Quattrone & Associates, Inc.
Engineers, Planners & Development Consultants
4301 Veronica Shoemaker Blvd. Fort Myers, FL 33916
239.936.5222 | QAINC.NET | f 239.936.7228

August 21, 2026

Lee County
Department of Community Development
Zoning
P.O. Box 398
Fort Myers, FL 33902

Record Number: DCI2026-00014
Record Type: Planned Development
Address: 0 TICE STREET DEVELOPMENT, FORT MYERS, FL
Project Name: Tice Industrial Park
Record Description: Rezone 59.85 acres from Multi-Family Residential (RM-8) and Agriculture (AG-2) to Industrial Planned Development (IPD).

Development Services Review

Development Services has reviewed the plans provided and offers the following comments. These comments are intended to make the applicant aware of issues with the design that may cause delays or possible changes at time of the development order submittal.
Response: Acknowledged

Please demonstrate pedestrian access available to Lot #1.
Response: Sidewalk has been added to connect to Lot 1 please see revised MCP

Please demonstrate that the proposed lake meets the setback requirements in LDC Section [10-329(d)(1)a.1.] of 25 feet from an existing or proposed street right-of-way line or easement for a local street.
Response: Setbacks meet requirements, please see revised MCP. Note has been revised to call out Minimum 25' Setback.

Please provide protection for wayward vehicles between the proposed right-of-way and proposed lake.
Response: F-Curb is added along the right way along the lake to protect wayward vehicles.

Is the applicant requesting a reduced excavation setback to accommodate a surface water management lake which would require a Deep Lake Management Plan?

Response: No. The applicant is requesting a reduced excavation setback but we are not doing to accommodate a Deep Lake Management Plan.

DOT Review

DOT

(Edited comment 7/29/2026) 1. The location and boundary of the proposed easement intended to accommodate the 8' shared use path on Tice Street must be shown on the MCP.
Response: Please see the Revised MCP. Since we anticipate needing turn lanes as well as the shared use path, we are proposing an approximate 16' wide right-of-way donation which will be finalized at time of DO.

2. Internal project roadways seem to indicate the access points for development lots. Driveway length for the internal roads is governed by LDC Sec. 10-610, which refers to 2026 FDOT Design Manual. While no minimum spacing is defined here; it is advised that a minimum separation distance of 100' from the edge of paving of Tice Street should be demonstrated.
Response: Please see revised MCP.

TIS

Note: The TIS methodology and execution are greatly improved over the previous revision. However, some minor changes will be necessary.

1. It is recommended that table 3A use the 2024 Concurrency Report (most recent published report) to obtain present day pk hr, pk season traffic volumes for Tice Street and Country Lakes Blvd. These are data that have already been factored by the appropriate K & D factors and have been accepted by Lee County as representative traffic volumes for concurrency review purposes. The source of the present-day peak hour traffic volumes is not spelled out; using the 2024 Concurrency Report will likely change the
findings reported on Table 3A when applying the growth rates to 2036.
Response: Please see revised TIS

2. Project traffic assignment is still not provided in the report. Directional traffic assignment and project turning movements at the project access are necessary - and should reflect the entirety of the AM & PM peak hour trips entering and exiting the site. The purpose of this is to determine if operational improvements (e.g. turning lanes, traffic signals, etc.) may be required.
Response: Please see revised TIS

Environmental Review

Revise the MCP Project Open Space information. The MCP depicts 13.06 acres of indigenous open space and the document states 13.65 acres of open space.
Response: Please see the revised open space exhibit and narratives. The required 20% open space is 11.97 acres. 10% will be provided on the individual lots and 10% will be provided in the wetland preserves which total 13.57 acres. Although FDOT has indicated that we can develop the Limited Access area, we are still not counting it towards open space or

indigenous. Only wetland A, is being counted towards the indigenous requirement (and excludes the Limited Access Area).

The Project Open Space information on the MCP states that 150 percent credit is being allocated. Open space credits apply to indigenous (<75% exotic) uplands only. FLUCCS indicates that the preserves are wetlands.
Response: Please see the revised open space exhibit

DOT is requiring a sidewalk along the southeast property line abutting Tice Street that will tie into the internal sidewalk. Demonstrate how the right-of-way buffer will be met through cross sections and labeling on the MCP.
Response: Please see updated MCP with the proposed cross sections.

Revise the MCP to depict all existing and proposed easements in accordance with LDC Section 34-373.
Response: Please see attached revised MCP. We are showing on both the MPC and the cross sections an anticipated 16' R/W donation. We also anticipate a couple side lot drainage easements to the north. In addition, we will have the lake tract and a water management tract south of the SE wetland.

Provide two cross sections of the Tice Street right-of-way depicting wetland preserve and lots, sidewalk easement (8 feet) and a 20 feet wide enhanced buffer. The Use of Buffers Section 10-416(d) states that impervious within buffers is capped at 20 percent impervious. Demonstrate compliance.
Response: Please see attached Cross Sections

Clarify the discrepancies between the Protected Species Survey FLUCCS for the indigenous wetland preserve and the wetland preserve. The PSS states that there is 9.18 acres of indigenous preserve with a portion of the preserve being non-indigenous and requiring restoration. Revise the acreage specifications for the preserves to match the information provided by the environmental consultant.
Response: Please see revised Protected Species Survey. Only the north wetland (A) is being used for indigenous credits and only that portion outside the FDOT Limited Access area. The Southeast wetland is being used for open space and drainage, but we are not taking indigenous credit for it.

Revise the indigenous management plan to provide information regarding the restoration plants being proposed.
Response: Please see revised indigenous management plan

Zoning

The applicant has revised the Schedule of Uses to limit some of the manufacturing uses to lots 3 through 10. This remains incompatible with the surrounding uses which include an elementary

school and single-family residential. Revise the Schedule of Uses and demonstrate compatibility to meet the rezoning criteria.
Response: Please see revised schedule of uses. The manufacturing uses are limited to lots 2-13 but an additional note has been added to the schedule and the MCP showing the additional 100-foot setback for these uses on lots 2-4. Therefore, these uses will be setback a minimum of +/-400' from the school, a 100' setback from the residential community's water management lake. The preserve separates the actual multifamily units from the developable lots.

Revise the Schedule of Uses and Request Narrative for the Consumption on Premise. The applicant is limiting this use to certain lots that are within 500 feet from Lee County school.
Response: Please see revised Schedule of uses and the MCP for the abutting Property Distance. We are limiting consumption on premises to only lots 3-10 which are more than 612 feet for Lot 3 and 934 feet for Lot 10 from the school property line.

The applicant must revise the Schedule of Uses to focus intense uses to the west and less intense to the east. Currently, the proposal will not meet the rezoning criteria.
Response: Please see revised Schedule of uses and the MCP for the abutting Property Distance. If staff would like to further condition certain uses to other lots, we are willing to review staff's suggestions.

Revise the Property Development Regulations and the Request Narrative to demonstrate compliance with manufacturing setbacks as states previously.
Response: Please see the revised Property Regulation, MCP and the request narrative. The manufacturing uses are limited to lots 2-13 which are more than 400 feet from the school and additionally, the additional 100-foot setback is shown on the MCP and schedule of uses. Additional language has been added to Policy 7.1.1, 7.1.6.

FYI: The applicant is proposing uses that will trigger LDC Sections 34-1352 and 34-1353. The applicant for any of the proposed uses will be required to meet these sections of code or seek relief through a public hearing process per conditions associated with the subject rezoning.
Response: Acknowledged

LeeTran Review

LeeTran has reviewed the proposed development and determined that it has no impact to transit, based on Lee County Transit LDC section 10-441.
Response: Acknowledged

Legal Review

Please explain the discrepancy between the two legal descriptions. The legal description from the title policy has a closure gap of only. 0.01 feet while the closure gap on the other legal descriptions is about a foot.

Response: Please see revised Title Opinion dated May 19, 2026.

LDC §34-202(a)(6) Boundary Survey.

The Boundary Survey is based on the ALTA Commitment for Title Insurance, effective date January 6, 2026. Please submit the ALTA Commitment for Title Insurance.
Response: Please see revised Title Opinion dated May 19, 2026.

LDC §34-202(a)(5) Legal description and sketch to accompany legal description.

Please include the signature of the Florida Licensed Surveyor and Mapper on the Legal Description.
Response: Please see revised Legal Sketch and Description

Natural Resources Review

Pursuant to LDC 10-324, open drainage ways within 100 feet of school sites shall not be permitted unless specifically approved by the Board.
Response: We realize we have our dry detention area within 100 feet of the school and that it must be approved by the BOCC. Since the entire application must be approved by the BOCC, we assume this will just be part of the overall submittal and that nothing additional is required, but please confirm.

Repeat Comment: Identify the proposed irrigation source.
Response: Irrigation will be well permitted through SFWMD for the common areas. Each lot will be responsible for onsite irrigation. A common area well is proposed in the NE corner of the lake tract.

Repeat Comment: As discussed with Lee County Natural Resource Staff, the proposed dry detention is an open drainage way and falls within 100 feet of a school site. Pursuant to LDC 10-324, approval to place an open drainageway within 100 feet of school must be approved by the BoCC.
Response: We realize we have our dry detention area within 100 feet of the school and that it must be approved by the BOCC. Since the entire application must be approved by the BOCC, we assume this will just be part of the overall submittal and that nothing additional is required, but please confirm. Also note that our site is separated from the school by an existing 6' high chain link fence that is just outside the property line. We added a note to the MCP calling out the fence and for it to remain.

Repeat Comment: Based on the provided MCP, the applicant appears to be reducing the volume capacity of the natural water system features; SEZ2006-00028 found the project sufficiently protected, conserved, and preserved the extent of environmentally critical areas only by the inclusion of additional protection for native habitats. The applicant appears to be proposing a greater development footprint with less habitat protection. Provide a revised analysis of Lee Plan Policy 126.1.4.

Response: Please see the revised request statement

If you have any questions regarding the above responses or any of the attachments, please contact our office at (239) 936-5222.

Sincerely,
Quattrone & Associates, Inc.

Al Quattrone, P.E.
President

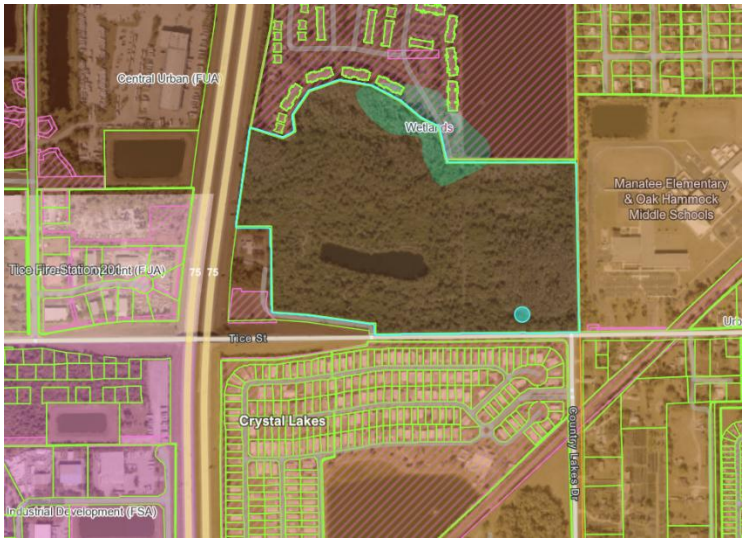
Email: Al@QAInc.net

Attachments:

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TICE INDUSTRIAL PARK
IPD REZONING
±59.85 ACRES
STRAP #: 03-44-25-L3-00008.0000
5281 Tice Street
Fort Myers, FL 33905

The applicant, Tice Street Development, LLC, is requesting approval for an Industrial Planned Development (IPD) for a 59.85 ± acres site located in Section 03, Township 44 South, Range 25 East, Lee County, Florida which is on the northeast corner of Interstate of I-75 and Tice St. The property is designated Central Urban on the Future Land Use Map and is located within the Caloosahatchee Shores Planning Community.



The applicant is requesting a rezoning from Multi-Family Residential (RM-8) and Agriculture (AG-2) to Industrial Planned Development (IPD) to allow up to 450,000 square feet of industrial and commercial uses within a master planned flex-space development. The project is intended to accommodate a mix of warehouse, contractor bays, office-warehouse flex space, light assembly, storage, service-oriented industrial operations, and supporting commercial use permitted within the IPD Schedule of Uses.

The Schedule of Uses includes industrial and commercial uses commonly integrated within modern flex-space developments, including warehouse-related commercial activities, mini-warehouse facilities, food truck parks, and similar support use. These uses are intended to serve tenants and the surrounding community while remaining compatible with adjacent properties through required buffering, landscaping, lighting controls, access management, and site design standards.

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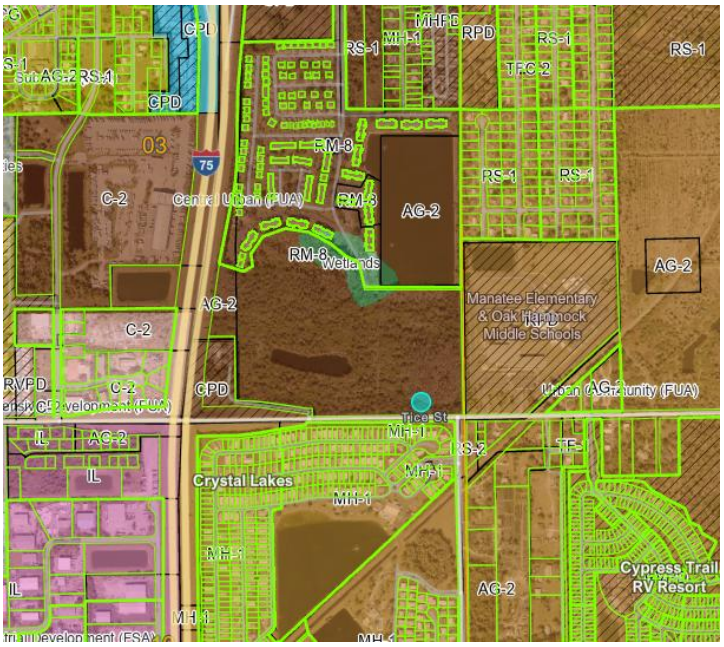
The proposed IPD is consistent with the Lee Plan and the Caloosahatchee Shores Community Plan by providing employment-generating uses and redevelopment opportunities while incorporating site design and operational controls intended to minimize impacts on surrounding land uses. All approved uses and square footage allocations within the IPD will be deducted from the maximum allowable 450,000 square feet on a one-to-one basis.

The project proposes a two-driveway connection from Tice Street. Internal roads and driveways will be spaced to meet the minimum road/driveway separations as required by the LDC. The proposed development will connect Lee County Utilities for potable water and sanitary sewer.

Table 1: Inventory of Surrounding Lands

	FUTURE LAND USE	ZONING	EXISTING LAND USES
NORTH	Central Urban	RM-8 +AG-2	Multi-Family
SOUTH	Urban Community	MH-1	Commercial
EAST	Urban Community	RPD (vacant)	Public School
WEST	Intensive Development/Central Urban	CPD + C-2	Industrial + Commercial

The adjacent property to the north is zoned multifamily residential (RM-8) and Agricultural (AG-2) and developed Pine Ridge at Fort Myers Condo. To the east is zoned Hyde Point RPD (vacant) and developed with Oak Hammock Elementary/Middle School. To the south is Tice St ROW then zoned MH-1 and developed with Crystal Lakes Manufactured Homes Community. To the west is I-75 ROW the zoned Commercial (C-2) and developed with Morey Machining & Manufacturing, K&M Concrete, Tropic Trailer, Granite and Marble Inc. and North Trail RV Parts & Service center.



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REZONING JUSTIFICATION

The proposed rezoning requests will allow the Property to be developed as an Industrial Planned Development ("IPD") accommodating a mix of industrial and commercial uses responsive to current market demand and employment needs within the Central Urban area. The proposed Schedule of Uses includes manufacturing, warehousing, distribution, contractor services, storage, and supporting commercial uses intended to serve businesses, employees, and the surrounding community.

While the Schedule of Uses includes certain fabrication and manufacturing uses, the development is intended to function as a planned industrial and commercial business park rather than a heavy industrial area. All uses will be subject to Land Development Code performance standards, including buffering, landscaping, setbacks, lighting, and operational controls designed to minimize impacts on surrounding properties and ensure compatibility with adjacent land uses.

