puma concolor coryi</i>)
6189 E4 ¹	Willow, Disturbed (76–100% Exotics)	American alligator (<i>Alligator mississippiensis</i>)
		Little blue heron (<i>Egretta caerulea</i>)
		Snowy egret (<i>Egretta thula</i>)
		Tricolored heron (<i>Egretta tricolor</i>)
6219 E1 6219 E2 6219 E3 6219 E4 ¹	Cypress, Disturbed (0–100% Exotics)	American alligator (<i>Alligator mississippiensis</i>)
		Crested caracara (<i>Caracara cheriway</i>)
		Little blue heron (<i>Egretta caerulea</i>)
		Snail kite (<i>Rostrhamus sociabilis</i>)
		Snowy egret (<i>Egretta thula</i>)
		Tricolored heron (<i>Egretta tricolor</i>)
		Wood stork (<i>Mycteria americana</i>)
		Florida black bear (<i>Ursus americanus floridanus</i>)
		Florida panther (<i>Puma concolor coryi</i>)
6245 E4 ¹	Cypress/Pine, Disturbed and Drained (76–100% Exotics)	Little blue heron (<i>Egretta caerulea</i>)
		Snowy egret (<i>Egretta thula</i>)
		Tricolored heron (<i>Egretta tricolor</i>)
		Florida black bear (<i>Ursus americanus floridanus</i>)
		Florida panther (<i>Puma concolor coryi</i>)
6249 E1 6249 E2 6249 E3 6249 E4 ¹	Cypress/Pine/Cabbage Palm, Disturbed (0–100% Exotics)	American alligator (<i>Alligator mississippiensis</i>)
		Little blue heron (<i>Egretta caerulea</i>)
		Snowy egret (<i>Egretta thula</i>)
		Tricolored heron (<i>Egretta tricolor</i>)
		Florida black bear (<i>Ursus americanus floridanus</i>)
		Florida panther (<i>Puma concolor coryi</i>)
6259 E1 6259 E2 6259 E3 6259 E4 ¹	Pine, Hydric, Disturbed (0–100% Exotics)	Little blue heron (<i>Egretta caerulea</i>)
		Snowy egret (<i>Egretta thula</i>)
		Tricolored heron (<i>Egretta tricolor</i>)
6319 E2 6319 E3	Wetland Shrub, Disturbed (25–75% Exotics)	Little blue heron (<i>Egretta caerulea</i>)
		Snowy egret (<i>Egretta thula</i>)
		Tricolored heron (<i>Egretta tricolor</i>)
6419 E2 6419 E3 6419 E4 ¹	Freshwater Marsh, Disturbed (24–100% Exotics)	Florida sandhill crane (<i>Grus canadensis pratensis</i>)
		Limpkin (<i>Aramus guarauna</i>)
		Little blue heron (<i>Egretta caerulea</i>)
		Snail kite (<i>Rostrhamus sociabilis</i>)
		Snowy egret (<i>Egretta thula</i>)
		Tricolored heron (<i>Egretta tricolor</i>)
		Everglades mink (<i>Mustela vison evergladensis</i>)

Table 2. (Continued)

FLUCFCS Code	Description	Potential Protected Species
6439 E3	Wet Prairies, Disturbed (50–75% Exotics)	Limpkin (<i>Aramus guarauna</i>)
		Little blue heron (<i>Egretta caerulea</i>)
		Snail kite (<i>Rostrhamus sociabilis</i>)
		Snowy egret (<i>Egretta thula</i>)
		Tricolored heron (<i>Egretta tricolor</i>)
		Everglades mink (<i>Mustela vison evergladensis</i>)
740 ¹	Disturbed Land	N/A
7401 ¹	Disturbed Land, Hydric	N/A
742 ¹	Borrow Area	American alligator (<i>Alligator mississippiensis</i>)
747 ¹	Dikes and Levees (Berm)	Florida panther (<i>Puma concolor coryi</i>)
814 ¹	Road	N/A
8146 ¹	Unpaved Road	N/A

¹Habitat surveyed, although not required per the LDC.

N/A – Not applicable

PAI conducted the protected species survey for eight days between May 13 and July 8, 2025. A summary of weather conditions during the protected species survey is provided in Table 3.

Table 3. Summary of Weather Conditions for the Protected Species Survey

Day	Temperature (°Fahrenheit)	Wind (mph)	Cloud Cover (Percent)
May 13, 2025	High 60s to Mid-80s	0 to 9 WNW	15 to 25
May 20, 2025	High 70s to Low 90s	7 to 10 WSW	30 to 45
May 21, 2025	Mid-70s to Low 90s	0 to 8 W	20 to 25
May 22, 2025	Mid-70s to Mid-90s	0 to 9 WNW	25 to 35
June 13, 2025	Mid-70s to Low 90s	5 to 7 NE	30 to 40
July 1, 2025	Low 70s to Low 90s	0 to 3 SSW	15 to 25
July 3, 2025	High 70s	3 SSE	30 to 40
July 8, 2025	Mid-70s to High 90s	0 to 5 N	20 to 50

mph – miles per hour

The survey utilized meandering pedestrian transects per the WilsonMiller, Inc. methodology. Visibility on the surveyed habitats varied due to the density of vegetation. A summary of the limits of visibility, total length of transects walked, and percent coverage by habitat type is provided in Table 4. An aerial with approximate locations of walked transects and species locations is provided as Appendix B.

Table 4. Summary of Habitat Coverage

FLUCFCS Code	Description	Total Acres (±)	Transect Length (Feet ±)	Average Visibility (Feet ±)²	Percent Coverage
214 ¹	Row Crop/Sod Farm	694.73	75,656	100	50
4119 E1	Pine Flatwoods, Disturbed (0–24% Exotics)	6.31	2,249	55	90
4119 E2	Pine Flatwoods, Disturbed (25–49% Exotics)	14.48	4,046	50	80
4119 E3	Pine Flatwoods, Disturbed (50–75% Exotics)	0.93	324	50	80
4119 E4 ¹	Pine Flatwoods, Disturbed (76–100% Exotics)	3.18	1,732	20	50
4159 E2	Pine, Disturbed (25–49% Exotics)	0.40	185	40	85
4159 E3	Pine, Disturbed (50–75% Exotics)	0.33	230	25	80
4159 E4 ¹	Pine, Disturbed (76–100% Exotics)	0.43	375	20	80
422 ¹	Brazilian Pepper	5.89	3,421	15	40
4241 ¹	Melaleuca, Hydric	4.85	1,761	45	75
4289 E2	Cabbage Palm, Disturbed (25–49% Exotics)	2.74	955	50	80
4349 E3	Hardwood/Conifer Mixed, Disturbed (50–75% Exotics)	4.44	2,210	35	80
514 ¹	Drainage Canal/Ditch	27.75	10,879	50	90
6109 E1	Wetland Hardwoods Forest, Disturbed (0–24% Exotics)	1.32	518	50	90
6109 E4	Wetland Hardwoods Forest, Disturbed (76–100% Exotics)	4.86	1,985	40	75
6179 E3	Mixed Wetland Hardwoods, Disturbed (50–75% Exotics)	2.94	1,464	35	80
6189 E4 ¹	Willow, Disturbed (76–100% Exotics)	0.56	305	30	75
6219 E1	Cypress, Disturbed (0–24% Exotics)	29.09	10,368	55	90
6219 E2	Cypress, Disturbed (25–49% Exotics)	19.57	6,820	50	80
6219 E3	Cypress, Disturbed (50–75% Exotics)	6.16	2,147	50	80
6219 E4 ¹	Cypress, Disturbed (76–100% Exotics)	3.47	1,260	45	75
6245 E4	Cypress/Pine, Disturbed and Drained (76–100% Exotics)	0.25	82	50	75
6249 E1	Cypress/Pine/Cabbage Palm, Disturbed (0–24% Exotics)	2.40	836	50	80
6249 E2	Cypress/Pine/Cabbage Palm, Disturbed (25–49% Exotics)	16.05	5,593	50	80
6249 E3	Cypress/Pine/Cabbage Palm, Disturbed (50–75% Exotics)	15.14	5,276	50	80
6249 E4 ¹	Cypress/Pine/Cabbage Palm, Disturbed (76–100% Exotics)	6.91	2,508	45	75
6259 E1	Pine, Hydric, Disturbed (0–24% Exotics)	1.16	413	55	90
6259 E2	Pine, Hydric, Disturbed (25–49% Exotics)	11.61	4,046	50	80