The proximity to Interstate 75 and the arterial roadway network makes it appropriate for industrial and commercial activities requiring regional accessibility while limiting impacts on nearby residential neighborhoods. The surrounding area already contains a mix of residential, commercial, industrial, and service-related uses, making the proposed intensity and character of development compatible with the existing development pattern.

The proposed rezoning is consistent with the Lee Plan by supporting economic development, employment-generating uses, and efficient use of urban infrastructure within the Central Urban area. The IPD zoning also provides a coordinated site planning process to ensure the development will not adversely affect surrounding land uses and will remain compatible with the intent of the Caloosahatchee Shores Community Plan and applicable rezoning criteria.

LEE PLAN VISION

Goal 1: Future Land Use

POLICY 1.1.3: The Central Urban future land use category can best be characterized as the "urban core" of the County. These areas are already the most heavily settled and have, or will have, the greatest range and highest levels of public services. Residential, commercial, public and quasicubic, and limited light industrial land uses will continue to predominate in the Central Urban future land use category. Future development in this category is encouraged to be mixed use, as described in Objective 11.1, where appropriate. The standard density range is from four dwelling units per acre (4 du/acre) to ten dwelling units per acre (10 du/acre), with a maximum total density of fifteen dwelling units per acre (15 du/acre). The maximum total density may be increased to twenty dwelling units per acre (20 du/acre) utilizing Greater Pine Island Transfer of Development Units. (Ord. No. 94-30, 02-02, 09-06, 16-07, 21-09).

Applicant Narrative: The subject property is located within the Central Urban FLU use that is characterized as the "urban core" of the County. The Central Urban FLU category's intention, as the applicant understands, is to be heavily settled and have, or will have, the greatest range and highest levels of public services to support a mix of uses.

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The proposed IPD rezoning is therefore consistent with the Central Urban designation, as light industrial development is an anticipated and allowable component of the urban core land use mix.

The proposed rezoning to Industrial Planned Development (IPD) intent is to allow it to be developed primarily into light industrial uses such as warehouse and flex-space units intended for contractor bays, light assembly, storage, and service-oriented industrial operations. The Central Urban designation expressly states that limited light industrial are anticipated and appropriate.

The requested schedule of uses and intensity are consistent with the intended uses in Light Industrial including but not limited to manufacturing, research, recreational uses, and flex-space complexes. is consistent with the intent and objectives of the Central Urban FLU is

OBJECTIVE 1.5: WETLANDS. Designate on the Future Land Use Map those lands that are identified as Wetlands in accordance with § 373.019(27), Fla. Stat. through the use of the unified state delineation methodology described in Fla. Admin. Code R. 62-340, as ratified and amended in § 373.4211, Fla. Stat. (Ord. No. 94-30, 21-09)

Applicant Narrative: The wetlands has been considered as part of the overall development planning. The applicant understands that these areas are protected under state regulations and will address any potential impacts through the required permitting process with the South Florida Water Management District (SFWMD).

The project will be designed with the goal of avoiding wetlands impacts where possible and reducing them as much as practical. If impacts cannot be fully avoided, the applicant will provide mitigation in line with SFWMD requirements and Chapter 373, Florida Statutes.

Overall, this approach balances protection of natural resources with thoughtful development of property in a way that is consistent with the Central Urban Land Use designation. It also supports the intent of the Lee Plan by recognizing environmentally sensitive areas while allowing appropriate development to proceed on the remainder of the site.

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

1. For each Planning District the County will maintain a parcel-based database of existing land use.

2. Project reviews for development orders must include a review of the capacity, in acres, that will be consumed by buildout of the development order. No development order, or extension of a development order, will be issued or approved if the acreage for a land use, when added to the

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acreage contained in the updated existing land use database, exceeds the limitation established by Table 1(b) regardless of other project approvals in that Planning District.

3. When updating the Lee Plan's planning horizon, a comprehensive evaluation of the Planning Districts Map and Acreage Allocation Table will be conducted. (Ord. No. 94-29, 98-09, 00-22, 07-13, 10-20, 19-13, 21-09)

Applicant Narrative: The proposed development is In Planning District 4, there are 300 acres allocated for industrial development and there are 65 acres of industrial development currently inventoried. The remaining allocation is 135 acres.

Goal 2: Growth Management

Objective 2.1: Development Location

Contiguous and compact growth patterns will be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities. (Ordinance No. 94-30, 00-22)

Applicant Narrative: **As demonstrated in the attached graphics, land along Tice Street has established an entitlement trend for commercial, residential and industrial. This trend is expected to continue along Tice Street given their proximity to I-75, residential developments to the south and east. The proposed development is an infill parcel with existing industrial development and commercial to the west. The proposed request exhibits contiguous and compact growth and does not bypass larger tracts of land in favor of development more distant from services and existing communities.**

Objective 2.2: Development Timing

Direct new growth to those portions of the Future Urban Areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. Development orders and permits (as defined in F.S. 163.3164(7)) will be granted only when consistent with the provisions of Sections 163.3202(2((g) and 163.3180, F.S. and the concurrency requirements in the Land Development Code. (Ordinance No. 94-30, 00-22, 17-19)

Policy 2.2.1*: Rezonings and Development-of-Regional-Impact proposals will be evaluated as to the availability and proximity of the road network; central sewer and water lines; community facilities and services such as schools, EMS, fire and police protection, and other public facilities; compatibility with surrounding land uses; and any other relevant facts affecting the public health, safety, and welfare. (Ordinance No. 94-30, 00-22)*

Applicant Narrative: **The subject property is in proximity to I-75, an FDOT Interstate. Tice Street, a Major Collector. As summarized in the Transportation Impact Statement a functioning roadway network is in place to support the level of light industrial development expected for the IPD. The road network in the region has been specifically constructed to support large-scale employment centers and industrial activity that is dependent on shipping and access to major transportation networks. Tice Street connects to Oritz Ave (a County Maintained Arterial ROW) and Country Lakes Drive (a County maintained Major Collector) both provide access to Luckett Rd, (a County Maintained Major Collector) which connects to I-75.**

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The applicant has provided letters of availability with this application package demonstrating there is existing utility infrastructure in place to support the project. Lee County utilities have both sewer and water infrastructure available to the property with capacities to serve the requested intensity. The area, as part of the Central Urban FLUC, is already the most heavily settled and has the greatest range and highest levels of public services.

Goal 4: General Development Standards.

Objective 4.1: Water, Sewer, and Environmental Standards.

Consider water, sewer, and environmental standards during rezoning process. Ensure the standards are met prior to issuing a local development order. (Ordinance No. 17-13)

STANDARD 4.1.1: WATER. 1. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development in excess of 30,000 square feet of gross leasable (floor) area per parcel, must connect to a public water system (or a "community" water system as that is defined by Fla. Admin. Code R. 62-550).

Applicant Narrative: **Potable water service is available at or near the proposed project through Lee County Utilities North Lee County Water Treatment Plant. The developer will undertake any improvements that may be required to connect the project to these existing services. Availability letters are enclosed as a supplement to the rezoning application**.

STANDARD 4.1.2: SEWER. 1. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development that generates more than 5,000 gallons of sewage per day, must connect to a sanitary sewer system.

Applicant Narrative: **Sewer service is available at or near the proposed project through City of Fort Myers Central Water Reclamation Facility. The developer will undertake any improvements that may be required to connect the project to these existing services. Availability letters are enclosed as a supplement to the rezoning application**.

Goal 7: Industrial Land Uses

OBJECTIVE 7.1: *All development approvals for industrial land uses must be consistent with the following policies, the general standards under Goal 4, and other provisions of this plan. (Ordinance No. 94-30)*

POLICY 7.1.1: *In addition to the standards required herein, the following factors apply to industrial rezoning and development order applications:*

1. The development must comply with local, state, and federal air, water, and noise pollution standards.
2. When located next to residential areas, industry must not generate noise levels incompatible with the residential development.
3. Bulk storage or production of toxic, explosive, or hazardous materials will not be permitted near residential areas.
4. Contamination of ground or surface water will not be permitted.
5. Applications for industrial development will be reviewed and evaluated as to:
a. air emissions (rezoning and development orders);
b. impact and effect on environmental and natural resources (rezoning and development orders);

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c. effect on neighbors and surrounding land use (rezoning);
d. impacts on water quality and water needs (rezoning and development orders);
e. drainage system (development orders);
f. employment characteristics (rezoning);
g. fire and safety (rezoning and development orders);
h. noise and odor (rezoning and development orders);
i. buffering and screening (planned development rezoning and development orders);
j. impacts on transportation facilities and access points (rezoning and development orders);
k. access to rail, major thoroughfares, air, and, if applicable, water (rezoning and development orders);
l. utility needs (rezoning and development orders); and
m. sewage collection and treatment (rezoning and development orders). (Amended by Ordinance No. 00-22)

Applicant Narrative: All of the above criteria shall be met to ensure compliance with the Lee plan and to ensure compatibility with surrounding users. The intent and proposal for this application are to rezone to a Industrial Planned Development (IPD) with permitted uses limited to light Industrial only.

Additional buffers are adjacent to Residential properties to include wetlands that will serve as a natural buffer. Building placement, loading areas, and lighting can be designed to minimize potential impacts. Special requirements have been added to provide increased setbacks between manufacturing uses and adjacent residential and school properties, as well as additional setbacks for consumption-on-premises uses from the school property, consistent with the LDC. These mechanisms provide assurance that the development will be compatible with the surrounding area and consistent with the character of the Central Urban designation.

POLICY 7.1.3: *Industrial land uses must be located in areas appropriate to their special needs and constraints, including, but not limited to, considerations of: topography; choice and flexibility in site selection; access by truck, air, deep water, and rail; commuter access from home-to-work trips; and utilities; greenbelt and other amenities; air and water quality considerations; proximity to supportive and related land uses; and compatibility with neighboring uses. (Ordinance No. 93-25, 94-30, 00-22)*

Applicant Narrative: The subject property is located in an area currently designated as Central Urban Land Use which supports light industrial and a mix of employment use.
Tice Street (A County Maintained Major Collector ROW) The site is located not more than 1.5 miles from the I-75 interchanges, making access to the site advantages for truck shipments and employment commutes.
With regards to utilities, the site lies within Lee County Utilities franchise area for water and sewer.
The IPD zoning district allows for site-specific development standards and conditions that will ensure compatibility with surrounding properties. Permitted uses will be limited to light industrial only. Furthermore, the site incorporates several natural and engineered buffers to ensure compatibility with surrounding uses. To the north, an 8.98-acre wetland tract provides separation from an adjacent multi-family subdivision, while a 5.30-acre preservation tract and a 40-foot drainage easement along the eastern boundary serve as a buffer from the nearby school, reducing noise and visual impacts. A 15-foot enhanced Type "D" buffer is proposed along Tice Street to further screen the development, and neighboring uses to the west and southwest, including I-75 and the

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FDOT test lab/office building, are compatible with industrial activity. These features, along with the wetlands and preservation areas, provide environmental benefits and green space, addressing air and water quality considerations

POLICY 7.1.4*: The timing and location of industrial development will be permitted only with the availability and adequacy of existing or planned services and facilities. (Ord. No. 00-22, 21-09)*

Applicant Narrative: The proposed IPD is currently served by sufficient services and facilities and will not pose any additional strain on the existing infrastructure

POLICY 7.1.5: *The timing and location of industrial development will be permitted only with the availability and adequacy of existing or planned services and facilities. (Ordinance No. 00-22)*

Applicant Narrative: Existing services and facilities are available to adequately serve the site. Lee County Utility infrastructure is in place for water and sewer, and a roadway network is available to accommodate traffic generated from the development.

POLICY 7.1.6: *Maintain land development regulations that require industrial uses be adequately buffered and screened from adjacent existing or proposed residential areas so as to prevent visual blight and noise pollution. (Ord. No. 00-22, 23-08)*

Applicant Narrative: **To the north there is an 9.18-acre Indigenous preserve that separates the residential area that will serve as a natural buffer to eliminate visual light and noise pollution.**

POLICY 7.1.7: Industrial development will not be permitted if it allows industrial traffic to travel through predominantly residential areas. (Ord. No. 00-22)

Applicant Narrative: Industrial traffic will access the project from the adjacent arterial and collector roadways and will not travel through any residential areas.

GOAL 17: Community Planning

GOAL 21: CALOOSAHATCHEE SHORES COMMUNITY PLAN. *Protect the existing character, natural resources and quality of life in the Caloosahatchee Shores Community Plan area, while promoting new development, redevelopment and maintaining a more rural identity for the neighborhoods east of I-75 by establishing minimum aesthetic requirements, planning the location and intensity of future commercial and residential uses, and providing incentives for redevelopment, mixed use development and pedestrian safe environments. (Ord. No. 03-21, 18-18)*

OBJECTIVE 21.2: COMMERCIAL LAND USES*. New commercial uses will be limited to properties already zoned for commercial uses as well as properties located at the intersection of I-75 and S.R. 80, the intersection of S.R. 31 and S.R. 80, the State Route 80 Corridor Overlay, the Verandah Boulevard commercial node, and the Commercial, Central Urban and Suburban future land use categories adjacent to S.R. 80. New commercial zoning must be approved through the planned development rezoning process. Commercial redevelopment and increased commercial opportunities on properties adjacent to SR 80 to service the needs of the Caloosahatchee Shores Community Plan area and surrounding areas are encouraged. (Ord. No. 03-21, 11-24, 17-13, 18-18*)

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Applicant Narrative: The subject property lies within the Caloosahatchee Shores Planning Community. Although the Planning Community does not allow commercial uses at this location, the proposed development is not commercial in nature. The requested IPD zoning is intended to accommodate light industrial uses such as warehousing, contractor bays, flex space, and light assembly. These uses do not involve retail sales or customer-oriented commercial activity and generally generate lower levels of public traffic than commercial development. The proposed zoning therefore does not introduce prohibited commercial uses and is not inconsistent with the Planning Community provisions.

GOAL 60: Coordinated surface water management and land use planning on a watershed basis.

POLICY 60.1.1*: Require design of surface water management systems to protect or enhance the groundwater. (Ord. No. 07-12, 18-28)*
Applicant Narrative: A surface water management system is proposed which will provide water quality treatment before discharging into onsite wetlands.

POLICY 60.1.2: *Incorporate, utilize, and where practicable restore natural surface water flow ways and associated habitats. (Ord. No. 07-12)*

Applicant Narrative: The proposed IPD includes wetland preservation areas which will maintain existing flow ways and associated habitats to the maximum extent practicable.

OBJECTIVE 60.4: Incorporation of natural systems into the surface water management system*. Incorporate natural systems into surface water management systems to improve water quality, air quality, water recharge/infiltration, water storage, wildlife habitat, recreational opportunities, and visual relief. (Ord. No. 03-06, 18-28, 19-02)*

POLICY 60.4.1*: Encourage new developments to design surface water management systems with Best Management Practices including, but not limited to, filtration marshes, grassed swales planted with native or Florida Friendly Landscaping vegetation, retention/detention lakes with enlarged littoral zones, preserved or restored wetlands, and meandering flow-ways. (Ord. No. 03- 06, 18-28, 19-02)*
Applicant Narrative: The proposed IPD incorporates a surface water management system designed in accordance with all applicable Land Development Code standards and incorporates Best Management Practices that support water quality treatment, stormwater attenuation, and environmental stewardship. The project preserves 13.70± acres of existing wetlands and expands 2.94± acres of existing lake area, creating additional stormwater storage capacity and enhancing water quality functions.

POLICY 60.4.2: *The County encourages new developments to design their surface water management system to incorporate existing wetland systems. (Ord. No. 03-06, 19-02*

Applicant Narrative: The proposed development incorporates existing wetland systems into the overall surface water management design through the preservation of 13.70± acres of wetlands and maintenance of historic hydrologic patterns. In addition, the project includes the expansion of approximately 2.94± acres of existing lake classified as Other Surface Waters, providing enhanced stormwater storage and water quality

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treatment. By incorporating preserved wetlands into the stormwater system, the project helps meet the goals of Policy 60.4.2 by protecting existing wetland areas while also enhancing their natural benefits. This includes improving water quality through natural filtration, reducing flooding by storing and slowing stormwater, supporting wildlife habitat, and ensuring the wetlands remain healthy over time through invasive species control and ongoing maintenance.

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

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

GOAL 77: Development Design Requirements.

OBJECTIVE 77.3*: New developments must use innovative open space design to preserve existing native vegetation, provide visual relief, and buffer adjacent uses and proposed and/or existing rights-of-way. This objective and subsequent policies are to be implemented through the zoning process. (Ord. No. 02-02)*

Applicant Narrative: The project has been planned to meet Objective 77.3 by using an open space design that protects existing native vegetation, provides visual relief, and helps buffer nearby uses and roadways. The 59.85-acre site includes at least 11.97 acres of total open space (20%), with a minimum of 5.99 acres preserved as indigenous open space. These natural areas will remain largely undisturbed to protect existing plant communities and ecological functions. The remaining open space is placed throughout the site in a way that helps break up development, improves visual character, and reduces impacts to surrounding properties.

POLICY 77.3.1*: Any new development with existing indigenous vegetation is encouraged to provide half of the required open space as existing native plant communities. Any new development with existing native trees without associated native groundcover or understory is encouraged to provide half of the required open space with areas containing existing native trees. The planting of native shrub species within native tree protection areas is encouraged. (Ord. No. 02-02)*

Applicant Narrative: About 5.99 acres of the northern wetland will be preserved as indigenous open space. This wetland already contains native vegetation and will be kept in its natural condition as the main preserved habitat on the site. Where native tree areas will also be included in the open space calculation to help protect existing natural features. Native shrubs may also be added in and around protected tree areas to support habitat quality and strengthen the overall natural environment.

POLICY 77.3.2*: Open space areas must be designed with adequate widths to preserve and allow the continued growth and viability of existing native trees. (Ord. No. 02-02)*

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Applicant Narrative: The design is **preserving a large, contiguous wetland area as open space and ensuring that surrounding open space areas are designed with sufficient width to protect existing native vegetation and maintain long-term ecological function. The site plan avoids encroachment into the wetland system and locates all development, grading, and infrastructure outside of preserved areas, thereby minimizing edge impacts and supporting natural hydrologic and vegetative conditions.**

POLICY 77.3.3*: The County encourages new developments to incorporate existing native plant communities and/or native trees along proposed and/or existing rights-of-way. (Ord. No. 02-02)*

Applicant Narrative: Where possible, native vegetation and trees are incorporated along rights-of-way to create a more natural edge along roadways, provide buffering, and improve the overall appearance of the site from surrounding streets.

POLICY 77.3.4: *The County encourages new developments to incorporate large, contiguous open space areas in the development design. (Ord. No. 02-02)*

Applicant Narrative: **The project focuses on keeping open space in large, connected areas rather than small fragments. This includes a 14.56 acre of wetlands and 4.10 acres of lake maintenance area (about 18.66 acres total), which work together as a continuous natural system for habitat, drainage, and buffering.**

POLICY 77.3.5*: Proposed planned developments must submit an open space design plan with an assessment of the existing native plant communities and native trees. The open space design plan must delineate the indigenous preserves and/or native tree preservation areas. (Ord. No. 02-02)*

Applicant Narrative: **An open space exhibit is included with this application and delineated on the MCP to clearly show which parts of the site are being preserved as indigenous open space and tree protection areas.**

Furthermore, each industrial parcel will provide at least 10% open space, with the overall system strengthened by wetland, landscape, and lake areas. Together, these preserved spaces help meet County requirements while also supporting natural habitat, stormwater management, and creating a more visually buffered industrial development.

GOAL 124: WETLANDS*. To maintain and enforce a regulatory program for development in wetlands that is cost-effective, complements federal and state permitting processes, and protects the fragile ecological characteristics of wetland systems*

POLICY 124.1.2: *The County's wetlands protection regulations will be consistent with the following:*

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

2. No development in wetlands regulated by the State of Florida may be commenced without the appropriate state agency permit or authorization. Development orders and development permits authorizing development

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within wetlands or lands located within the Wetlands future land use category may be issued subject to a condition that construction may not commence until issuance of the required state permits.

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

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

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

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

Applicant Narrative: The proposed development is consistent with Goal 124 by complying with the requirements and seeking approval for an Environmental Resource Permit from the South Florida Water Management District for the management of stormwater and existing wetlands. The water quality, attenuation, and wetland mitigation have been evaluated based upon the criteria outlined in the Applicant Handbook, Volumes I and II, as required by the Florida Administrative Code. Additionally, the proposed development has been evaluated "to avoid or minimize adverse impacts on wetlands through the clustering of development and other site planning techniques," as stated in Policy 124.1.2(4).

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

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

Applicant Narrative: Consistent with Policy 125.1.2 and 125.1.3, the proposed development consists of a stormwater management system designed to provide water quality pre-treatment for the industrial planned development prior to discharging into a wet detention lake that provides additional water quality through permanent pool volume before ultimately discharging and enhancing the wetland hydrology to allow the natural ecological system to provide the final water quality treatment before off-site discharge. This proposed treatment train is designed to minimize nutrient loading and pollution to the downstream freshwater and estuarine systems.

POLICY 126.1.4: *Development designs must provide for maintaining or improving surface water flows, groundwater levels, and lake levels at or above existing conditions. (Ord. No. 00-22, 18-28)*

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Applicant Narrative: The existing wetlands are of poor quality, with approximately 75% exotic vegetation, and have been historically over-drained. Consistent with the intent of Policy 126.1.4, the proposed plan will improve wetland hydrology by incorporating the remaining southeastern wetland into the site's water management system. Treated stormwater will be discharged in a controlled manner to rehydrate the wetland, while the western portion of the site will utilize the northern wetland as a discharge point.

The project is being designed and permitted through SFWMD to meet current water quality and attenuation requirements, further improving the quality and hydrologic condition of the preserved wetlands. SFWMD is currently reviewing the project, and the applicant anticipates receiving the ERP prior to the rezoning hearings.

Land Development Code Analysis

The proposed rezoning complies with the general standards in the Land Development Code Section 34-411 as follows:

(A)All planned developments must be consistent with the provisions of the Lee Plan.
The proposed rezoning to a IPD is consistent with the Comprehensive Plan as demonstrated above.

(b) All planned developments must be designed and constructed in accordance with the provisions of all applicable County development regulations in force at that time. Deviations from the general provisions of this chapter may be permitted if requested as part of the application for a planned development in accordance with section 34-373(a)(9) and approved by the Board of County Commissioners based on the findings established in section 34-377(b)(4). Pursuant to section 34-373(a)(10) the establishment of property development regulations for planned developments does not require deviations from articles VI and VII of this chapter. Amendments to approved master concept plans may be reviewed pursuant to section34-380.

The proposed development will comply with applicable Lee County regulations and does not include any deviation requests.

(c) The tract or parcel proposed for development under this article must be located so as to minimize the negative effects of the resulting land uses on surrounding properties and the public interest generally, and must be of such size, configuration and dimension as to adequately accommodate the proposed structures, all required open space, including private recreational facilities and parkland, bikeways, pedestrian ways, buffers, parking, access, on-site utilities, including wet or dry runoff retention, and reservations of environmentally sensitive land or water.

The proposed rezoning to IPD is compatible with surrounding land uses. The 59.85±-acre site can adequately accommodate the proposed structure, open space, pedestrian ways, buffers, parking, access, utilities and storm water management without deviations from LDC

(d) All planned developments must have access to existing or proposed roads. Access must comply with the requirements of chapter 10 and be located so that site-related industrial traffic does not travel through predominantly residential areas.

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The proposed IPD has access to Tice Street (Major Collector) and Proposing access to Alico Road (Arterial Roadway) and does not travel through predominantly residential areas.

(e) If within the Lee Tran public transit service area, the development shall be designed to facilitate the use of the transit system.

The property is not within the Lee Tran public transit service area.

(f) Development and subsequent use of the planned development shall not create or increase hazards to persons or property, whether on or off the site, by increasing the probability or degree of flood, erosion or other danger, nor shall it impose a nuisance on surrounding land uses or the public's interest generally through emissions of noise, glare, dust, odor, air or water pollutants.

The proposed development will not create any hazards to persons or property and will comply with all applicable regulations.

(g) Every effort shall be made in the planning, design and execution of a planned development to protect, preserve or to not unnecessarily destroy or alter natural, historic or archaeological features of the site, particularly mature native trees and other threatened or endangered native vegetation. Alteration of the vegetation or topography that unnecessarily disrupts the surface water or groundwater hydrology, increases erosion of the land, or destroys significant wildlife habitat is prohibited. That habitat is significant that is critical for the survival of rare, threatened or endangered species of flora or fauna.

The proposed planned development has been designed to minimize impacts to natural features, including wetlands, which will be preserved in their natural state within designated conservation areas. Site design prioritizes avoiding unnecessary alteration of vegetation or topography, maintaining existing drainage patterns, and implementing best management practices to prevent erosion or disruption to surface water and groundwater hydrology. Mature native trees and upland habitats will also be retained where feasible, providing protection for wildlife and preserving ecological functions. Overall, the development reflects a coordinated effort to protect environmentally sensitive resources while allowing for responsible and code-compliant use of the property.

(h) A fundamental principle of planned development design is the creative use of the open space requirement to produce an architecturally integrated human environment. This shall be coordinated with the achievement of other goals, e.g., the preservation or conservation of environmentally sensitive land and waters or archaeological sites.

The proposed IPD will meet the open space requirements of the Land Development Code (LDC). The site environmentally sensitive lands will include wetland preservation and is not within the archaeological sensitivity zone.

(i)Site planning and design shall minimize any negative impacts of the planned development on surrounding land and land uses.

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The proposed development will be designed to minimize any potential negative impacts to surrounding land uses by meeting the requirements of the LDC without deviations.

(j) Where a proposed planned development is surrounded by existing development or land use with which it is compatible and of an equivalent intensity of use, the design emphasis shall be on the integration of this development with the existing development, in a manner consistent with current regulation.

The proposed Industrial Planned Development (IPD) is consistent and is compatible with existing development patterns.

(k) Where the proposed planned development is surrounded by existing development or land use with which it is not compatible or which is of a significant higher or lower intensity of use (plus or minus ten percent of the gross floor area per acre if a commercial or industrial land use, or plus or minus 20 percent of the residential density), or is surrounded by undeveloped land or water, the design emphasis will be to separate and mutually protect the planned development and its environs.

The proposed project design is compatible and consistent with the existing development patterns. The surrounding land use patterns are equivalent in intensity, type of uses (commercial and industrial) and of similar approved and proposed densities.

(l) In large residential or commercial planned developments, the site planner is encouraged to create subunits, neighborhoods or internal communities which promote pedestrian activity and community interaction.

The requested rezoning is considered a industrial planned development that does not require subunits, neighborhoods or internal communities. However, internal sidewalks encourage pedestrian activity.

(m) In order to enhance the viability and value of the resulting development, the designer shall ensure the internal buffering and separation of potentially conflicting uses within the planned development.

The proposed development includes a variety of light industrial uses. The IPD promotes a compact development footprint in an area of the county that is classified as Central Urban development. Common open space, parking and walkways with supportive infrastructure will be integrated within the development. The proposed development will not have conflicting uses within the planned development.

(n) Density or type of use, height and bulk of buildings and other parameters of intensity should vary systematically throughout the planned development. This is intended to permit the location of intense or obnoxious uses away from incompatible land uses at the planned development's perimeter, or, conversely, to permit the concentration of intensity where it is desirable, e.g., on a major road frontage or at an intersection.

Care has been given to selecting land uses that are consistent with adjacent development. In addition, density, building height and bulk, and other intensity parameters have been planned to vary systematically throughout the development. This ensures that more intense or potentially incompatible uses are located away from sensitive areas at the perimeter, while higher intensity or desirable uses are concentrated along major road frontages or key intersections, creating a harmonious and functional relationship with the surrounding community.

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(o) Minimum parking and loading requirements are set forth in article VII, divisions 25 and 26 of this chapter. Where land uses are generators of occasional peak demand for parking space, a portion of the required parking may be pervious or semi-pervious surfaces, subject to the condition that the parking area is constructed and maintained so as to prevent erosion of soil. In all cases, sufficient parking must be provided to prevent the spilling over of parking demand onto adjacent properties or rights-of-way at times of peak demand.

Sufficient parking with these uses will be provided to prevent from spillovers to adjacent properties and will be consistent with LDC requirements.

(p) Internal consistency through sign control, architectural controls, uniform planting schedules and other similar controls is encouraged.

The proposed industrial planned development will be developed with internal consistent with signage, architectural and landscaping.

DECISION-MAKING COMPLIANCE

In accordance with LDC Section 34-145(d)(4), the data and analysis provided in the enclosed application demonstrate the following

a) Complies with the Lee Plan;

The application is consistent with the uses and densities set forth for the Industrial Development Future Land Use designation. The rezoning will allow for a mix of light industrial uses.

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

The applicant has proved entitlement to the rezoning by demonstrating compliance with the Lee Plan, the land development code, and any other applicable code or regulation, except where a deviation is requested and demonstrates the protection of public health, safety and welfare.

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

The request is compatible with existing uses in the surrounding area as indicated similar uses in the vicinity of the project. The surrounding area contains a mixture of existing wetlands, multifamily, institutions, retail and office with the commercial and service uses along Tice Street, and the industrial development concentrated to the west of I75 The proposed rezoning represents a continuation of the development patterns within the surrounding area.

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

Just south of the subject property is Tice Street (a major collector). The property offers access onto Tice Street. The access point will provide ingress/egress for the internal ROW to support the individual Tracts within the development.

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

As demonstrated in the Traffic Impact Study, approval of the request will not place an undue burden upon existing transportation and will be served by streets with the capacity to carry traffic generated by the development. The projected level of service and significant impacts to the surrounding areas were analyzed and there is no expected adverse impact to roadway level of service as a result of the proposed development.

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

The site contains 18.37 acres of isolated wetlands, consisting of 2.87 acres of exotic wetland hardwoods (FLUCCS 619) and 15.50 acres of cypress wetlands invaded by up to 75% exotic vegetation (FLUCCS 6123E3). These wetlands have been disturbed and overdrained over time due to adjacent development and historic site disturbance occurring from the 1970s through the mid-1980s.

The previous owner, Habitat for Humanity, obtained an SFWMD permit in July 2025 (ERP No. 36-102498-P), during which SFWMD verified the wetland boundaries and assessed the wetland quality. The current applicant proposes to impact 4.4 acres of these wetlands. As part of the proposed development, the applicant will enhance the remaining 13.97 acres of wetlands through exotic vegetation removal and rehydration of the system by routing treated stormwater through the wetlands prior to discharge.

The environmental report did not identify any protected species on the property. Given the degraded quality of the wetlands and the proposed improvements, including exotic removal and hydrologic restoration, the project is not expected to adversely impact critical or sensitive areas or natural resources.

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

The subject property is located within the Central Urban land use category, which is in the Future Urban area. Adequate potable water and sanitary sewer services are available to this area. The property is adjacent to a major collector roadway and located in an area convenient for employees to access. Adequate public services including EMS, Sheriff and fire protection are available to service the proposed development.

CONSISTENCY SUMMARY

As discussed in this application, the applicant has demonstrated that the proposed Tice Industrial IPD is consistent with the goals, objectives, policies, and the intent of the Lee Plan and that the proposed

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light industrial uses is consistent with the intent for growth and development within the Central Urban Land Use Category.

The request will not cause damage, hazard, nuisance or other detriment to persons or property. It is being integrated into the existing neighborhood as a relatively low intensity development and is similar in nature to the uses in the area.

There is no error or ambiguity that must be corrected.

Urban services, as defined in the Lee Plan, are available for this site. Public utilities and a roadway network are already in place and available for use.

Sufficient evidence has been provided within this application that this rezoning is in compliance with the Lee Plan, the Land Development Code, and all other applicable rules and regulations. The requested uses will be in compliance with the general zoning provisions and supplemental regulations pertaining to the uses set forth in Chapter 34 of the LDC.

The request will meet or exceed all performance and location standards set forth for the uses allowed by the request.

The request is consistent with the densities, intensities and general uses set forth in the Lee Plan and compatible with existing or planned uses in the surrounding area.

Approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development.