Table 4. (Continued)

FLUCFCS Code	Description	Total Acres (±)	Transect Length (Feet ±)	Average Visibility² (Feet ±)	Percent Coverage
6259 E3	Pine, Hydric, Disturbed (50–75% Exotics)	2.59	903	50	80
6259 E4 ¹	Pine, Hydric, Disturbed (76–100% Exotics)	1.19	432	45	75
6319 E2	Wetland Shrub, Disturbed (25–49% Exotics)	0.66	230	50	80
6319 E3	Wetland Shrub, Disturbed (50–75% Exotics)	0.26	91	50	80
6419 E2	Freshwater Marsh, Disturbed (25–49% Exotics)	14.66	5,225	55	90
6419 E3	Freshwater Marsh, Disturbed (50–75% Exotics)	0.17	59	50	80
6419 E4 ¹	Freshwater Marsh, Disturbed (76–100% Exotics)	0.65	236	45	75
6439 E3	Wet Prairies, Disturbed (50–75% Exotics)	1.74	606	50	80
740 ¹	Disturbed Land	3.77	1,314	50	80
7401 ¹	Disturbed Land, Hydric	2.70	941	50	80
742 ¹	Borrow Area	14.43	5,029	50	80
747 ¹	Dikes and Levees (Berm)	21.37	5,585	75	90
814 ¹	Road	0.98	192	100	90
8146 ¹	Unpaved Road	0.62	122	100	90

¹Habitat surveyed, although not required per the LDC.

²Average visibility to each side of the transect.

4.0 SURVEY RESULTS

During the protected species survey, 2 American alligators (*Alligator mississippiensis*), 2 American alligator signs (i.e., tracks), 1 crested caracara (*Caracara cheriway*), 1 tricolored heron (*Egretta tricolor*), 25 wood storks (*Mycteria americana*), and 1 Florida panther (*Puma concolor coryi*) sign (i.e., scat) were documented on the Project site. The Florida panther is listed as federally endangered by the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish and Wildlife Conservation Commission (FWCC). The wood stork and crested caracara are listed as federally threatened by the USFWS and the FWCC. The tricolored heron is listed by the FWCC as threatened. The American alligator is listed by the FWCC as threatened due to similarity of appearance to the American crocodile (*Crocodylus acutus*). The locations of the documented protected wildlife species are depicted on Appendix B.

Although not designated as protected by the Lee County LDC, multiple cardinal airplants (*Tillandsia fasciculata*), giant wild pines (*T. utriculata*), fuzzy-wuzzy airplants (*T. pruinosa*), twisted airplants (*T. flexuosa*), golden leather ferns (*Acrostichum aureum*), Northern needleleafs

(*Tillandsia balbisiana*), jingle bell orchids (*Dendrophylax porrectus*), and stiff-flower star orchids (*Epidendrum rigidum*) were documented on the Project site during the protected species survey. The cardinal airplant, giant wild pine, twisted airplant, and stiff-flower star orchid are listed as endangered by the Florida Department of Agriculture and Consumer Services (FDACS). The Northern needleleaf, jingle bell orchid, and golden leather fern are listed as threatened by the FDACS. All are located within proposed conservation areas.

5.0 ABUNDANCE OF PROTECTED SPECIES OBSERVED

Density calculations are provided for each Lee County protected species documented within each habitat type during the protected species survey and additional fieldwork conducted on the Project site. Separate calculations are provided if more than one of the same protected species was observed within different habitat types. Please note that density estimates are only provided for Lee County protected species.

The Lee County protected species abundance calculations are provided in Table 5, while Table 6 summarizes the protected species survey findings.

Table 5. Lee County Protected Species Abundance Calculations

$$\text{Protected Species Density} = \{n (C)/[L (W_1+W_2)]\} (43,560 \text{ ft}^2/\text{ac})$$

Where n = number of individuals observed or active plus inactive
gopher tortoise burrows
L = length of transect
W₁ = distance of visibility to the right of transect
W₂ = distance of visibility to the left of transect
C = gopher tortoise conversion factor (0.5)*

*Used for gopher tortoise calculation only. Conversion only applied when gopher tortoise burrow, not gopher tortoise itself, is documented.

American Alligator Tracks (AAT)

FLUCFCS Code 214

$$\begin{aligned} &= \{1 \text{ AAT}/[(75,656 \text{ ft}) (100 \text{ ft}+100 \text{ ft})]\} (43,560 \text{ ft}^2/\text{ac}) \\ &= \{1/15,131,200 \text{ ft}^2\} (43,560 \text{ ft}^2/\text{ac}) \\ &= (6.6 \times 10^{-8} \text{ ft}^2) (43,560 \text{ ft}^2/\text{ac}) \\ &= 0.003 \text{ American alligator tracks/acre} \end{aligned}$$

FLUCFCS Code 514

$$\begin{aligned} &= \{1 \text{ AAT}/[(10,879 \text{ ft}) (50 \text{ ft}+50 \text{ ft})]\} (43,560 \text{ ft}^2/\text{ac}) \\ &= \{1/1,087,900 \text{ ft}^2\} (43,560 \text{ ft}^2/\text{ac}) \\ &= (9.19 \times 10^{-7} \text{ ft}^2) (43,560 \text{ ft}^2/\text{ac}) \\ &= 0.04 \text{ American alligator tracks/acre} \end{aligned}$$

Table 5. (Continued)**American Alligator (AA)***FLUCFCS Code 6109 E4*

$$= \{1 \text{ AA}/[(1,985 \text{ ft}) (40 \text{ ft}+40 \text{ ft})]\} (43,560 \text{ ft}^2/\text{ac})$$

$$= \{1/158,000 \text{ ft}^2\} (43,560 \text{ ft}^2/\text{ac})$$

$$= (6.3 \times 10^{-6} \text{ ft}^2) (43,560 \text{ ft}^2/\text{ac})$$

$$= 0.28 \text{ American alligator/acre}$$

FLUCFCS Code 742

$$= \{1 \text{ AA}/[(5,029 \text{ ft}) (50 \text{ ft}+50 \text{ ft})]\} (43,560 \text{ ft}^2/\text{ac})$$

$$= \{1/502,900 \text{ ft}^2\} (43,560 \text{ ft}^2/\text{ac})$$

$$= (1.99 \times 10^{-6} \text{ ft}^2) (43,560 \text{ ft}^2/\text{ac})$$

$$= 0.09 \text{ American alligator/acre}$$

Crested Caracara (CRCA)*FLUCFCS Code 6219 E4*

$$= \{1 \text{ CRCA}/[(1,260 \text{ ft}) (45 \text{ ft}+45 \text{ ft})]\} (43,560 \text{ ft}^2/\text{ac})$$

$$= \{1/113,400 \text{ ft}^2\} (43,560 \text{ ft}^2/\text{ac})$$

$$= (8.8 \times 10^{-6} \text{ ft}^2) (43,560 \text{ ft}^2/\text{ac})$$

$$= 0.38 \text{ Crested caracara/acre}$$

Tricolored Heron (TRHE)*FLUCFCS Code 742*

$$= \{1 \text{ TRHE}/[(5,029 \text{ ft}) (50 \text{ ft}+50 \text{ ft})]\} (43,560 \text{ ft}^2/\text{ac})$$

$$= \{1/502,900 \text{ ft}^2\} (43,560 \text{ ft}^2/\text{ac})$$

$$= (1.99 \times 10^{-6} \text{ ft}^2) (43,560 \text{ ft}^2/\text{ac})$$

$$= 0.09 \text{ Tricolored heron/acre}$$

Wood Stork (WOST)*FLUCFCS Code 214*

$$= \{25 \text{ WOST}/[(75,656 \text{ ft}) (100 \text{ ft}+100 \text{ ft})]\} (43,560 \text{ ft}^2/\text{ac})$$

$$= \{25/15,131,200 \text{ ft}^2\} (43,560 \text{ ft}^2/\text{ac})$$

$$= (1.7 \times 10^{-6} \text{ ft}^2) (43,560 \text{ ft}^2/\text{ac})$$

$$= 0.07 \text{ Wood stork/acre}$$

Florida Panther Scat (FPSC)*FLUCFCS Code 747*

$$= \{1 \text{ FPSC}/[(5,585 \text{ ft}) (75 \text{ ft}+75 \text{ ft})]\} (43,560 \text{ ft}^2/\text{ac})$$

$$= \{1/837,750 \text{ ft}^2\} (43,560 \text{ ft}^2/\text{ac})$$

$$= (1.19 \times 10^{-6} \text{ ft}^2) (43,560 \text{ ft}^2/\text{ac})$$

$$= 0.05 \text{ Florida panther scat/acre}$$

Table 6. Lee County Protected Species Survey Summary

Protected Species	FLUCFCS Code/Area	Percent Area Surveyed	Present	Absent	Density (Per Acre)
Amphibians					
Gopher frog (<i>Rana capito</i>)	4119 E1	90		X	
	4119 E2	80		X	
	4119 E3	80		X	
	4119 E4	50		X	
	6219 E1	90		X	
	6219 E2	80		X	
	6219 E3	80		X	
	6219 E4	75		X	
Reptiles					
American alligator (<i>Alligator mississippiensis</i>)	214	50		X	
	4241	75		X	
	514	90		X	
	6109 E1	90		X	
	6109 E4	75	X		0.28
	6179 E3	80		X	
	6189 E4	80		X	
	6219 E1	90		X	
	6219 E2	80		X	
	6219 E3	80		X	
	6219 E4	75		X	
	6249 E1	80		X	
	6249 E2	80		X	
	6249 E3	80		X	
	6249 E4	75		X	
	740	80		X	
	7401	80		X	
	742	80	X		0.09
	747	90		X	
American alligator signs (<i>Alligator mississippiensis</i>)	214	50	X		0.003
	4241	75		X	
	514	90	X		0.04
	6109 E1	90		X	
	6109 E4	75		X	
	6179 E3	80		X	
	6189 E4	80		X	
	6219 E1	90		X	
	6219 E2	80		X	
	6219 E3	80		X	
	6219 E4	75		X	
	6249 E1	80		X	
	6249 E2	80		X	
	6249 E3	80		X	
	6249 E4	75		X	

Table 6. (Continued)

Protected Species	FLUCFCS Code/Area	Percent Area Surveyed	Present	Absent	Density (Per Acre)
Reptiles (Continued)					
American alligator signs (<i>Alligator mississippiensis</i>) (Continued)	740	80		X	
	7401	80		X	
	747	90		X	
Eastern indigo snake (<i>Drymarchon corais couperi</i>)	4119 E1	90		X	
	4119 E2	80		X	
	4119 E3	80		X	
	4119 E4	50		X	
	4289 E2	80		X	
Gopher tortoise (burrow) (<i>Gopherus polyphemus</i>)	4119 E1	90		X	
	4119 E2	80		X	
	4119 E3	80		X	
	4119 E4	50		X	
Birds					
Crested caracara (<i>Caracara cheriway</i>)	4289 E2	80		X	
	514	90		X	
	6219 E1	90		X	
	6219 E2	80		X	
	6219 E3	80		X	
	6219 E4	75	X		0.38
Florida sandhill crane (<i>Grus canadensis pratensis</i>)	214	50		X	
	6419 E1	90		X	
	6419 E2	90		X	
	6419 E3	80		X	
	6419 E4	75		X	
Limpkin (<i>Aramus guarauna</i>)	514	90		X	
	6179 E3	80		X	
	6419 E2	90		X	
	6419 E3	80		X	
	6419 E4	75		X	
	6439 E3	80		X	
	747	90		X	
Little blue heron (<i>Egretta caerulea</i>)	214	50		X	
	514	90		X	
	6109 E1	90		X	
	6109 E4	75		X	
	6179 E3	80		X	
	6189 E4	80		X	
	6219 E1	90		X	
	6219 E2	80		X	
	6219 E3	80		X	
	6219 E4	75		X	
	6245 E4	75		X	
	6249 E1	80		X	
	6249 E2	80		X	

Table 6. (Continued)

Protected Species	FLUCFCS Code/Area	Percent Area Surveyed	Present	Absent	Density (Per Acre)
Birds (Continued)					
Little blue heron (<i>Egretta caerulea</i>) (Continued)	6249 E3	80		X	
	6249 E4	75		X	
	6259 E1	90		X	
	6259 E2	80		X	
	6259 E3	80		X	
	6259 E4	75		X	
	6319 E2	80		X	
	6319 E3	80		X	
	6419 E2	90		X	
	6419 E3	80		X	
	6419 E4	75		X	
	6439 E3	80		X	
Red-cockaded woodpecker (<i>Picoides borealis</i>)	4119 E1	90		X	
	4119 E2	80		X	
	4119 E3	80		X	
	4119 E4	50		X	
Reddish egret (<i>Egretta rufescens</i>)	514	90		X	
	6109 E1	90		X	
	6109 E4	75		X	
Roseate spoonbill (<i>Platalea ajaja</i>)	514	90		X	
Snail kite (<i>Rostrhamus sociabilis</i>)	6219 E1	90		X	
	6219 E2	80		X	
	6219 E3	80		X	
	6219 E4	75		X	
	6419 E2	90		X	
	6419 E3	80		X	
	6419 E4	75		X	
	6439 E3	80		X	
Snowy egret (<i>Egretta thula</i>)	214	50		X	
	4241	75		X	
	514	90		X	
	6109 E1	90		X	
	6109 E4	75		X	
	6179 E3	80		X	
	6189 E4	80		X	
	6219 E1	90		X	
	6219 E2	80		X	
	6219 E3	80		X	
	6219 E4	75		X	
	6245 E4	75		X	
	6249 E1	80		X	
	6249 E2	80		X	
	6249 E3	80		X	
	6249 E4	75		X	

Table 6. (Continued)

Protected Species	FLUCFCS Code/Area	Percent Area Surveyed	Present	Absent	Density (Per Acre)
Birds (Continued)					
Snowy egret (<i>Egretta thula</i>) (Continued)	6259 E1	90		X	
	6259 E2	80		X	
	6259 E3	80		X	
	6259 E4	75		X	
	6319 E2	80		X	
	6319 E3	80		X	
	6419 E2	90		X	
	6419 E3	80		X	
	6419 E4	75		X	
	6439 E3	80		X	
	747	90		X	
Southeastern American kestrel (<i>Falco sparverius paulus</i>)	4119 E1	90		X	
	4119 E2	80		X	
	4119 E3	80		X	
	4119 E4	50		X	
Tricolored heron (<i>Egretta tricolor</i>)	514	90		X	
	6109 E1	90		X	
	6109 E4	75		X	
	6179 E3	80		X	
	6189 E4	75		X	
	6219 E1	90		X	
	6219 E2	80		X	
	6219 E3	80		X	
	6219 E4	75		X	
	6245 E4	75		X	
	6249 E1	80		X	
	6249 E2	80		X	
	6249 E3	80		X	
	6249 E4	75		X	
	6259 E1	90		X	
	6259 E2	80		X	
	6259 E3	80		X	
	6259 E4	75		X	
	6319 E2	80		X	
	6319 E3	80		X	
	6419 E2	90		X	
	6419 E3	80		X	
	6419 E4	75		X	
	6439 E3	80		X	
	7401	80		X	
	742	80	X		0.09
	747	90		X	