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SCHEDULE OF USES

TICE INDUSTRIAL PARK
IPD REZONING
±60.33 ACRES
STRAP #: 03-44-25-L3-0008.0000
5281 Tice Street
Fort Myers, FL 33905

Accessory Uses and Structures
Administrative Offices
Animals, Clinic or Kennel
ATM (automatic teller machines)
Auto Repair and Service, Groups I and II
Automobile Service Station
- Limited to 1 for the entire IPD

Brewpub (Lots 3-10 Only minimum 500 ft from the school)
Broadcast Studio, Commercial Radio and Television
Building Materials Sales
Business Services, Groups I and II
Bus Station/Depot
Caretaker's Residence
Cleaning & Maintenance Services
Cold Storage Warehouse & Processing Plant (Including Precooling)
Computer and Data Processing Services
Consumption on Premises
Permitted only when accessory to a food truck park, brewery (Lots 3-10 Only minimum 500 ft from the school)
Contractors and Builders, Groups I, II, and III
Convenience food and beverage store
Day Care Center, Child
Day Care Center, Adult
Drive-through facility for any permitted use
Entrance Gates and Gatehouses
Emergency Operations Center
EMS Fire or Sheriff's Office
Essential Services
Essential Service Facilities, Groups I and II
Excavation: Water Retention
Farm Equipment, sale, storage, rental or service
Fences, Walls
Flea Market, Open
Food Truck Park
Freight or Cargo Handling Establishments (Lots 2-13 Only) **
Gasoline Dispensing Systems, Special
Laundry and Dry Cleaning, Group II
Maintenance Facility (Government)
Manufacturing of:
- Apparel Products (Lots 2-13 Only) **

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- Boats (Lots 2-13 Only) **
- Electrical Machinery and Equipment (Lots 2-13 Only) **
- Fabricated Metal Products, Groups II and III (Lots 2-13 Only) **
- Food and Kindred Products, Groups II and III (Lots 2-13 Only) **
- Furniture and Fixtures (Lots 2-13 Only) **
- Leather and Leather Products, Group II(Lots 2-13 Only) **
- Lumber and Wood Products, Groups, II, IV (Lots 2-13 Only) **
- Machinery, Groups I, II (Lots 2-13 Only) **
- Measuring, Analyzing and Controlling Instruments (Lots 2-13 Only) **
- Novelties, Jewelry, Toys and Signs, All Groups (Lots 2-13 Only) **
- Paper and Allied Products, Groups II, III (Lots 2-13 Only) **
- Rubber and Plastic, Group I, II (Lots 2-13 Only) **
- Stone, Clay, Glass and Concrete Products, Group I, III (Lots 2-13 Only) **
- Textile Mill Products, Groups I and II (Lots 2-13 Only) **
- Transportation Equipment, Group II (Lots 2-13 Only) **

Micro-brewery, distillery, winery
Motion Picture Production Studio
Mobile Home Dealer
Nonstore Retailer, All Groups
Parcel and Express Services
Parking Lot

- Accessory, Commercial, Park-and-Ride, Temporary

Personal Services, Groups, III
Photofinishing Laboratory (Lots 2-13 Only) **
Place of Worship
Post Office
Printing and Publishing
Processing and Warehousing
Recycling Facility
Religious Facility
Rental or Leasing Establishment, Groups II, III and IV (Group IV- Lots 2-13 Only) **
Repair Shops: Groups I, II, III, IV and V(Group V-Lots 2-13 Only) **
Research and Development Laboratories Groups II and IV
Retail and Wholesale Sales, Ancillary to an Approved Use
Schools, Commercial
Self Service Fuel Pumps

- Two pumps are permissible as an accessory use to businesses to provide fuel for their own fleet of vehicles and equipment. Additional pumps require approval of a special exception

Signs (in accordance with chapter 30)
Social Services: Group II (Lots 2-13 Only) **
Storage: Indoor and Open
Transportation Services, Groups II, III and IV
Truck Stop, Trucking Terminal
Vehicle & Equipment Dealers: Groups III, IV and V
Warehouse, Hybrid, Mini warehouse, Private, and Public
Wholesale Establishments: Groups III and IV

** These uses on Lots 2 through 4 are subject to additional setbacks per LDC Section 34-2443 as shown on the MCP

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DEVELOPMENT PARAMETERS

TICE INDUSTRIAL PARK
IPD REZONING
±59.85 ACRES
STRAP #: 03-44-25-L3-0008.0000
5281 Tice Street
Fort Myers, FL 33905

PROJECT SUMMARY

Future Land Use	Industrial Development
Existing Zoning/Requested Zoning	AG-2 and RM-8 to IPD
Development Program	Industrial Planned Development (IPD)
Maximum Building Floor Area	450,000 SF
Fire District	Tice Fire District
Water & Sanitary Sewer Utilities	Lee County Utilities

PROPERTY DEVELOPMENT REGULATIONS

Minimum Area Dimensions:

Min. Lot Size	10,000 square feet
Min. Lot Depth	100 feet
Min. Lot Width	100 feet
Maximum Height	65 feet (Heights in excess of 35' must maintain additional building setbacks and separation per LDC Section 34-2174(a)
Building Separation	One-half the sum of the heights of both buildings or 20 feet, whichever is greater per LDC Section 34-935e(4)
Maximum Lot Coverage	40% Industrial
Minimum Open Space	Total Open Space Rqrd, 20% = 11.97 Acres Each Lot to Provide 10% Open Space Remaining 10% Provided in Wetlands = 5.99 Acres (Conservation Easement Equals 13.57 Acres) (Excludes area Limited Access Area and doesn't take credit for Lake).

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Minimum Setbacks:	
Street, public	25 feet
Street, private	20 feet
Side	10 feet
Rear	15 feet
Water body	25 feet
Accessory Structures (side & rear)	5 feet
Minimum Development Perimeter Setback	25 feet
Special Use Setbacks Lots 1-4	100 Feet per 34-2443
Consumption on Premise	500 feet from School Property
Buffers	Per LDC

DESCRIPTION
OF
A TRACT OR PARCEL OF LAND
LYING IN
SECTION 3, TOWNSHIP 44 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

A PARCEL OF LAND LYING IN SECTION 3, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 3; THENCE N 00°51'33" W ALONG THE EAST LINE OF SAID SECTION 3 FOR 30.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF TICE STREET (30 FEET FROM CENTERLINE); THENCE S 89°21'46" W FOR 20.00 FEET TO THE WEST LINE OF A 40 FOOT WIDE DRAINAGE RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 859, PAGE 584 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING THE **POINT OF BEGINNING** OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE S 89°21'46" W ALONG SAID NORTHERLY RIGHT-OF-WAY OF TICE STREET FOR 1,307.40 FEET TO THE EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1710, PAGE 122 OF SAID PUBLIC RECORDS ; THENCE N 01°01'13" W, ALONG SAID EAST LINE FOR 70.00 FEET TO THE NORTHERLY LINE OF SAID DESCRIBED LANDS; THENCE S 89°21'46" W, ALONG SAID NORTHERLY LINE FOR 40.26 FEET; THENCE N 83°29'58" W, ALONG SAID NORTHERLY LINE FOR 195.34 FEET; THENCE N 82°06'46" W, ALONG SAID NORTHERLY LINE FOR 205.32 FEET; THENCE N 84°54'36" W, ALONG SAID NORTHERLY LINE FOR 203.32 FEET; THENCE S 89°21'46" W ALONG SAID NORTHERLY LINE FOR 23.60 FEET TO THE WEST LINE OF THE EAST 3/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 3; THENCE N 00°46'31" W ALONG SAID WEST LINE FOR 549.98 FEET TO THE SOUTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1710, PAGE 44 THROUGH 46 OF SAID PUBLIC RECORDS; THENCE S 89°21'46" W ALONG SAID SOUTH LINE FOR 225.51 FEET TO THE EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 93 (I-75); THENCE N 08°00'20" E ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR 635.52 FEET TO THE SOUTHERLY BOUNDARY LINE OF ("PINE RIDGE AT FT. MYERS VILLAGE I-#2"), A CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 1831, PAGE 4635 OF SAID PUBLIC RECORDS; THENCE S 72°23'45" E ALONG SAID SOUTHERLY BOUNDARY LINE FOR 219.82 FEET AND FOR THE FOLLOWING SIX (6) CALLS

(1); THENCE N 61°46'02" E FOR 92.53 FEET

(2); THENCE N 08°20'46" W FOR 108.34 FEET

(3); THENCE N 35°00'50" E FOR 183.71 FEET

(4); THENCE N 70°32'39" E FOR 206.33 FEET

(5); THENCE S 81°18'21" E FOR 207.09 FEET

(6); THENCE S 61°52'29" E FOR 210.13 FEET TO THE SOUTHEASTERLY CORNER OF SAID CONDOMINIUM, THE SAME BEING THE SOUTHWEST CORNER OF ("PINE RIDGE AT FT. MYERS VILLAGE I-#1"), A CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 1809, PAGE 332 OF SAID PUBLIC RECORDS; THENCE S 51°19'40" E ALONG THE SOUTHERLY BOUNDARY LINE OF SAID CONDOMINIUM FOR 175.16 FEET AND THE FOLLOWING THREE (3) CALLS

10511 Six Mile Cypress Parkway, Fort Myers, FL 33966
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(1); THENCE S 63°53'10" E FOR 125.69 FEET

(2); THENCE S 12°20'29" E FOR 237.90 FEET

(3); THENCE S 89°49'53" E FOR 834.96 FEET TO SAID WEST LINE OF SAID 40 FOOT WIDE DRAINAGE RIGHT-OF-WAY OF SAID OFFICIAL RECORDS BOOK 859, PAGE 584; THENCE S 00°51'33" E ALONG A LINE THAT LIES PARALLEL WITH AND 20 FEET WEST (AS MEASURED AT RIGHT ANGLES) OF THE EAST LINE OF SAID SECTION 3 FOR 1,073.60 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINING 59.85 ACRES MORE OR LESS.

BEARINGS, DISTANCES AND COORDINATES UNLESS OTHERWISE SHOWN ARE BASED ON "THE STATE PLANE COORDINATES SYSTEM" FLORIDA WEST ZONE 1983/90 ADJUSTMENT WHEREIN THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 44 SOUTH, RANGE 25 EAST BEARS S 89°21'46" W. THE HORIZONTAL COORDINATES WERE ESTABLISHED BY CLASSICAL GEODETIC METHODS AND ADJUSTED BY THE NATIONAL GEODETIC SURVEY IN MAY 1991. THE SURVEY MARK IS A SURVEY DISC SET IN THE TOP EAST END OF THE SOUTH CONCRETE GUARDRAIL ON TICE STREET OVERPASS THE MARK DESIGNATION IS I75 81 A44 RM2. THE AVERAGE SCALE FACTOR IS 0.999946104.

DESCRIPTION PREPARED: 03-10-2026.

Digitally signed by Allen M Vose III
Date: 2026.03.10 15:17:41 -04'00'

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

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

SKETCH OF DESCRIPTION

OF

A TRACT OR PARCEL OF LAND LYING IN SECTION 3, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°51'33" W	30.00'
L2	S 89°21'46" W	20.00'
L3	N 01°01'13" W	70.00'
L4	S 89°21'46" W	40.26'
L5	N 83°29'58" W	195.34'
L6	N 82°06'46" W	205.32'
L7	N 84°54'36" W	203.32'

LINE TABLE

LINE	BEARING	DISTANCE
L8	S 89°21'46" W	23.60'
L9	S 89°21'46" W	225.51'
L10	S 72°23'45" E	219.82'
L11	N 61°46'02" E	92.53'
L12	N 08°20'46" W	108.34'
L13	N 35°00'50" E	183.71'
L14	N 70°32'39" E	206.33'
L15	S 81°18'21" E	207.09'
L16	S 61°52'29" E	210.13'
L17	S 51°19'40" E	175.16'
L18	S 63°53'10" E	125.69'
L19	S 12°20'29" E	237.90'

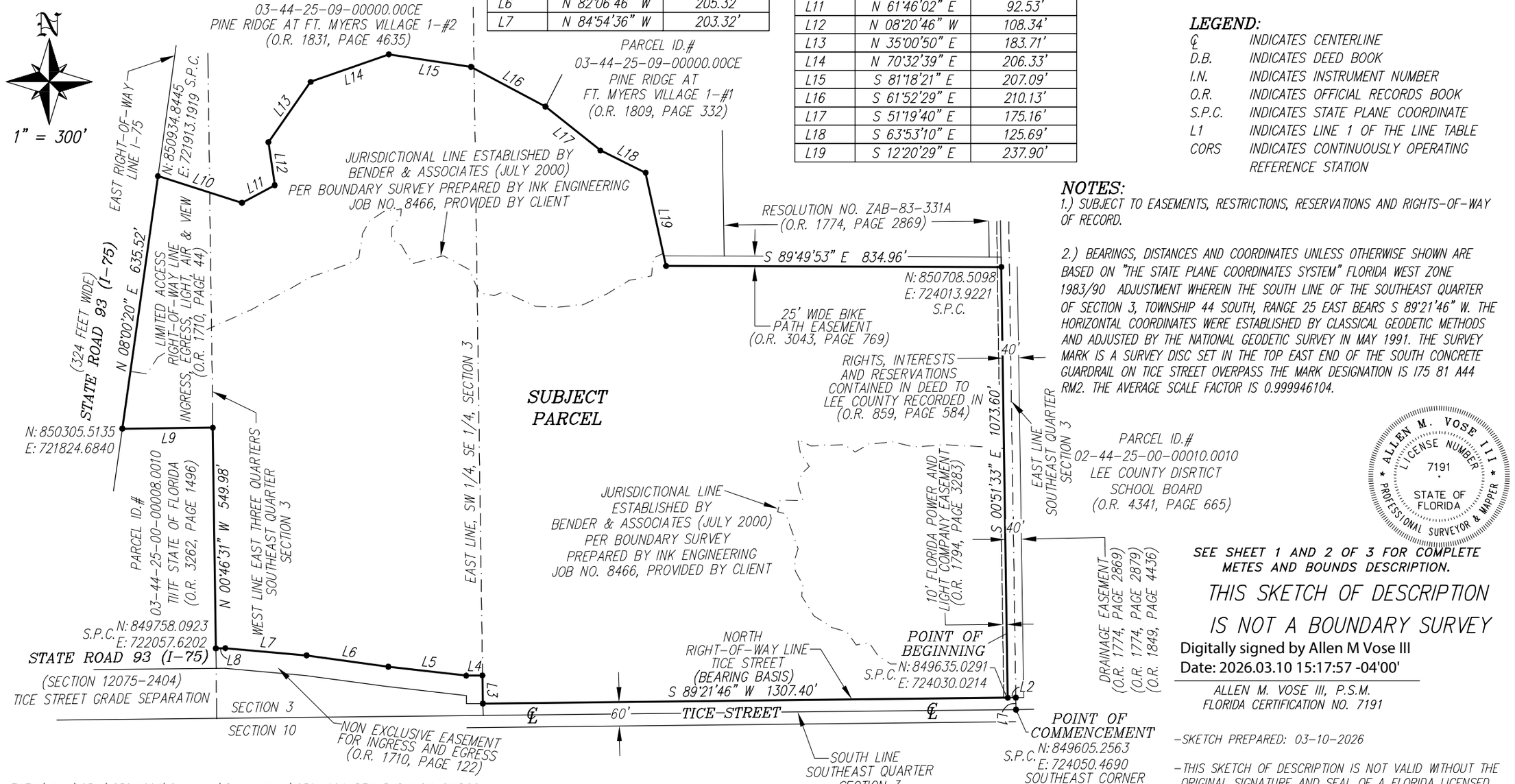
LEGEND:

℄	INDICATES CENTERLINE
D.B.	INDICATES DEED BOOK
I.N.	INDICATES INSTRUMENT NUMBER
O.R.	INDICATES OFFICIAL RECORDS BOOK
S.P.C.	INDICATES STATE PLANE COORDINATE
L1	INDICATES LINE 1 OF THE LINE TABLE
CORS	INDICATES CONTINUOUSLY OPERATING REFERENCE STATION

NOTES:

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

2.) BEARINGS, DISTANCES AND COORDINATES UNLESS OTHERWISE SHOWN ARE BASED ON "THE STATE PLANE COORDINATES SYSTEM" FLORIDA WEST ZONE 1983/90 ADJUSTMENT WHEREIN THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 44 SOUTH, RANGE 25 EAST BEARS S 89°21'46" W. THE HORIZONTAL COORDINATES WERE ESTABLISHED BY CLASSICAL GEODETIC METHODS AND ADJUSTED BY THE NATIONAL GEODETIC SURVEY IN MAY 1991. THE SURVEY MARK IS A SURVEY DISC SET IN THE TOP EAST END OF THE SOUTH CONCRETE GUARDRAIL ON TICE STREET OVERPASS THE MARK DESIGNATION IS 175 81 A44 RM2. THE AVERAGE SCALE FACTOR IS 0.999946104.



SEE SHEET 1 AND 2 OF 3 FOR COMPLETE METES AND BOUNDS DESCRIPTION.

THIS SKETCH OF DESCRIPTION IS NOT A BOUNDARY SURVEY

Digitally signed by Allen M Vose III
Date: 2026.03.10 15:17:57 -04'00'

ALLEN M. VOSE III, P.S.M.
FLORIDA CERTIFICATION NO. 7191

ALLEN M. VOSE III * LICENSE NUMBER 7191 * STATE OF FLORIDA * PROFESSIONAL SURVEYOR & MAPPER *

- SKETCH PREPARED: 03-10-2026
- THIS SKETCH OF DESCRIPTION IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

S:\ATWELL\Jobs\25xx\25011604\Surveying\Descriptions\25011604-REV-BNDY-SK-SK.DOC
S:\ATWELL\Jobs\25xx\25011604\Surveying\Descriptions\25011604-REV-BNDY-SK-SK.DWG

LEGEND

(UNLESS OTHERWISE NOTED)

P.G.	INDICATES PAGE
I.R.	INDICATES IRON ROD
I.P.	INDICATES IRON PIPE
℄	INDICATES CENTERLINE
WV	INDICATES WATER VALVE
FH	INDICATES FIRE HYDRANT
WM	INDICATES WATER METER
ICV	INDICATES CONTROL VALVE
GWA	INDICATES GUY WIRE ANCHOR
FOR	INDICATES FIBER OPTIC RISER
SMH	INDICATES SANITARY MANHOLE
WPP	INDICATES WOOD POWER POLE
LB	INDICATES LICENSED BUSINESS
ARV	INDICATES AIR RELEASE VALVE
LS	INDICATES LICENSED SURVEYOR
MES	INDICATES MITERED END SECTION
BFP	INDICATES BACKFLOW PREVENTER
F.I.R.	INDICATES FOUND 5/8" IRON ROD,
FOHH	INDICATES FIBER OPTIC HANDHOLE
ID. #	INDICATES IDENTIFICATION NUMBER
CPP	INDICATES CONCRETE POWER POLE
P.I.	INDICATES POINT OF INTERSECTION
O.R.	INDICATES OFFICIAL RECORDS BOOK
TSR	INDICATES TELEPHONE SERVICE RISER
RCP	INDICATES REINFORCED CONCRETE PIPE
L1	INDICATES LINE DATA (SEE LINE TABLE)
C1	INDICATES CURVE DATA (SEE CURVE DATA)
P.S.M.	INDICATES PROFESSIONAL SURVEYOR AND MAPPER
F.D.O.T.	INDICATES FLORIDA DEPARTMENT OF TRANSPORTATION
N:849525.7391 E:721596.4939	INDICATES "STATE PLANE COORDINATES" FLORIDA WEST ZONE NAD 1983/90 (CORS)

NORTH AMERICAN DATUM OF 1983, FLORIDA STATE PLANE, WEST ZONE

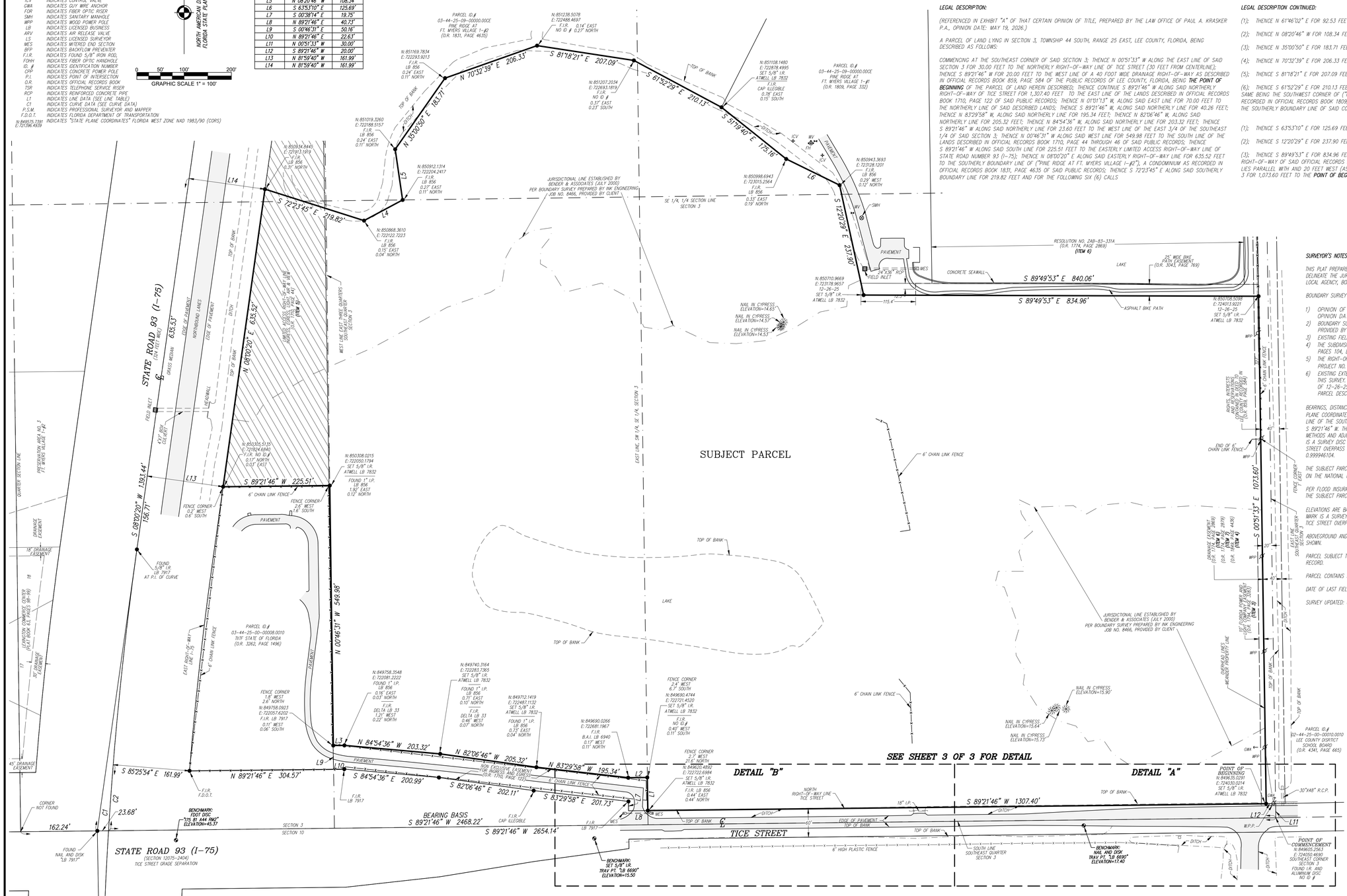
0 50' 100' 200'
GRAPHIC SCALE 1" = 100'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 01°01'13" W	70.00'
L2	S 89°21'46" W	40.26'
L3	S 89°21'46" W	23.60'
L4	N 61°46'02" E	92.53'
L5	N 08°20'46" W	108.34'
L6	S 63°53'10" E	125.69'
L7	S 00°38'14" E	19.75'
L8	N 89°21'46" E	40.73'
L9	S 00°46'31" E	50.16'
L10	N 89°21'46" E	22.63'
L11	N 00°51'33" W	30.00'
L12	S 89°21'46" W	20.00'
L13	N 81°59'40" W	161.99'
L14	N 81°59'40" W	161.99'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	7639.03'	09°00'00"	1199.93'	1198.70'	N 03°30'20" E
C2	7639.03'	01°03'00"	140.00'	140.00'	N 04°02'36" E



LEGAL DESCRIPTION:

(REFERENCED IN EXHIBIT "A" OF THAT CERTAIN OPINION OF TITLE, PREPARED BY THE LAW OFFICE OF PAUL A. KRASKER P.A., OPINION DATE: MAY 19, 2026.)

A PARCEL OF LAND LYING IN SECTION 3, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 3; THENCE N 00°51'33" W ALONG THE EAST LINE OF SAID SECTION 3 FOR 30.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF TICE STREET (30 FEET FROM CENTERLINE); THENCE S 89°21'46" W FOR 20.00 FEET TO THE WEST LINE OF A 40 FOOT WIDE DRAINAGE RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 859, PAGE 584 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING **THE POINT OF BEGINNING** OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE S 89°21'46" W ALONG SAID NORTHERLY RIGHT-OF-WAY OF TICE STREET FOR 1,307.40 FEET; TO THE EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1710, PAGE 122 OF SAID PUBLIC RECORDS; THENCE N 01°01'13" W, ALONG SAID EAST LINE FOR 70.00 FEET TO THE NORTHERLY LINE OF SAID DESCRIBED LANDS; THENCE S 89°21'46" W, ALONG SAID NORTHERLY LINE FOR 40.26 FEET; THENCE N 83°29'58" W, ALONG SAID NORTHERLY LINE FOR 195.34 FEET; THENCE N 82°06'46" W, ALONG SAID NORTHERLY LINE FOR 205.32 FEET; THENCE N 84°54'36" W, ALONG SAID NORTHERLY LINE FOR 203.32 FEET; THENCE S 89°21'46" W ALONG SAID NORTHERLY LINE FOR 23.60 FEET TO THE WEST LINE OF THE EAST 3/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 3; THENCE N 00°46'31" W ALONG SAID WEST LINE FOR 549.98 FEET TO THE SOUTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1710, PAGE 44 THROUGH 46 OF SAID PUBLIC RECORDS; THENCE S 89°21'46" W ALONG SAID SOUTH LINE FOR 225.51 FEET TO THE EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 93 (I-75); THENCE N 08°00'20" E ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR 635.52 FEET TO THE SOUTHERLY BOUNDARY LINE OF ("PINE RIDGE AT FT. MYERS VILLAGE I-#2"), A CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 1831, PAGE 4635 OF SAID PUBLIC RECORDS; THENCE S 72°23'45" E ALONG SAID SOUTHERLY BOUNDARY LINE FOR 219.82 FEET AND FOR THE FOLLOWING SIX (6) CALLS

LEGAL DESCRIPTION CONTINUED:

(1); THENCE N 61°46'02" E FOR 92.53 FEET

(2); THENCE N 08°20'46" W FOR 108.34 FEET

(3); THENCE N 35°00'50" E FOR 183.71 FEET

(4); THENCE N 70°32'39" E FOR 206.33 FEET

(5); THENCE S 81°18'21" E FOR 207.09 FEET

(6); THENCE S 61°52'29" E FOR 210.13 FEET TO THE SOUTHEASTERLY CORNER OF SAID CONDOMINIUM, THE SAME BEING THE SOUTHWEST CORNER OF ("PINE RIDGE AT FT. MYERS VILLAGE I-#1"), A CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 1809, PAGE 332 OF SAID PUBLIC RECORDS; THENCE S 51°19'40" E ALONG THE SOUTHERLY BOUNDARY LINE OF SAID CONDOMINIUM FOR 175.16 FEET AND THE FOLLOWING THREE (3) CALLS

(1); THENCE S 63°53'10" E FOR 125.69 FEET

(2); THENCE S 12°20'29" E FOR 237.90 FEET

(3); THENCE S 89°49'53" E FOR 834.96 FEET TO SAID WEST LINE OF SAID 40 FOOT WIDE DRAINAGE RIGHT-OF-WAY OF SAID OFFICIAL RECORDS BOOK 859, PAGE 584; THENCE S 00°51'33" E ALONG A LINE THAT LIES PARALLEL WITH AND 20 FEET WEST (AS MEASURED AT RIGHT ANGLES) OF THE EAST LINE OF SAID SECTION 3 FOR 1,073.60 FEET TO THE **POINT OF BEGINNING**.

SURVEYOR'S NOTES:

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

BOUNDARY SURVEY BASED ON THE FOLLOWING:

1) OPINION OF TITLE, PREPARED BY THE LAW OFFICE OF PAUL A. KRASKER P.A., OPINION DATE: MAY 19, 2026.
2) BOUNDARY SURVEY PREPARED BY INK ENGINEERING, DATED 8-08-00, JOB NO. 8466, PROVIDED BY THE CLIENT.
3) EXISTING FIELD MONUMENTATION.
4) THE SUBDIVISION PLAT OF COUNTRY ESTATES – UNIT 3 AS RECORDED IN, PLAT BOOK 29, PAGES 104, LEE COUNTY PUBLIC RECORDS.
5) THE RIGHT-OF-WAY MAPS FOR STATE ROAD NO 93 (I-75) SECTION 12075-2404. PROJECT NO. 1-75-5 (8) 343.
6) EXISTING EXTERNAL MONUMENTATION AND BOUNDARY CORNERS WERE NOT RECOVERED FOR THIS SURVEY. THE TWO BOUNDARY CORNERS THAT WERE SET ARE LABELED WITH A DATE OF 12-26-25 AT THE SOUTHEAST AND SOUTHWEST CORNERS OF THE LESS AND EXCEPT PARCEL DESCRIBED IN EXHIBIT A OF THE TITLE COMMITMENT.

BEARINGS, DISTANCES AND COORDINATES UNLESS OTHERWISE SHOWN ARE BASED ON "THE STATE PLANE COORDINATES SYSTEM" FLORIDA WEST ZONE 1983/90 ADJUSTMENT WHEREIN THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 44 SOUTH, RANGE 25 EAST BEARS S 89°21'46" W. THE HORIZONTAL COORDINATES WERE ESTABLISHED BY CLASSICAL GEODETIC METHODS AND ADJUSTED BY THE NATIONAL GEODETIC SURVEY IN MAY 1991. THE SURVEY MARK IS A SURVEY DISC SET IN THE TOP EAST END OF THE SOUTH CONCRETE GUARDRAIL ON TICE STREET OVERPASS, THE MARK DESIGNATION IS 175 81 444 RM2. THE AVERAGE SCALE FACTOR IS 0.999946104.

THE SUBJECT PARCEL AS SHOWN HEREON IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAPS.

PER FLOOD INSURANCE RATE MAP NUMBER 12071C0291G, EFFECTIVE DATE NOVEMBER 11, 2022 THE SUBJECT PARCEL LIES IN FLOOD ZONE X HAVING NO BASE FLOOD ELEVATION.

ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD88), THE SURVEY MARK IS A SURVEY DISC SET IN THE TOP EAST END OF THE SOUTH CONCRETE GUARDRAIL ON TICE STREET OVERPASS, THE MARK DESIGNATION IS 175 81 444 RM2, ELEVATION = 45.37.

ABOVEGROUND AND UNDERGROUND IMPROVEMENTS WERE NOT LOCATED UNLESS OTHERWISE SHOWN.

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

PARCEL CONTAINS 59.85 ACRES MORE OR LESS.

DATE OF LAST FIELD WORK: 05-10-2024.

SURVEY UPDATED: 05-20-2026.

CERTIFIED TO:

USA FORT MYERS HOLDING COMPANY LLC, A FLORIDA LIMITED LIABILITY COMPANY

QUARLES & BRADY, LLP

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

TICE STREET DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY

SEE SHEET 2 AND 3 FOR TOPO

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, THAT THIS PLAT OF THE HEREON DESCRIBED PROPERTY IS A TRUE REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER: 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Digitally signed by Allen M Vose III
Date: 2026.05.20 14:59:20 -04'00'

ALLEN M. VOSE III, P.S.M.
FLORIDA CERTIFICATION NO. 7191
UPDATED: 05-20-2026

- THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON.
- IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM OF ENCUMBRANCES.
- THIS SURVEY WAS PREPARED WITH THE BENEFIT THAT CERTAIN OPINION OF TITLE, PREPARED BY THE LAW OFFICE OF PAUL A. KRASKER P.A., OPINION DATE: MAY 19, 2026.
- ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

SURVEYOR'S NOTES CONTINUED:

THE FOLLOWING SURVEY RELATED MATTERS REFERRED TO IN EXHIBIT "B" OF THAT CERTAIN OPINION OF TITLE, PREPARED BY THE LAW OFFICE OF PAUL A. KRASKER P.A., OPINION DATE: MAY 19, 2026. AFFECTING THE SUBJECT PARCEL ARE SHOWN HEREON.