Table 6. (Continued)

Protected Species	FLUCFCS Code/Area	Percent Area Surveyed	Present	Absent	Density (Per Acre)
Birds (Continued)					
Wood stork (<i>Mycteria americana</i>)	214	50	X		0.07
	6109 E1	90		X	
	6109 E4	75		X	
	6219 E1	90		X	
	6219 E2	80		X	
	6219 E3	80		X	
	6219 E4	75		X	
	747	90		X	
Mammals					
Big Cypress fox squirrel (<i>Sciurus niger avicennia</i>)	4119 E1	90		X	
	4119 E2	80		X	
	4119 E3	80		X	
	4119 E4	50		X	
	514	90		X	
Everglades mink (<i>Mustela vison evergladensis</i>)	514	90		X	
	6419 E2	90		X	
	6419 E3	80		X	
	6419 E4	75		X	
	6439 E3	80		X	
Florida black bear (<i>Ursus americanus floridanus</i>)	4119 E1	90		X	
	4119 E2	80		X	
	4119 E3	80		X	
	4119 E4	50		X	
	4241	75		X	
	4289 E2	80		X	
	6179 E3	80		X	
	6219 E1	90		X	
	6219 E2	80		X	
	6219 E3	80		X	
	6219 E4	75		X	
	6245 E4	75		X	
	6249 E1	80		X	
	6249 E2	80		X	
	6249 E3	80		X	
	6249 E4	75		X	
	747	90		X	
Florida black bear sign (<i>Ursus americanus floridanus</i>)	4119 E1	90		X	
	4119 E2	80		X	
	4119 E3	80		X	
	4119 E4	50		X	
	4241	75		X	
	4289 E2	80		X	
	6179 E3	80		X	
	6219 E1	90		X	

Table 6. (Continued)

Protected Species	FLUCFCS Code/Area	Percent Area Surveyed	Present	Absent	Density (Per Acre)
Mammals (Continued)					
Florida black bear sign (<i>Ursus americanus floridanus</i>) (Continued)	6219 E2	80		X	
	6219 E3	80		X	
	6219 E4	75		X	
	6245 E4	75		X	
	6249 E1	80		X	
	6249 E2	80		X	
	6249 E3	80		X	
	6249 E4	75		X	
	747	90		X	
Florida panther (<i>Puma concolor coryi</i>)	4119 E1	90		X	
	4119 E2	80		X	
	4119 E3	80		X	
	4119 E4	50		X	
	4289 E2	80		X	
	4349 E3	80		X	
	6179 E3	80		X	
	6219 E1	90		X	
	6219 E2	80		X	
	6219 E3	80		X	
	6219 E4	75		X	
	6245 E4	75		X	
	6249 E1	80		X	
	6249 E2	80		X	
	6249 E3	80		X	
	6249 E4	75		X	
	747	90		X	
Florida panther sign (<i>Puma concolor coryi</i>)	4119 E1	90		X	
	4119 E2	80		X	
	4119 E3	80		X	
	4119 E4	50		X	
	4289 E2	80		X	
	4349 E3	80		X	
	6179 E3	80		X	
	6219 E1	90		X	
	6219 E2	80		X	
	6219 E3	80		X	
	6219 E4	75		X	
	6245 E4	75		X	
	6249 E1	80		X	
	6249 E2	80		X	
	6249 E3	80		X	
	6249 E4	75		X	
	747	90	X		0.05

6.0 MANAGEMENT ACTIVITIES

Prior to the issuance of a development order, a protected species management plan per LDC 10-474 will be prepared and submitted to the Department of Community Development as part of the Lee County review process for the Project. The protected species management plan will outline protection measures for the protected species documented on the Project site.

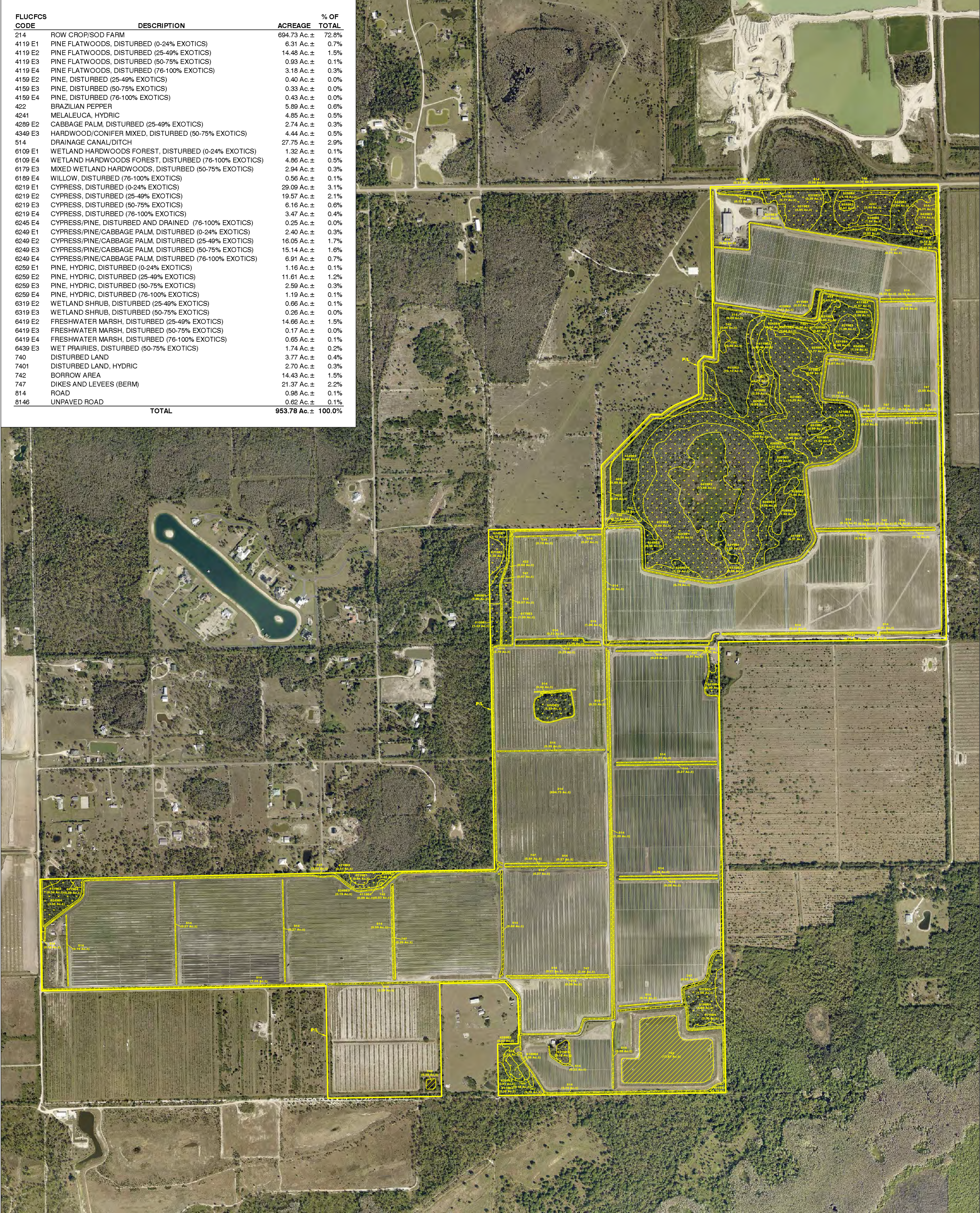
7.0 REFERENCES

Florida Department of Transportation. 1999. Florida Land Use, Cover and Forms Classification System (FLUCFCS). Procedure No. 550-010-001-a. Third Edition.