ITEM 3. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY AS RECORDED JULY 22, 1985 IN OFFICIAL RECORDS BOOK 1794, PAGE 3283, OF THE PUBLIC RECORD OF LEE COUNTY, FLORIDA. (LIES OVER AND ACROSS SUBJECT PROPERTY, SHOWN HEREON)

SURVEYOR'S NOTES CONTINUED:

ITEM 4. NOTICE OF DEVELOPMENT ORDER AS RECORDED JUNE 6, 1986 IN OFFICIAL RECORDS BOOK 1849, PAGE 4436, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (SUBJECT PROPERTY LIES WITHIN LANDS DESCRIBED IN NOTICE OF DEVELOPMENT ORDER)

ITEM 5. THE PROPERTY DESCRIBED IN THE DEED RECORDED IN OFFICIAL RECORDS BOOK 1710, PAGE 44 IS WITHOUT THE RIGHTS OF INGRESS, EGRESS, LIGHT, AIR & VIEW AS RESERVED BY THE STATE OF FLORIDA AND DESCRIBED IN SAID DEED. (LIES OVER AND ACROSS SUBJECT PROPERTY, SHOWN HEREON)

ITEM 6. RESOLUTION NO. ZAB-83-331A AS RECORDED MARCH 25, 1985 IN OFFICIAL RECORDS BOOK 1774, PAGE 2869, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (PORTION OF SUBJECT PROPERTY LIES WITHIN LANDS DESCRIBED IN RESOLUTION)

SURVEYOR'S NOTES CONTINUED:

ITEM 7. RESOLUTION NO. SLS-84-26 AS RECORDED MARCH 25, 1985, IN OFFICIAL RECORDS BOOK 1774, PAGE 2879, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (SUBJECT PROPERTY LIES WITHIN LANDS DESCRIBED IN RESOLUTION)

ITEM 9. NOTICE OF DEVELOPMENT ORDER AS RECORDED APRIL 23, 2009 IN OFFICIAL RECORDS INSTRUMENT NUMBER 2009000108445, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (LANDS DESCRIBED IN NOTICE OF DEVELOPMENT ORDER APPROVAL IS THE SUBJECT PROPERTY)

ITEM 10. NOTICE OF ENVIRONMENTAL RESOURCE OR SURFACE WATER MANAGEMENT PERMIT AS RECORDED SEPTEMBER 12, 2011 IN OFFICIAL RECORDS INSTRUMENT NUMBER 2011000200044, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (PORTION OF SUBJECT PROPERTY LIES WITHIN LANDS DESCRIBED IN SCHEDULE 1 OF NOTICE OF ENVIRONMENTAL RESOURCE OR SURFACE WATER MANAGEMENT PERMIT)

SURVEYOR'S NOTES CONTINUED:

ITEM 11. NOTICE OF ENVIRONMENTAL RESOURCE PERMIT AS RECORDED AUGUST 31, 2020 IN OFFICIAL RECORDS INSTRUMENT NUMBER 2020000025125, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (THE SUBJECT PROPERTY AS DESCRIBED IN EXHIBIT A LIES NORTHEASTERLY OF AND ADJACENT TO THE LANDS AS DESCRIBED IN THE ENVIRONMENTAL RESOURCE PERMIT)

811
Know what's **below.**
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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FORT MYERS, FLORIDA 33966
Lic# 7832

SECTION 3
TOWNSHIP 44 SOUTH
RANGE 25 EAST
LEE COUNTY, FLORIDA

CLIENT
QUATTRONE & ASSOCIATES INC.

BOUNDARY AND TOPOGRAPHIC SURVEY
TICE/I-75

DATE
03-9-2026

REVISIONS
12/30/2025 ADDED CERTIFICATIONS
03/9/2026 UPDATED SURVEY
04/15/2026 UPDATED SURVEY
05/20/2026 NEW TITLE OPINION

DR. JDW/DRB | CH. AMV
P.M. ALLEN M. VOSE III, P.S.M.
BOOK
JOB 25011604
SHEET NO.
SHEET 1 OF 3

NORTH AMERICAN DATUM OF 1983
FLORIDA STATE PLANE, WEST ZONE

0 50' 100' 200'
GRAPHIC SCALE 1" = 100'

STATE ROAD 93 (I-75)
(SECTION 12075-2404)
TICE STREET GRADE SEPARATION

PARCEL ID # 03-44-25-09-00000.000E
PINE RIDGE AT FT. MYERS VILLAGE 1-#2
(O.R. 1831, PAGE 4635)

PARCEL ID # 03-44-25-09-00000.000CE
PINE RIDGE AT FT. MYERS VILLAGE 1-#1
(O.R. 1809, PAGE 332)

PARCEL ID # 03-44-25-09-00008.0010
TITF STATE OF FLORIDA
(O.R. 3262, PAGE 1496)

PARCEL ID # 02-44-25-00-00010.0010
LEE COUNTY DISTRICT SCHOOL BOARD
(O.R. 4341, PAGE 665)

JURISDICTIONAL LINE ESTABLISHED BY BENDER & ASSOCIATES (JULY 2000) PER BOUNDARY SURVEY PREPARED BY NK ENGINEERING JOB NO. 8466, PROVIDED BY CLIENT

SEE SHEET 3 OF 3 FOR DETAIL

DETAIL "B"

DETAIL "A"

TICE STREET

BENCHMARK: FDOT DISC "725 81 A44 RM2" ELEVATION=45.37

BENCHMARK: SET 5/8" I.R. TRAV PT. "LB 6690" ELEVATION=15.50

BENCHMARK: NAIL AND DISK TRAV PT. "LB 6690" ELEVATION=17.40

POINT OF BEGINNING N: 849675.7291 E: 724030.0214 SET 5/8" I.R. ATWELL LB 7832

POINT OF COMMENCEMENT N: 849605.2563 E: 724050.4692 SOUTHEAST CORNER SECTION 3 FOUND I.R. AND ALUMINUM DISC NO ID #

RESOLUTION NO. ZAB-83-33A (O.R. 1774, PAGE 2869) (ITEM 6)

25' WIDE BIKE PATH EASEMENT (O.R. 3043, PAGE 769)

LIMITED ACCESS RIGHT-OF-WAY LINE INGRESS-EGRESS (O.R. 1770, PAGE 441 & 442) (ITEM 9)

811
Know what's below.
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THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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FORT MYERS, FLORIDA 33966
L&B 7832

SECTION 23
TOWNSHIP 44 SOUTH
RANGE 25 EAST
LEE COUNTY, FLORIDA

CLIENT
QUATTRONE & ASSOCIATES INC.

BOUNDARY AND TOPOGRAPHIC SURVEY
TICE/I-75

DATE
12-23-2025

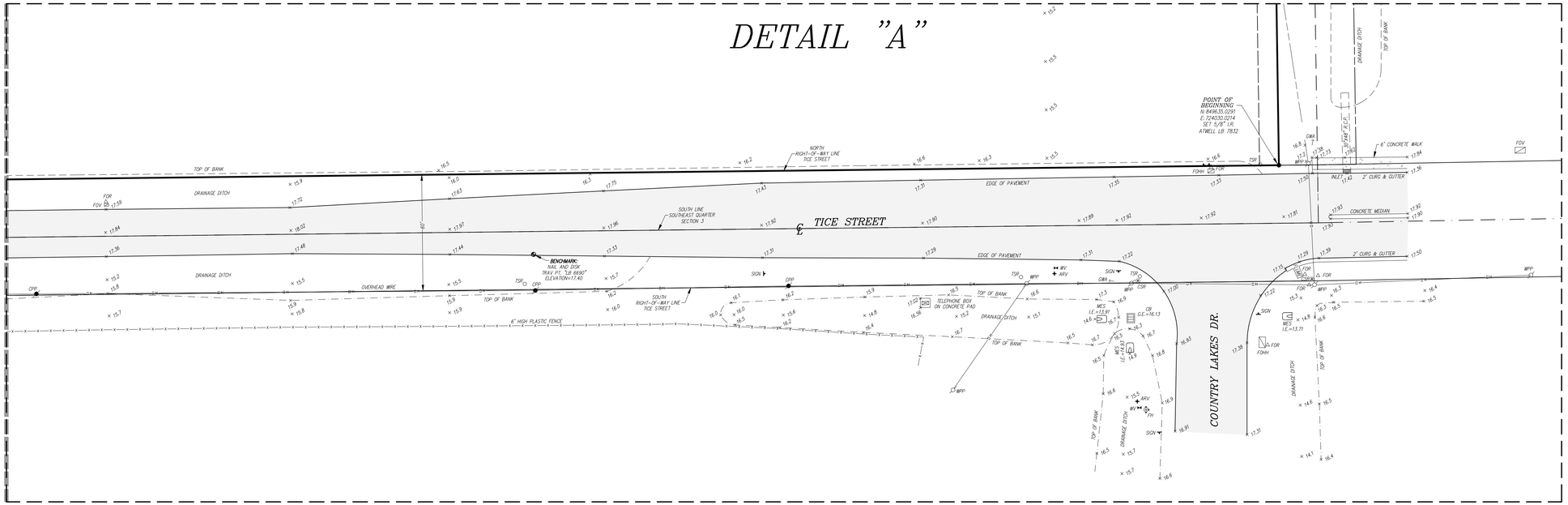
REVISIONS

DR. JDW/DRB | CH. AMV
P.M. ALLEN M. VOSE III, P.S.M.
BOOK
JOB 25011604
SHEET NO.
SHEET 2 OF 3

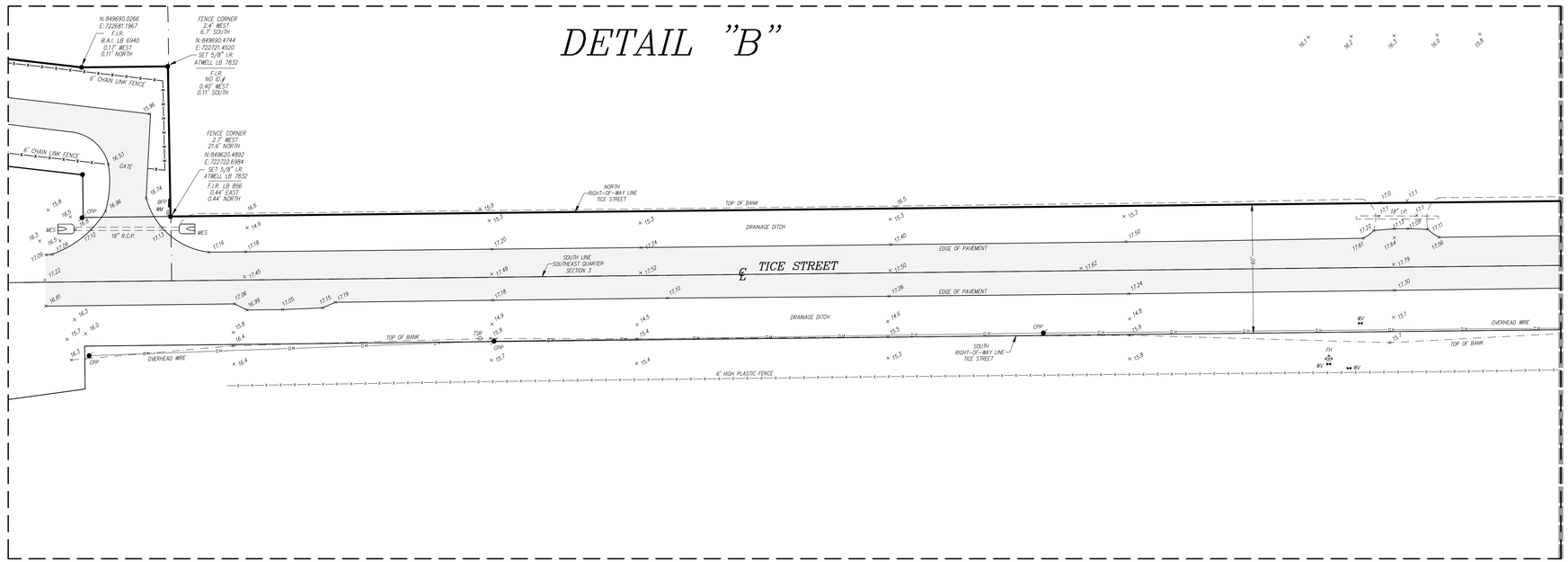
NORTH AMERICAN DATUM OF 1983
FLORIDA STATE PLANE, WEST ZONE

0 15' 30' 60'
GRAPHIC SCALE 1" = 30'

DETAIL "A"



DETAIL "B"



811
Know what's **below.**
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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Lic# 7832

SECTION 23
TOWNSHIP 44 SOUTH
RANGE 25 EAST
LEE COUNTY, FLORIDA

CLIENT
QUATTRONE & ASSOCIATES INC.

BOUNDARY AND TOPOGRAPHIC SURVEY
TICE AND I-75

DATE
12-23-2025

REVISIONS

DR. JDW/DRB | CH. AMV
P.M. ALLEN M. VOSE III, P.S.M.
BOOK
JOB 25011604
SHEET NO.
SHEET 3 OF 3

THE LAW OFFICE OF
PAUL A. KRASKER P.A.
www.kraskerlaw.com

1615 Forum Place, 5th Floor
West Palm Beach, FL 33401
Telephone: (561) 515-2930
Facsimile: (561) 515-3904

Counsel:
Kinley Engvalson
Andrea Holloway
Paul Krasker
Marshall Osofsky
Jeffrey Hochfelsen

FROM THE DESK OF PAUL A. KRASKER
Direct Line: (561) 515-2929
Email: pkrasker@kraskerlaw.com

Of Counsel:
Andrea C. D'Addario
Eleanor B. Halperin

May 19, 2026

Lee County Board of County Commissioners
2115 Second St #207
Fort Myers, FL 33901

Re: Opinion of Title for the real property located at 5281 Tice St, Fort Myers, FL 33905, having a tax identification number of 03-44-25-L3-00008.0000; the real property located at an undetermined address, having a tax identification number of 08-45-27-00-00004.0000; both being more particulary described in **Exhibit "A"** attached hereto and made a part hereof (the "Property")

To Whom It May Concern:

I am an attorney licensed and eligible to practice law in the State of Florida and I have examined the Warranty Deed recorded January 6, 2026 as instrument number 2026000002668 of the Public Records of Lee County, Florida, I am of the opinion that as of April 6, 2026, good and marketable fee simple title to the Property is vested in Tice Street Development, LLC, a Florida limited liability company, subject only to those title exeptions listed in Exhibit B.

Lastly, there are no back taxes due and the 2025 real property taxes are showing as paid.

This Opinion of Title is provided to satisfy the requirements of Florida Statutes Section 177.041 and Lee County Land Administrative Code AC-13-19.

Should you have any questions and/or concerns, please do not hesitate to contact me. Thank you.

Sincerely,

Paul A. Krasker, P.A.

Enclosure

DCI2026-00014 Lee County DigEplan Additional Info Dated 08-21-2026

DESCRIPTION
OF
A TRACT OR PARCEL OF LAND
LYING IN
SECTION 3, TOWNSHIP 44 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

A PARCEL OF LAND LYING IN SECTION 3, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 3; THENCE N 00°51'33" W ALONG THE EAST LINE OF SAID SECTION 3 FOR 30.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF TICE STREET (30 FEET FROM CENTERLINE); THENCE S 89°21'46" W FOR 20.00 FEET TO THE WEST LINE OF A 40 FOOT WIDE DRAINAGE RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 859, PAGE 584 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING THE **POINT OF BEGINNING** OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE S 89°21'46" W ALONG SAID NORTHERLY RIGHT-OF-WAY OF TICE STREET FOR 1,307.40 FEET TO THE EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1710, PAGE 122 OF SAID PUBLIC RECORDS ; THENCE N 01°01'13" W, ALONG SAID EAST LINE FOR 70.00 FEET TO THE NORTHERLY LINE OF SAID DESCRIBED LANDS; THENCE S 89°21'46" W, ALONG SAID NORTHERLY LINE FOR 40.26 FEET; THENCE N 83°29'58" W, ALONG SAID NORTHERLY LINE FOR 195.34 FEET; THENCE N 82°06'46" W, ALONG SAID NORTHERLY LINE FOR 205.32 FEET; THENCE N 84°54'36" W, ALONG SAID NORTHERLY LINE FOR 203.32 FEET; THENCE S 89°21'46" W ALONG SAID NORTHERLY LINE FOR 23.60 FEET TO THE WEST LINE OF THE EAST 3/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 3; THENCE N 00°46'31" W ALONG SAID WEST LINE FOR 549.98 FEET TO THE SOUTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1710, PAGE 44 THROUGH 46 OF SAID PUBLIC RECORDS; THENCE S 89°21'46" W ALONG SAID SOUTH LINE FOR 225.51 FEET TO THE EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 93 (I-75); THENCE N 08°00'20" E ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR 635.52 FEET TO THE SOUTHERLY BOUNDARY LINE OF ("PINE RIDGE AT FT. MYERS VILLAGE I-#2"), A CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 1831, PAGE 4635 OF SAID PUBLIC RECORDS; THENCE S 72°23'45" E ALONG SAID SOUTHERLY BOUNDARY LINE FOR 219.82 FEET AND FOR THE FOLLOWING SIX (6) CALLS

(1); THENCE N 61°46'02" E FOR 92.53 FEET

(2); THENCE N 08°20'46" W FOR 108.34 FEET

(3); THENCE N 35°00'50" E FOR 183.71 FEET

(4); THENCE N 70°32'39" E FOR 206.33 FEET

(5); THENCE S 81°18'21" E FOR 207.09 FEET

(6); THENCE S 61°52'29" E FOR 210.13 FEET TO THE SOUTHEASTERLY CORNER OF SAID CONDOMINIUM, THE SAME BEING THE SOUTHWEST CORNER OF ("PINE RIDGE AT FT. MYERS VILLAGE I-#1"), A CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 1809, PAGE 332 OF SAID PUBLIC RECORDS; THENCE S 51°19'40" E ALONG THE SOUTHERLY BOUNDARY LINE OF SAID CONDOMINIUM FOR 175.16 FEET AND THE FOLLOWING THREE (3) CALLS

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(1); THENCE S 63°53'10" E FOR 125.69 FEET

(2); THENCE S 12°20'29" E FOR 237.90 FEET

(3); THENCE S 89°49'53" E FOR 834.96 FEET TO SAID WEST LINE OF SAID 40 FOOT WIDE DRAINAGE RIGHT-OF-WAY OF SAID OFFICIAL RECORDS BOOK 859, PAGE 584; THENCE S 00°51'33" E ALONG A LINE THAT LIES PARALLEL WITH AND 20 FEET WEST (AS MEASURED AT RIGHT ANGLES) OF THE EAST LINE OF SAID SECTION 3 FOR 1,073.60 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINING 59.85 ACRES MORE OR LESS.