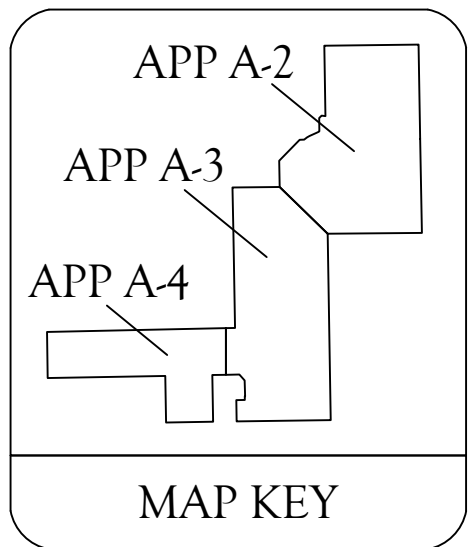
APPENDIX A

AERIAL WITH FLUCFCS AND WETLANDS MAP

FLUCFCS CODE	DESCRIPTION	ACREAGE	% OF TOTAL
214	ROW CROP/SOD FARM	694.73 Ac.±	72.8%
4119 E1	PINE FLATWOODS, DISTURBED (0-24% EXOTICS)	6.31 Ac.±	0.7%
4119 E2	PINE FLATWOODS, DISTURBED (25-49% EXOTICS)	14.48 Ac.±	1.5%
4119 E3	PINE FLATWOODS, DISTURBED (50-75% EXOTICS)	0.83 Ac.±	0.1%
4119 E4	PINE FLATWOODS, DISTURBED (76-100% EXOTICS)	3.18 Ac.±	0.3%
4159 E2	PINE, DISTURBED (25-49% EXOTICS)	0.40 Ac.±	0.0%
4159 E3	PINE, DISTURBED (50-75% EXOTICS)	0.33 Ac.±	0.0%
4159 E4	PINE, DISTURBED (76-100% EXOTICS)	0.43 Ac.±	0.0%
422	BRAZILIAN PEPPER	5.89 Ac.±	0.6%
4241	MELALEUCA, HYDRIC	4.85 Ac.±	0.5%
4289 E2	CABBAGE PALM, DISTURBED (25-49% EXOTICS)	2.74 Ac.±	0.3%
4349 E3	HARDWOOD/CONIFER MIXED, DISTURBED (50-75% EXOTICS)	4.44 Ac.±	0.5%
514	DRAINAGE CANAL/DITCH	27.75 Ac.±	2.9%
6109 E1	WETLAND HARDWOODS FOREST, DISTURBED (0-24% EXOTICS)	1.32 Ac.±	0.1%
6109 E4	WETLAND HARDWOODS FOREST, DISTURBED (76-100% EXOTICS)	4.86 Ac.±	0.5%
6179 E3	MIXED WETLAND HARDWOODS, DISTURBED (50-75% EXOTICS)	2.94 Ac.±	0.3%
6189 E4	WILLOW, DISTURBED (76-100% EXOTICS)	0.56 Ac.±	0.1%
6219 E1	CYPRESS, DISTURBED (0-24% EXOTICS)	29.09 Ac.±	3.1%
6219 E2	CYPRESS, DISTURBED (25-49% EXOTICS)	19.57 Ac.±	2.1%
6219 E3	CYPRESS, DISTURBED (50-75% EXOTICS)	6.16 Ac.±	0.6%
6219 E4	CYPRESS, DISTURBED (76-100% EXOTICS)	3.47 Ac.±	0.4%
6245 E4	CYPRESS/PINE, DISTURBED AND DRAINED (76-100% EXOTICS)	0.25 Ac.±	0.0%
6249 E1	CYPRESS/PINE/CABBAGE PALM, DISTURBED (0-24% EXOTICS)	2.40 Ac.±	0.3%
6249 E2	CYPRESS/PINE/CABBAGE PALM, DISTURBED (25-49% EXOTICS)	16.05 Ac.±	1.7%
6249 E3	CYPRESS/PINE/CABBAGE PALM, DISTURBED (50-75% EXOTICS)	15.14 Ac.±	1.6%
6249 E4	CYPRESS/PINE/CABBAGE PALM, DISTURBED (76-100% EXOTICS)	6.91 Ac.±	0.7%
6259 E1	PINE, HYDRIC, DISTURBED (0-24% EXOTICS)	1.16 Ac.±	0.1%
6259 E2	PINE, HYDRIC, DISTURBED (25-49% EXOTICS)	11.61 Ac.±	1.2%
6259 E3	PINE, HYDRIC, DISTURBED (50-75% EXOTICS)	2.59 Ac.±	0.3%
6259 E4	PINE, HYDRIC, DISTURBED (76-100% EXOTICS)	1.19 Ac.±	0.1%
6319 E2	WETLAND SHRUB, DISTURBED (25-49% EXOTICS)	0.66 Ac.±	0.1%
6319 E3	WETLAND SHRUB, DISTURBED (50-75% EXOTICS)	0.26 Ac.±	0.0%
6419 E2	FRESHWATER MARSH, DISTURBED (25-49% EXOTICS)	14.66 Ac.±	1.5%
6419 E3	FRESHWATER MARSH, DISTURBED (50-75% EXOTICS)	0.17 Ac.±	0.0%
6419 E4	FRESHWATER MARSH, DISTURBED (76-100% EXOTICS)	0.65 Ac.±	0.1%
6439 E3	WET PRAIRIES, DISTURBED (50-75% EXOTICS)	1.74 Ac.±	0.2%
740	DISTURBED LAND	3.77 Ac.±	0.4%
7401	DISTURBED LAND, HYDRIC	2.70 Ac.±	0.3%
742	BORROW AREA	14.43 Ac.±	1.5%
747	DIKES AND LEVEES (BERM)	21.37 Ac.±	2.2%
814	ROAD	0.98 Ac.±	0.1%
8146	UNPAVED ROAD	0.62 Ac.±	0.1%
TOTAL		953.78 Ac.±	100.0%



- LEGEND:
- WETLANDS
(150.99 Ac.±)
 - "OTHER SURFACE WATERS"
(42.18 Ac.±)



NOTES:

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

PROPERTY BOUNDARY PER J.R. EVANS, INC. DRAWING NO. BAILEY-OKEECROPS BOUNDARY.DWG DATED JUNE 30, 2025.

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

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

UPLAND/WETLAND LIMITS ESTIMATED FROM SFWMD PERMIT NO. 36-06587-P AND AERIAL IMAGERY.

DRAWING No.
21CCL3707
SHEET No.
APPENDIX A-3

J:\2021\20210613\70712_BAILEY-TRACT\2025\PCSS\APP A AERIAL WITH FLUCFCS AND WETLANDS MAP 071825.DWG TAB APP A-4 JUL 31, 2025 - 9:40AM PLOTTED BY: PAULF



LEGEND:

WETLANDS
(150.99 Ac.±)

"OTHER SURFACE WATERS"
(42.18 Ac.±)

MAP KEY

FLUCFCS CODE	DESCRIPTION	ACREAGE	% OF TOTAL
214	ROW CROP/SOD FARM	694.73 Ac.±	72.8%
4119 E1	PINE FLATWOODS, DISTURBED (0-24% EXOTICS)	6.31 Ac.±	0.7%
4119 E2	PINE FLATWOODS, DISTURBED (25-49% EXOTICS)	14.48 Ac.±	1.5%
4119 E3	PINE FLATWOODS, DISTURBED (50-75% EXOTICS)	0.93 Ac.±	0.1%
4119 E4	PINE FLATWOODS, DISTURBED (76-100% EXOTICS)	3.18 Ac.±	0.3%
4159 E2	PINE, DISTURBED (25-49% EXOTICS)	0.40 Ac.±	0.0%
4159 E3	PINE, DISTURBED (50-75% EXOTICS)	0.33 Ac.±	0.0%
4159 E4	PINE, DISTURBED (76-100% EXOTICS)	0.43 Ac.±	0.0%
422	BRAZILIAN PEPPER	5.89 Ac.±	0.6%
4241	MELALEUCA, HYDRIC	4.85 Ac.±	0.5%
4289 E2	CABBAGE PALM, DISTURBED (25-49% EXOTICS)	2.74 Ac.±	0.3%
4349 E3	HARDWOOD/CONIFER MIXED, DISTURBED (50-75% EXOTICS)	4.44 Ac.±	0.5%
514	DRAINAGE CANAL/DITCH	27.75 Ac.±	2.9%
6109 E1	WETLAND HARDWOODS FOREST, DISTURBED (0-24% EXOTICS)	1.32 Ac.±	0.1%
6109 E4	WETLAND HARDWOODS FOREST, DISTURBED (76-100% EXOTICS)	4.86 Ac.±	0.5%
6179 E3	MIXED WETLAND HARDWOODS, DISTURBED (50-75% EXOTICS)	2.94 Ac.±	0.3%
6189 E4	WILLOW, DISTURBED (76-100% EXOTICS)	0.56 Ac.±	0.1%
6219 E1	CYPRESS, DISTURBED (0-24% EXOTICS)	29.09 Ac.±	3.1%
6219 E2	CYPRESS, DISTURBED (25-49% EXOTICS)	19.57 Ac.±	2.1%
6219 E3	CYPRESS, DISTURBED (50-75% EXOTICS)	6.16 Ac.±	0.6%
6219 E4	CYPRESS, DISTURBED (76-100% EXOTICS)	3.47 Ac.±	0.4%
6245 E4	CYPRESS/PINE, DISTURBED AND DRAINED (76-100% EXOTICS)	0.25 Ac.±	0.0%
6249 E1	CYPRESS/PINE/CABBAGE PALM, DISTURBED (0-24% EXOTICS)	2.40 Ac.±	0.3%
6249 E2	CYPRESS/PINE/CABBAGE PALM, DISTURBED (25-49% EXOTICS)	16.05 Ac.±	1.7%
6249 E3	CYPRESS/PINE/CABBAGE PALM, DISTURBED (50-75% EXOTICS)	15.14 Ac.±	1.6%
6249 E4	CYPRESS/PINE/CABBAGE PALM, DISTURBED (76-100% EXOTICS)	6.91 Ac.±	0.7%
6259 E1	PINE, HYDRIC, DISTURBED (0-24% EXOTICS)	1.16 Ac.±	0.1%
6259 E2	PINE, HYDRIC, DISTURBED (25-49% EXOTICS)	11.61 Ac.±	1.2%
6259 E3	PINE, HYDRIC, DISTURBED (50-75% EXOTICS)	2.59 Ac.±	0.3%
6259 E4	PINE, HYDRIC, DISTURBED (76-100% EXOTICS)	1.19 Ac.±	0.1%
6319 E2	WETLAND SHRUB, DISTURBED (25-49% EXOTICS)	0.66 Ac.±	0.1%
6319 E3	WETLAND SHRUB, DISTURBED (50-75% EXOTICS)	0.26 Ac.±	0.0%
6419 E2	FRESHWATER MARSH, DISTURBED (25-49% EXOTICS)	14.66 Ac.±	1.5%
6419 E3	FRESHWATER MARSH, DISTURBED (50-75% EXOTICS)	0.17 Ac.±	0.0%
6419 E4	FRESHWATER MARSH, DISTURBED (76-100% EXOTICS)	0.65 Ac.±	0.1%
6439 E3	WET PRAIRIES, DISTURBED (50-75% EXOTICS)	1.74 Ac.±	0.2%
740	DISTURBED LAND	3.77 Ac.±	0.4%
7401	DISTURBED LAND, HYDRIC	2.70 Ac.±	0.3%
742	BORROW AREA	14.43 Ac.±	1.5%
747	DIKES AND LEVEES (BERM)	21.37 Ac.±	2.2%
814	ROAD	0.98 Ac.±	0.1%
8146	UNPAVED ROAD	0.62 Ac.±	0.1%
TOTAL		953.78 Ac.±	100.0%

NOTES:

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PROPERTY BOUNDARY PER J.R. EVANS, INC. DRAWING NO. BAILEY-OKEECROPS BOUNDARY.DWG DATED JUNE 30, 2025.

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

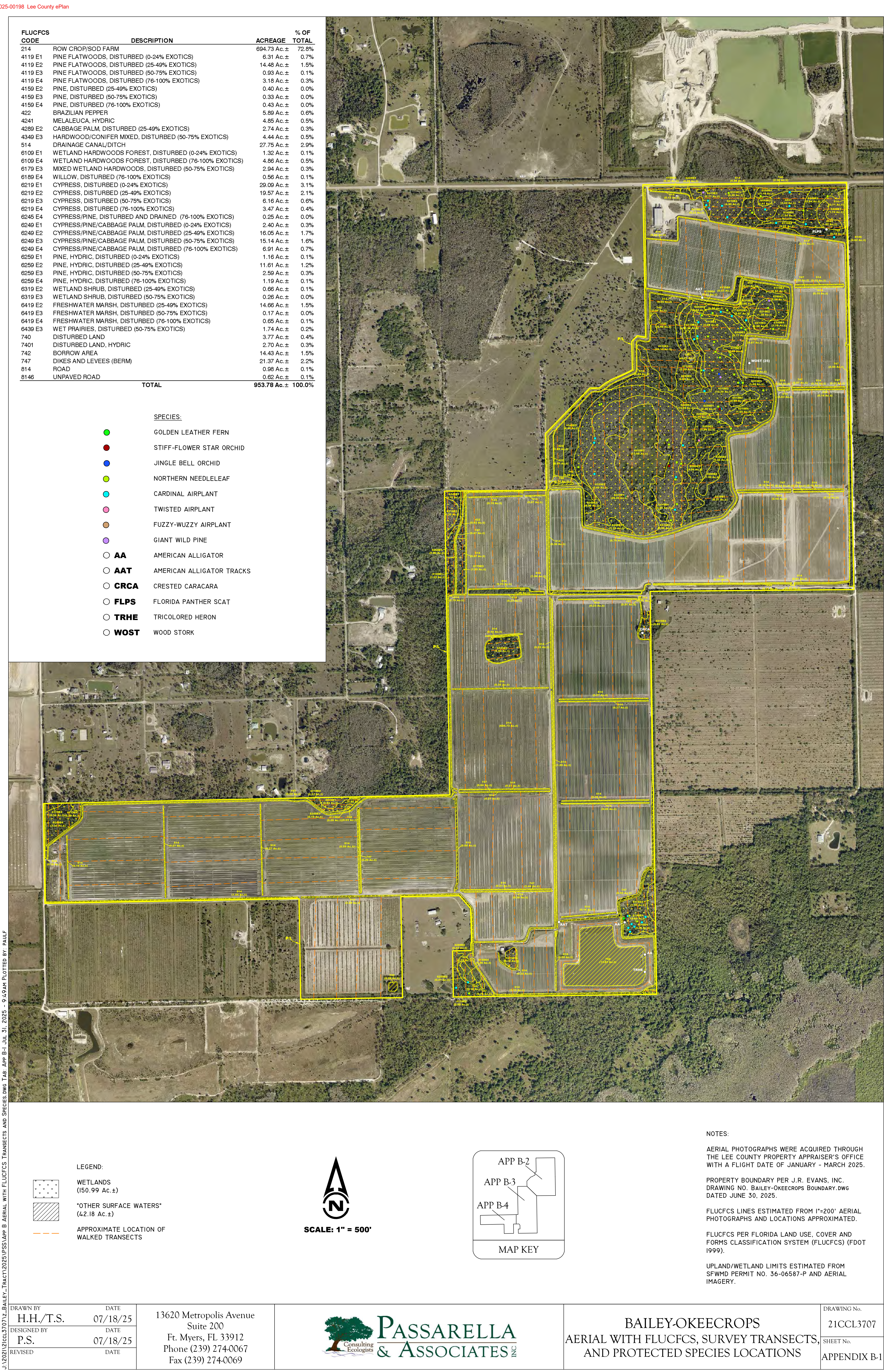
FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).