BEARINGS, DISTANCES AND COORDINATES UNLESS OTHERWISE SHOWN ARE BASED ON "THE STATE PLANE COORDINATES SYSTEM" FLORIDA WEST ZONE 1983/90 ADJUSTMENT WHEREIN THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 44 SOUTH, RANGE 25 EAST BEARS S 89°21'46" W. THE HORIZONTAL COORDINATES WERE ESTABLISHED BY CLASSICAL GEODETIC METHODS AND ADJUSTED BY THE NATIONAL GEODETIC SURVEY IN MAY 1991. THE SURVEY MARK IS A SURVEY DISC SET IN THE TOP EAST END OF THE SOUTH CONCRETE GUARDRAIL ON TICE STREET OVERPASS THE MARK DESIGNATION IS I75 81 A44 RM2. THE AVERAGE SCALE FACTOR IS 0.999946104.

DESCRIPTION PREPARED: 03-10-2026.

_____

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

ATWELL
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FORT MYERS, FLORIDA 33966
(239) 939-5490 – LB# 7832

SKETCH OF DESCRIPTION

OF

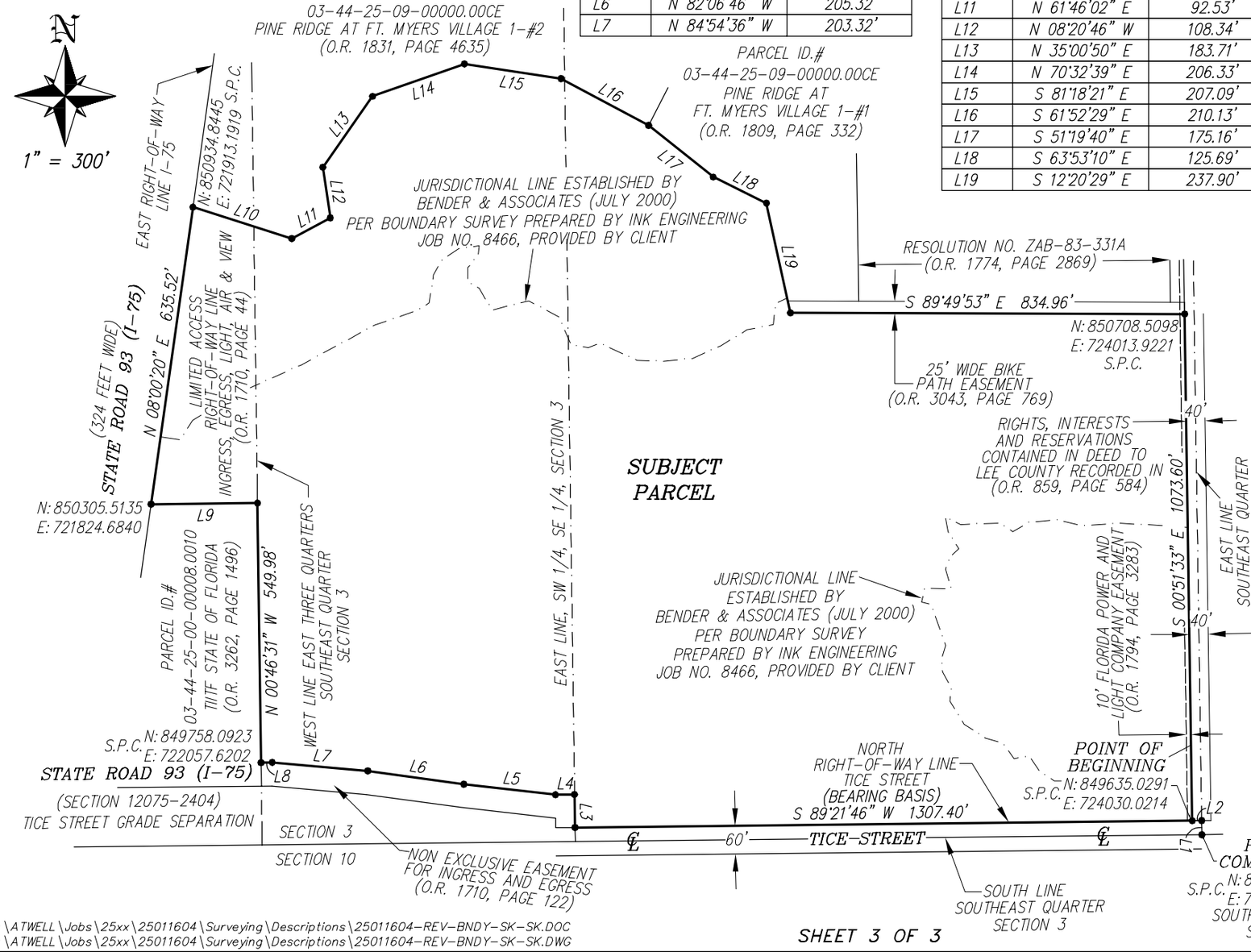
A TRACT OR PARCEL OF LAND LYING IN SECTION 3, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°51'33" W	30.00'
L2	S 89°21'46" W	20.00'
L3	N 01°01'13" W	70.00'
L4	S 89°21'46" W	40.26'
L5	N 83°29'58" W	195.34'
L6	N 82°06'46" W	205.32'
L7	N 84°54'36" W	203.32'

LINE TABLE

LINE	BEARING	DISTANCE
L8	S 89°21'46" W	23.60'
L9	S 89°21'46" W	225.51'
L10	S 72°23'45" E	219.82'
L11	N 61°46'02" E	92.53'
L12	N 08°20'46" W	108.34'
L13	N 35°00'50" E	183.71'
L14	N 70°32'39" E	206.33'
L15	S 81°18'21" E	207.09'
L16	S 61°52'29" E	210.13'
L17	S 51°19'40" E	175.16'
L18	S 63°53'10" E	125.69'
L19	S 12°20'29" E	237.90'



LEGEND:

℄	INDICATES CENTERLINE
D.B.	INDICATES DEED BOOK
I.N.	INDICATES INSTRUMENT NUMBER
O.R.	INDICATES OFFICIAL RECORDS BOOK
S.P.C.	INDICATES STATE PLANE COORDINATE
L1	INDICATES LINE 1 OF THE LINE TABLE
CORS	INDICATES CONTINUOUSLY OPERATING REFERENCE STATION

NOTES:

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

2.) BEARINGS, DISTANCES AND COORDINATES UNLESS OTHERWISE SHOWN ARE BASED ON "THE STATE PLANE COORDINATES SYSTEM" FLORIDA WEST ZONE 1983/90 ADJUSTMENT WHEREIN THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 44 SOUTH, RANGE 25 EAST BEARS S 89°21'46" W. THE HORIZONTAL COORDINATES WERE ESTABLISHED BY CLASSICAL GEODETIC METHODS AND ADJUSTED BY THE NATIONAL GEODETIC SURVEY IN MAY 1991. THE SURVEY MARK IS A SURVEY DISC SET IN THE TOP EAST END OF THE SOUTH CONCRETE GUARDRAIL ON TICE STREET OVERPASS THE MARK DESIGNATION IS 175 81 A44 RM2. THE AVERAGE SCALE FACTOR IS 0.999946104.

ALLEN M. VOSE III
LICENSE NUMBER
7191
STATE OF FLORIDA
PROFESSIONAL SURVEYOR & MAPPER

SEE SHEET 1 AND 2 OF 3 FOR COMPLETE METES AND BOUNDS DESCRIPTION.

THIS SKETCH OF DESCRIPTION IS NOT A BOUNDARY SURVEY

ALLEN M. VOSE III, P.S.M.
FLORIDA CERTIFICATION NO. 7191

- SKETCH PREPARED: 03-10-2026
- THIS SKETCH OF DESCRIPTION IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

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S:\ATWELL\Jobs\25xx\25011604\Surveying\Descriptions\25011604-REV-BNDY-SK-SK.DWG

DCI2026-00014 Lee County DigEplan Additional Info Dated 08-21-2026
Docusign Envelope ID: 6302098C-BFBE-44CD-AD94-AEEEF871F1B6

EXHIBIT "B"

ORT File No. 25118214
Agent File No.: 182803.00002
Policy No.: OYFL-08506103

SCHEDULE B

OWNERS POLICY

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

1. General or special taxes and assessments required to be paid in the year 2026 and subsequent years.

2. Lee County Ordinances 86-14, 86-38,11-03 and 11-27 providing for mandatory solid waste collection and the imposition of special assessments for said collection services. The special assessments for the current tax year are payable with the ad valorem taxes for improved land.

3. Easement granted to Florida Power & Light Company as recorded July 22, 1985 in Official Records Book 1794, Page 3283, of the Public Records of Lee County, Florida.

4. Notice of Development Order as recorded June 6, 1986 in Official Records Book 1849, Page 4436, of the Public Records of Lee County, Florida.

5. The property described in the deed recorded in Official Records Book 1710, Page 44 is without the rights of ingress, egress, light, air & view as reserved by the State of Florida and described in said deed.

6. Resolution No. ZAB-83-331A as recorded March 25, 1985 in Official Records Book 1774, Page 2869, of the Public Records of Lee County, Florida.

7. Resolution No. SLS-84-26 as recorded March 25, 1985 in Official Records Book 1774, Page 2879, of the Public Records of Lee County, Florida.

8. Intentionally Deleted.

9. Notice of Development Order as recorded April 23, 2009 in Official Records Instrument No. 2009000108445, of the Public Records of Lee County, Florida.

10. Notice of Environmental Resource or Surface Water Management Permit as recorded September 12, 2011 in Official Records Instrument No. 2011000200044, of the Public Records of Lee County, Florida.

11. Notice of Environmental Resource Permit as recorded August 31, 2020 in Official Records Instrument No. 2020000205125, of the Public Records of Lee County, Florida.

12. Intentionally Deleted.

13. Intentionally Deleted.

DCI2026-00014 Lee County DigEplan Additional Info Dated 08-21-2026



TICE INDUSTRIAL PARK

Supplemental Environmental Information for Environmental Resource Permit (ERP) Major Modification

SECTION 03, TOWNSHIP 44 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

Prepared For:

South Florida Water Management District (SFWMD)
Lower West Coast Service Center
2301 McGregor Boulevard
Fort Myers, FL 33901

Prepared By:

Earth Tech Environmental, LLC
10600 Jolea Avenue
Bonita Springs, FL 34135
239.304.0030
www.eteflorida.com

Initial Submission: April 2026
Updated: August 2026

DCI2026-00014 Lee County DigEplan Additional Info Dated 08-21-2026

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Vicinity Map
Aerial Map
FLUCCS Map
NRCS Soils Map
USGS Quadrangle Map
Wetland and OSW ID Map
SFWMD-Approved Wetland Limits from ERP #36-102498-P
Site Plan
Wetland and OSW Impact Map
Appendix B: 2020 Cultural Resources Assessment
Appendix C: 2026 General Purpose Protected Species Survey
Appendix D: Historic Aerial
Appendix E: UMAM Summary Table
Appendix F: UMAM Worksheets (for wetland impacts)
Appendix G: Wetland Mitigation, Maintenance, and Monitoring Plan

DCI2026-00014 Lee County DigEplan Additional Info Dated 08-21-2026

1.0 INTRODUCTION

This supplemental environmental information is in support of a Major Modification to the South Florida Water Management District (SFWMD) Environmental Resource Permit (ERP) #36-102498-P, issued on July 29, 2020, for the project referred to as Tice Industrial Park (Subject Property). The proposal is to develop the property with a master industrial subdivision consisting of 13 industrial lots, a right-of-way tract, wet detention lake, retention areas, and wetland preserves. According to the area boundary provided by Quattrone & Associates, Inc., the overall Subject Property totals approximately 59.85 acres. Jurisdictional wetlands were approved by the SFWMD for the ERP on June 22, 2020. Earth Tech Environmental (ETE) conducted fieldwork in association with the proposed development on March 23, 2026. Following a Request for Additional Information (RAI) issued by SFWMD on May 22, 2026, Earth Tech Environmental (ETE) and SFWMD conducted a joint site inspection on June 25, 2026, to verify wetland limits and UMAM scores.

2.0 PROPERTY LOCATION

The Subject Property consists of one parcel (STRAP # 03-44-25-L3-00008.0000) located in Lee County, Florida. The Subject property is located in the northeast quadrant of I-75 and Tice Street, approximately 0.90 miles south of Palm Beach Boulevard. See Appendix A for a Location Map.

Approximate Central Coordinates:
Latitude 26.673081◦
Longitude -81.794908◦

3.0 PROJECT HISTORY

The Project Area has a prolonged permitting history, originally receiving an Environmental Resource Permit (ERP #36-00527-S) from the South Florida Water Management District (SFWMD) in 1984 for a residential project known as Pine Ridge at Fort Myers. While northern portions of that project and the master surface water management system were constructed, improvements in the Project Area were never built, and the authorization expired. The site later received ERP #36-06150-P for another residential development, which subsequently expired in 2012. On July 29, 2020, SFWMD issued ERP #36-102498-P for a residential development known as Habitat for Humanity Tice Street. On June 11, 2025, this permit was modified to extend its duration to July 29, 2030. To transition the site plan from a residential development to an industrial park, the applicant submitted an ERP Major Modification on April 24, 2026 (Application No. 260424-63699).

4.0 EXISTING SITE CONDITIONS

The Subject Property is vacant and undeveloped and contains a variety of habitats including forested uplands and wetlands, and a lake and ditches (Other Surface Waters [OSWs]). A linear utilities easement is found along the eastern property boundary, as well as a ditch running north to south just east of the property boundary. The property is fenced along the western and southern boundaries. Access to the site is via a gate accessing an unpaved/somewhat unmaintained trail in the south-eastern portion of the property along Tice Street. See Appendix A for an Aerial Map.

The Subject Property has the following surrounding land uses:

North: Residential/Lake
East: Educational
South: Residential
West: I-75/Commercial

DCI2026-00014 Lee County DigEplan Additional Info Dated 08-21-2026

5.0 VEGETATION MAPPING

Table 1 lists the Florida Land Use, Cover and Forms Classification System (FLUCCS) communities identified on the Subject Property. The community descriptions correspond to the FLUCCS Map included in Appendix A. See the FLUCCS Handbook for definitions (FDOT, 1999).

A significant factor in mapping vegetative associations and local habitats is the invasion of exotic and invasive plant species. The Florida Invasive Species Council (FISC) provides a list of Category I and II invasive exotic plant species (FISC, 2026). Category I species are altering native plant communities by displacing native species, changing community structures or ecological functions, or hybridizing with natives. Category II species are increasing in abundance or frequency but have not yet altered Florida plant communities (FISC, 2026). These Category I and II plant species are collectively referred to as *exotics* in this report. Modifiers, or E- designators, are appended to the FLUCCS codes to indicate the approximate density of exotic vegetation in the canopy, mid-story and groundcover strata.