UPLAND/WETLAND LIMITS ESTIMATED FROM SFWMD PERMIT NO. 36-06587-P AND AERIAL IMAGERY.

REVISIONS	DATE	DRAWN BY H.H./T.S.	DATE 07/18/25	13620 Metropolis Avenue Suite 200 Ft. Myers, FL 33912 Phone (239) 274-0067 Fax (239) 274-0069		BAILEY-OKEECROPS AERIAL WITH FLUCFCS AND WETLANDS MAP	DRAWING No. 21CCL3707
		DESIGNED BY P.S.	DATE 07/18/25				SHEET No.
		REVIEWED BY S.J.	DATE 07/18/25				APPENDIX A-4

APPENDIX B

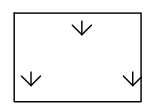
**AERIAL WITH FLUCFCS, SURVEY TRANSECTS, AND
PROTECTED SPECIES LOCATIONS**



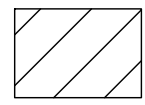


SCALE: 1" = 200'

LEGEND:



WETLANDS
(150.99 Ac.±)



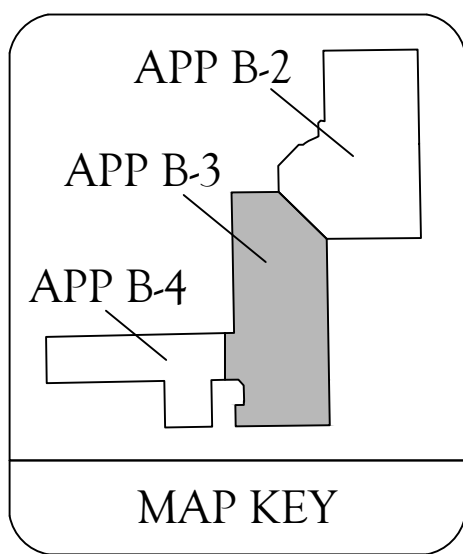
"OTHER SURFACE WATERS"
(42.18 Ac.±)

— — — APPROXIMATE LOCATION OF
WALKED TRANSECTS

SPECIES:

- | | |
|---|---------------------------|
|  | GOLDEN LEATHER FERN |
|  | STIFF-FLOWER STAR ORCHID |
|  | JINGLE BELL ORCHID |
|  | NORTHERN NEEDLELEAF |
|  | CARDINAL AIRPLANT |
|  | TWISTED AIRPLANT |
|  | FUZZY-WUZZY AIRPLANT |
|  | GIANT WILD PINE |
|  AA | AMERICAN ALLIGATOR |
|  AAT | AMERICAN ALLIGATOR TRACKS |
|  CRCA | CRESTED CARACARA |
|  FLPS | FLORIDA PANTHER SCAT |
|  TRHE | TRICOLORED HERON |
|  WOST | WOOD STORK |

LUCFCS CODE	DESCRIPTION	ACREAGE	% OF TOTAL
214	ROW CROP/SOD FARM	694.73 Ac. ±	72.8%
4119 E1	PINE FLATWOODS, DISTURBED (0-24% EXOTICS)	6.31 Ac. ±	0.7%
4119 E2	PINE FLATWOODS, DISTURBED (25-49% EXOTICS)	14.48 Ac. ±	1.5%
4119 E3	PINE FLATWOODS, DISTURBED (50-75% EXOTICS)	0.93 Ac. ±	0.1%
4119 E4	PINE FLATWOODS, DISTURBED (76-100% EXOTICS)	3.18 Ac. ±	0.3%
4159 E2	PINE, DISTURBED (25-49% EXOTICS)	0.40 Ac. ±	0.0%
4159 E3	PINE, DISTURBED (50-75% EXOTICS)	0.33 Ac. ±	0.0%
4159 E4	PINE, DISTURBED (76-100% EXOTICS)	0.43 Ac. ±	0.0%
422	BRAZILIAN PEPPER	5.89 Ac. ±	0.6%
4241	MELALEUCA, HYDRIC	4.85 Ac. ±	0.5%
4298 E2	CABBAGE PALM, DISTURBED (25-49% EXOTICS)	2.74 Ac. ±	0.3%
4349 E3	HARDWOOD/CONIFER MIXED, DISTURBED (50-75% EXOTICS)	4.44 Ac. ±	0.5%
514	DRAINAGE CANAL/DITCH	27.75 Ac. ±	2.9%
6109 E1	WETLAND HARDWOODS FOREST, DISTURBED (0-24% EXOTICS)	1.32 Ac. ±	0.1%
6109 E4	WETLAND HARDWOODS FOREST, DISTURBED (76-100% EXOTICS)	4.86 Ac. ±	0.5%
6179 E3	MIXED WETLAND HARDWOODS, DISTURBED (50-75% EXOTICS)	2.94 Ac. ±	0.3%
6189 E4	WILLOW, DISTURBED (76-100% EXOTICS)	0.56 Ac. ±	0.1%
6219 E1	CYPRESS, DISTURBED (0-24% EXOTICS)	29.09 Ac. ±	3.1%
6219 E2	CYPRESS, DISTURBED (25-49% EXOTICS)	19.57 Ac. ±	2.1%
6219 E3	CYPRESS, DISTURBED (50-75% EXOTICS)	6.16 Ac. ±	0.6%
6219 E4	CYPRESS, DISTURBED (76-100% EXOTICS)	3.47 Ac. ±	0.4%
6245 E4	CYPRESS/PINE, DISTURBED AND DRAINED (76-100% EXOTICS)	0.25 Ac. ±	0.0%
6249 E1	CYPRESS/PINE/CABBAGE PALM, DISTURBED (0-24% EXOTICS)	2.40 Ac. ±	0.3%
6249 E2	CYPRESS/PINE/CABBAGE PALM, DISTURBED (25-49% EXOTICS)	16.05 Ac. ±	1.7%
6249 E3	CYPRESS/PINE/CABBAGE PALM, DISTURBED (50-75% EXOTICS)	15.14 Ac. ±	1.6%
6249 E4	CYPRESS/PINE/CABBAGE PALM, DISTURBED (76-100% EXOTICS)	6.91 Ac. ±	0.7%
6259 E1	PINE, HYDRIC, DISTURBED (0-24% EXOTICS)	1.16 Ac. ±	0.1%
6259 E2	PINE, HYDRIC, DISTURBED (25-49% EXOTICS)	11.61 Ac. ±	1.2%
6259 E3	PINE, HYDRIC, DISTURBED (50-75% EXOTICS)	2.59 Ac. ±	0.3%
6259 E4	PINE, HYDRIC, DISTURBED (76-100% EXOTICS)	1.19 Ac. ±	0.1%
6319 E2	WETLAND SHRUB, DISTURBED (25-49% EXOTICS)	0.66 Ac. ±	0.1%
6319 E3	WETLAND SHRUB, DISTURBED (50-75% EXOTICS)	0.26 Ac. ±	0.0%
6419 E2	FRESHWATER MARSH, DISTURBED (25-49% EXOTICS)	14.86 Ac. ±	1.5%
6419 E3	FRESHWATER MARSH, DISTURBED (50-75% EXOTICS)	0.17 Ac. ±	0.0%
6419 E4	FRESHWATER MARSH, DISTURBED (76-100% EXOTICS)	0.65 Ac. ±	0.1%
6439 E3	WET PRAIRIES, DISTURBED (50-75% EXOTICS)	1.74 Ac. ±	0.2%
740	DISTURBED LAND	3.77 Ac. ±	0.4%
7401	DISTURBED LAND, HYDRIC	2.70 Ac. ±	0.3%
742	BORROW AREA	14.43 Ac. ±	1.5%
747	DIKES AND LEVEES (BERM)	21.37 Ac. ±	2.2%
814	ROAD	0.98 Ac. ±	0.1%
8146	UNPAVED ROAD	0.62 Ac. ±	0.1%
	TOTAL	953.78 Ac. ±	100.0%



NOTES:

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

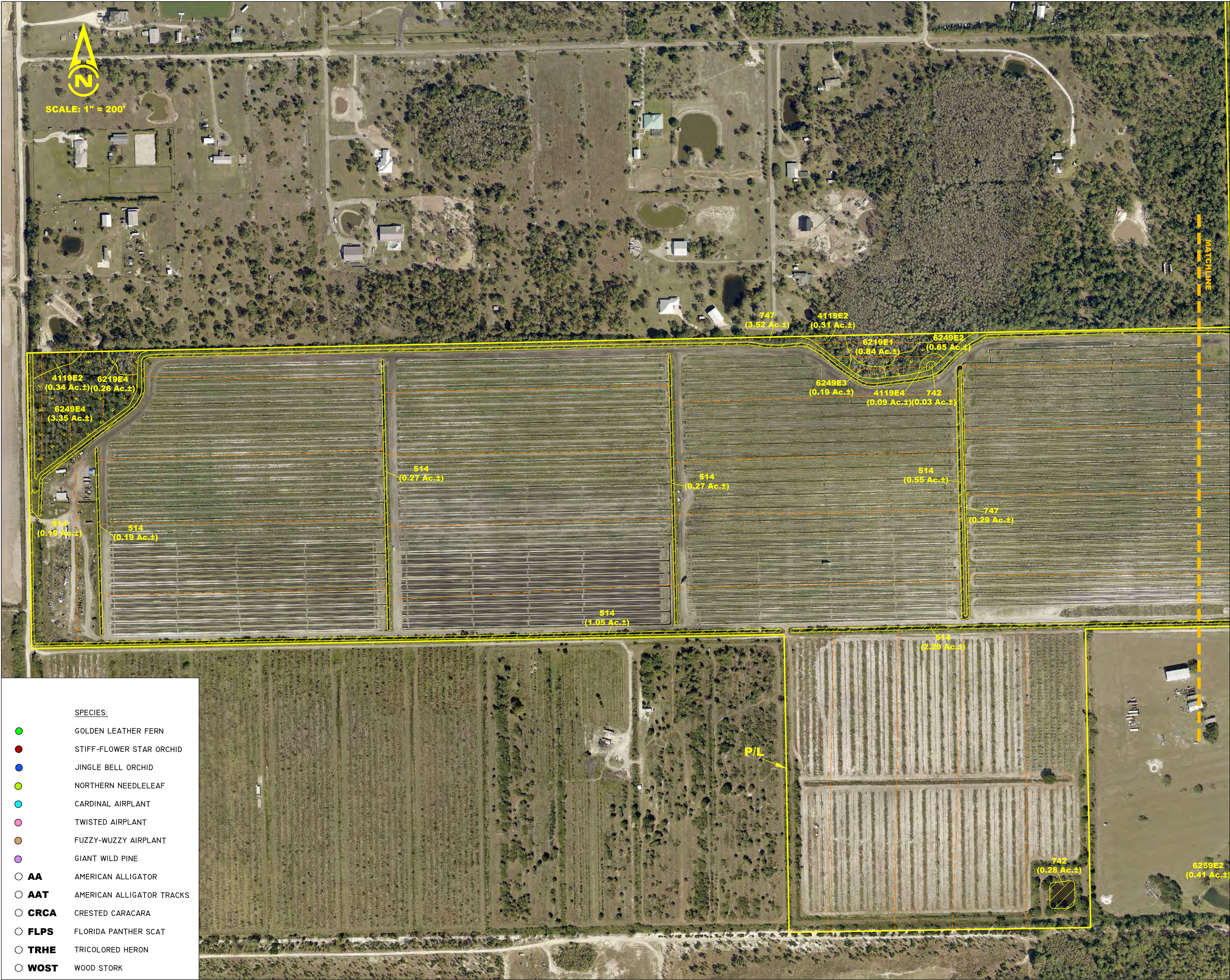
PROPERTY BOUNDARY PER J.R. EVANS, INC.
DRAWING NO. BAILEY-OKEECROPS BOUNDARY.DWG
DATED JUNE 30, 2025.

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

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

UPLAND/WETLAND LIMITS ESTIMATED FROM
SFWMD PERMIT NO. 36-06587-P AND AERIAL
IMAGERY.

DRAWN BY H.H./T.S.	DATE 07/18/25	13620 Metropolis Avenue Suite 200 Ft. Myers, FL 33912 Phone (239) 274-0067 Fax (239) 274-0069	 PASSARELLA & ASSOCIATES INC.	BAILEY-OKEECROPS AERIAL WITH FLUCFCS, SURVEY TRANSECTS, AND PROTECTED SPECIES LOCATIONS	DRAWING No. 21CCL3707
DESIGNED BY P.S.	DATE 07/18/25				SHEET No.
REVISED	DATE				APPENDIX B-3



- SPECIES:**
- GOLDEN LEATHER FERN
 - STIFF-FLOWER STAR ORCHID
 - JINGLE BELL ORCHID
 - NORTHERN NEEDLELEAF
 - CARDINAL AIRPLANT
 - TWISTED AIRPLANT
 - FUZZY-WUZZY AIRPLANT
 - GIANT WILD PINE
 - **AA** AMERICAN ALLIGATOR
 - **AAT** AMERICAN ALLIGATOR TRACKS
 - **CRCA** CRESTED CARACARA
 - **FLPS** FLORIDA PANTHER SCAT
 - **TRHE** TRICOLORED HERON
 - **WOST** WOOD STORK

REVISIONS	DATE	DRAWN BY	DATE
		H.H./T.S.	07/18/25
		DESIGNED BY	DATE
		P.S.	07/18/25
		REVIEWED BY	DATE
		S.J.	07/18/25

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



BAILEY-OKEECROPS
AERIAL WITH FLUCFCS, SURVEY TRANSECTS, AND
PROTECTED SPECIES LOCATIONS

DRAWING No.
21CCCL3707
SHEET No.
APPENDIX B4

LEGEND:

WETLANDS
(150.99 Ac.±)

"OTHER SURFACE WATERS"
(42.18 Ac.±)

APPROXIMATE LOCATION OF
WALKED TRANSECTS

APP B-2

APP B-3

APP B-4

MAP KEY

FLUCFCS CODE	DESCRIPTION	ACREAGE	% OF TOTAL
214	ROW CROP/SOD FARM	694.73 Ac.±	72.8%
4119 E1	PINE FLATWOODS, DISTURBED (0-24% EXOTICS)	6.31 Ac.±	0.7%
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4289 E2	CABBAGE PALM, DISTURBED (25-49% EXOTICS)	2.74 Ac.±	0.3%
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