5.1 VEGETATION MAPPING COMMUNITY DESCRIPTIONS

Based on the FLUCCS system, the following communities are present on the Subject Property:

TABLE 1. FLUCCS COMMUNITIES WITHIN THE SUBJECT PROPERTY

FLUCCS CODE	DESCRIPTION	ACREAGE
411D-E3	Disturbed Pine Flatwoods (51-75% Exotics)	1.28
422	Brazilian pepper	26.05
427D-E4	Disturbed Live Oak (>75% Exotics)	9.01
510	Ditches	1.20
619	Exotic Wetland Hardwoods	2.26
621-E3	Cypress (51-75% Exotics)	15.39
740	Disturbed Lands	1.79
742	Borrow Pit	2.86
	Site Total:	**59.85**

E1 = Exotics <25% of total cover
E2 = Exotics 26-50% of total cover
E3 = Exotics 51-75% of total cover
E4 = Exotics >75% of total cover

FLUCCS DESCRIPTIONS

*Exotic species

FLUCCS 411D-E3, Disturbed Pine Flatwoods (51-75% Exotics)

This community is found in the southwestern portion of the Subject Property. Canopy vegetation consists primarily of live oak (*Quercus virginiana*), laurel oak (*Quercus laurifolia*), slash pine (*Pinus elliottii*), cabbage palm (*Sabal palmetto*), and *Java plum (*Syzygium cumini*). Mid-story is virtually absent except along the southern boundary, which contains abundant *earleaf acacia (*Acacia auriculiformis*). Groundcover consists primarily of greenbrier (*Smilax* spp.).

FLUCCS 422, Brazilian Pepper

This community is found throughout the majority of the southern portion of the Subject Property, and in the northeast portion, and is dominated almost entirely by *Brazilian pepper (*Schinus terebinthifolia*) at all strata.

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FLUCCS 427D-E4, Disturbed Live Oak (>75% Exotics)
This community is found in the central portion of the Subject Property. Canopy vegetation consists primarily of live oak, laurel oak, cabbage palm, *earleaf acacia, and *Brazilian pepper, with lesser amounts of slash pine, myrsine (*Myrsine cubana*), and *Java plum. Mid-story is largely absent. Groundcover consists of high levels of greenbrier with lesser amounts of cabbage palm.

FLUCCS 510, Ditches
This community is found in the northwestern portion of the Subject Property and consists of five deep ditches approximately 300-500 feet long. The ditches are vegetated, especially along the berms. The canopy consists of live oak, laurel oak, cabbage palm, bald cypress (*Taxodium distichum*), *Java plum, *earleaf acacia, and *Brazilian pepper. Mid-story cover is minimal and consists of similar species. Ground cover is minimal and consists of greenbrier, *Caesarweed (*Urena lobata*), and *earleaf acacia.

FLUCCS 619, Exotic Wetland Hardwoods
This community is found in the northwestern and eastern-central portions of the Subject Property. Canopy consists of bald cypress, laurel oak, cabbage palm, *Java plum, and *melaleuca (*Melaleuca quinquenervia*). Mid-story is minimal and consists of similar species. High levels of exotic vegetation are present. Ground cover consists of greenbrier.

FLUCCS 621-E3, Cypress (51-75% Exotics)
This community is found in the northern, northwestern, and southeastern portions of the Subject Property. Canopy consists of large bald cypress and *Brazilian pepper with minimal Carolina willow (*Salix caroliniana*) and laurel oak. Mid-story consists of pond apple (*Annona glabra*) with minimal buttonbush (*Cephalanthus occidentalis*). Groundcover consists of swamp fern (*Telmatoblechnum serrulatum*), minimal alligator flag (*Thalia geniculata*), pickerelweed (*Pontederia cordata*), and abundant *aquatic soda apple (*Solanum tampicense*), with *American evergreen (*Syngonium podophyllum*) present in the northern communities.

FLUCCS 740, Disturbed Lands
This community is found in the north-eastern portion of the Subject Property and consists of cleared and filled areas containing *Brazilian pepper, *shrubby false buttonweed (*Spermacoce verticillata*), thoroughwort (*Eupatorium* spp.), *Caesarweed, and a variety of grasses.

FLUCCS 742, Borrow Pit
This community is found in the south-central portion of the Subject Property and consists of a man-made lake. Standing water was observed in the lake during the site visit. Multiple human encampments were observed around the lake during the field assessment.

6.0 NRCS SOILS MAPPING

Natural Resources Conservation Service (NRCS) historic soils of Lee County have been digitized and overlaid onto the Subject Property. The Subject Property is underlain by six different soil types consisting of non-hydric and hydric soil types. See Appendix A for a NRCS Soils Map and Table 2 below for the soil types found on the Subject Property.

DCI2026-00014 Lee County DigEplan Additional Info Dated 08-21-2026

TABLE 2. SOILS ON THE SUBJECT PROPERTY		
NRCS SOIL UNIT	**SOIL UNIT NAME**	**HYDRIC CLASSIFICATION**
6	Hallandale fine sand	Hydric
11	Myakka fine sand	Non-hydric
13	Boca fine sand	Non-hydric
33	Oldsmar fine sand	Non-hydric
42	Wabasso sand, limestone substratum	Non-hydric
45	Copeland sandy loam, depressional	Hydric

6.1 Historical & Archaeological Resources

A cultural resource assessment was conducted by the Archaeological and Historical Conservancy, Inc. on the Subject Property in May 2020. The results indicated that five tests were positive for historic material likely associated with a farmstead from the 1940s and 1950s, though it was the opinion of the preparer of the report that no cultural resources potentially eligible for listing in the National Register of Historic Places occur on the site. The resulting report is included in Appendix B.

7.0 USGS QUADRANGLE MAPPING

See Appendix A for a USGS Quadrangle map with the Subject Property boundary overlain.

8.0 LISTED SPECIES

ETE conducted a general-purpose Protected Species Survey (PSS) on the Subject Property on March 23, 2026. See Appendix C for the 2026 Protected Species Survey. Potential impacts to protected species having the potential to utilize the Subject Property are discussed below.

Bald Eagle (*Haliaeetus leucocephalus*)

No bald eagle nests have been observed on the Subject Property. No additional FWC or Audubon Society-documented bald eagle nests have been documented within 660 feet of the Subject Property. The closest documented bald eagle nest is approximately 1.25 miles south of the Subject Property (Audubon, 2026).

Big Cypress Fox Squirrel (*Sciurus niger avicennia*)

The Big Cypress fox squirrel (BCFS) is listed as state threatened. The Subject Property contains potentially suitable roosting and foraging habitat for BCFS due to the availability of cypress stands and live oak forests. During the field assessment, a palm fiber nest-like structure was observed in the western-central portion of the Subject Property. The structure was located approximately 15 feet high in a live cabbage palm tree and was constructed of palm fibers. BCFS nests are typically constructed of bromeliad and cypress bark and are located in cypress trees approximately 26 feet (8 meters) high (FWC, 2019). On April 11, 2026, approximately four hours of additional field time were spent observing the vicinity of the cabbage palm tree. Gray squirrels were observed in the area on two occasions, and it is likely they were responsible for the structure in the cabbage palm. No BCFS were observed during the field assessments.

Crested Caracara (*Caracara plancus audubonii*)

The crested caracara is listed as federally threatened. The Subject Property falls within the USFWS Consultation Area for crested caracara, though it does not contain suitable roosting or foraging habitat due to the dense forested canopy and lack of pastures, agricultural fields and/or open land.

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Florida Black Bear (*Ursus americanus floridanus*)

The Florida black bear is not a federally or state listed species, though is protected by rule 68A-4.009 in the Florida Administrative Code. The Subject Property falls within FWC frequent black bear habitat and contains suitable habitat. 110 black bear-related calls have been documented within a five-mile radius of the Subject Property between 1988 and 2023, to the north and south of the site (see PSS in Appendix C for a Florida Black Bear Map), though no calls have been documented on the Subject Property. Black bear utilization on the Subject Property is unlikely due to the property being partially fenced and surrounded by roadways and development.

Florida Bonneted Bat (*Eumops floridana*)

The Florida bonneted bat is listed as federally endangered. The Subject Property falls within the USFWS Florida Bonneted Bat Consultation Area and Assumed Presence Polygons, though does not fall within Critical Habitat. Suitable roosting habitat exists on the Subject Property including forested wetlands and tree snags in forested uplands, though foraging opportunities are primarily limited to the lake on the Subject Property. During the field assessment, four slash pine tree snags that contained tree cavities were observed, primarily in the eastern portion of the Subject Property. No guano or roost chatter was observed at any of the cavity trees. Cavity trees were flagged and labeled in the field.

Florida Panther (*Felis concolor coryi*)

The Florida panther is listed as federally endangered. The Subject Property falls outside of the USFWS Primary, Secondary, and Dispersal Panther Habitat Zones. No panther telemetry points were documented within a two-mile radius of the Subject Property between 2022 and 2025. Panther utilization on the Subject Property is unlikely due to the surrounding development, proximity to major roadways, and distance from USFWS Panther Habitat Zones.

Gopher Tortoise (*Gopherus polyphemus*)

The gopher tortoise is listed as state threatened. Gopher tortoises and their burrows, as well as a 25-foot radius around the burrow, are protected. The Subject Property contains suitable habitat for gopher tortoise burrowing and foraging. During the field assessment, no gopher tortoises or tortoise burrows were observed on the Subject Property.

Listed Plants

Royal palm trees (*Roystonea regia*) are listed as state endangered. Royal palms were observed in the eastern and north-west portions of the Subject Property, although these are likely the result of horticultural debris dumping. Heritage trees were observed scattered throughout the wetland and upland forested communities. A vegetation removal permit through Lee County will be required prior to any clearing activities. Giant air plants (*Tillandsia utriculata*) and cardinal air plants (*Tillandsia fasciculata*) are listed as state endangered, and northern needleleaf air plants (*Tillandsia balbisiana*) are listed as state threatened. These three species were observed scattered throughout the Subject Property, primarily in the cypress stands. These plants may be considered for relocation, if feasible and practical.

Listed Wading Birds

While the lake on the Subject Property may provide suitable foraging habitat for protected wading birds, the Subject Property lacks suitable roosting habitat due to land predators being able to access potential roost trees. During the field assessment, no wading birds were observed on the Subject Property.

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9.0 WETLANDS AND OTHER SURFACE WATERS (OSWs)

The Subject Property contains approximately 18.36 acres of existing jurisdictional wetlands (11.70 acres in Wetland A, 5.95 acres in Wetland B, and 0.71 acres of OSWs in wetlands). There is a total of 4.06 acres of OSWs including 3.35 acres in uplands in addition to the 0.71 acres in wetlands. Onsite wetlands consist of large, isolated, forested communities, while OSWs consist of an isolated borrow lake and five (5) large ditches in the northwestern portion of the Subject Property (Appendix A: Wetland and OSW ID Map). Wetland and OSW limits were previously approved by the SFWMD in 2020 under ERP No. 36-102498-P, encompassing a slightly larger property boundary (60.33 acres) and did not include the five (5) large ditches. No federally jurisdictional wetlands exist on the Subject Property.

Following a Request for Additional Information (RAI) issued by SFWMD on May 22, 2026, Earth Tech Environmental (ETE) and SFWMD conducted a joint site inspection on June 25, 2026, to verify wetland limits and UMAM scores. During the site inspection, a series of five (5) deep (approximately 8–10 feet) ditches, each approximately 300–500 feet long and 20 feet wide, were identified in the northwestern portion of the Subject Property. Based on further investigation utilizing historical aerial photographs (Appendix D), mapped soils (Wabasso sand, limestone substratum), and a 2020 cultural resources assessment dating historical artifacts in the area to the 1920s and 1930s, ETE confirmed these ditches were originally excavated entirely within uplands. Therefore, mitigation for impacts to these features contained in the upland portion of the Subject Property will not be required.

10.0 PROJECT DESCRIPTION

The applicant is proposing to develop the property as a master industrial subdivision consisting of 13 industrial lots, a right-of-way tract, a wet detention lake, retention areas, and wetland preserves (Appendix A: Site Plan Map). The existing OSW lake will be reshaped and preserved within the post-development design. The project is expected to start once all local, state, and federal approvals/permits have been received.

11.0 WETLAND IMPACTS

A total of 4.66 acres of direct wetland impacts (4.20 acres in wetlands and 0.46 acres in OSWs in wetlands) and 1.21 acres of secondary wetland impacts (1.12 acres in wetlands and 0.09 in OSWs) are proposed, resulting in 2.285 units of functional loss (Appendix E). Additionally, impacts to the man-made OSW lake are proposed (Appendix A: Wetland and OSW Impact Map). The compensatory mitigation required to offset proposed wetland impacts was calculated utilizing the Uniform Mitigation Assessment Method (UMAM) (Appendix F). Wetland impacts will be offset through a combination of on-site preservation and off-site mitigation bank credit purchase.

12.0 ONSITE PRESERVE AREAS

The applicant is proposing to preserve 14.151 acres which includes 13.951 acres of wetlands (13.70 acres of forested wetlands already on-site and 0.251 acres of uplands (Brazilian pepper) converted to wetlands) and 0.20 acres of uplands. 0.58 acres of the wetland preserve area are in the FDOT easement and are not included in the UMAM analysis. This yields 1.170 units of functional gain (Appendix E). The preserves will be placed under a Conservation Easement, dedicated to the SFWMD, and used for onsite wetland mitigation credits. Additionally, 2.86 acres of the existing OSW lake will be reshaped and preserved within the post-development design. See Appendix A for the Site Plan with preserve areas identified. The Wetland Mitigation, Monitoring, and Maintenance Plan can be found in Appendix G.

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13.0 OFF-SITE MITIGATION

The applicant is proposing to satisfy the remaining 1.116 units of functional loss through the purchase of 1.12 wetland mitigation credits from an approved mitigation bank serving the basin such as Little Pine Island Mitigation Bank or Corkscrew Regional Mitigation Bank (Appendix E).

Mitigation Summary
Functional Loss from wetland impacts: 2.285 units
Functional Gain in Preserves: 1.170 units
Additional Mitigation Needed: 1.116 units (**1.12 credits** to be purchased from a mitigation bank)

14.0 AVOIDANCE AND MINIMIZATION OF WETLAND IMPACTS

The discharge of dredged or fill material may be permitted if appropriate and practicable steps have been taken, which will minimize potential adverse impacts of the discharge on the aquatic ecosystem. Avoidance should be considered first, then minimization only if avoidance is not practicable, then mitigation as a final consideration.

The site plan has been designed in such a way to avoid and minimize impacts to wetlands, environmentally sensitive areas, and other high-quality habitats, while maintaining wetland and habitat continuity whenever possible. The applicant evaluated multiple design alternatives to reduce the footprint of dredged or fill discharges within regulated wetlands, ultimately reducing overall impacts to wetland functions and wildlife habitat. The on-site wetland preserve areas were specifically selected to encompass the highest quality, most ecologically viable habitats on the Subject Property.

15.0 ENVIRONMENTAL CONSIDERATIONS

Taken from SFWMD Environmental Resource Permit Applicant's Handbook, Volume I, Part III, Section 10.2.

1. Elimination or Reduction of Impacts (Avoidance and Minimization). Describe measures taken to eliminate or reduce impacts to wetlands and other surface waters (Refer to AH I Section 10.2.1).

    - *The Subject Property contains SFWMD jurisdictional wetlands. The proposed site plan was developed to avoid wetland impacts to a large extent. See Sections 12.0, 13.0, and 14.0 above. The applicant is proposing impacts to wetlands and will provide onsite and off-site mitigation to offset these impacts.*

2. Fish, Wildlife, Listed Species and their Habitats. Provide results of any wildlife assessments that have been conducted on the Subject Property and provide any comments pertaining to the project from the Florida Fish and Wildlife Conservation Commission and/or the U.S. Fish and Wildlife Service (Refer to AH I Section 10.2.2).

    - *See Section 8.0 above as well as Appendix C for the 2026 Protected Species Survey.*

3. Water quantity impacts to wetlands and other surface waters (Refer to AH I Section 10.2.2.4 and AH II).

a. Does the activity include a proposed stormwater water management system with a control elevation different than the wetland normal pool elevation(s) of existing or proposed created wetlands or other surface waters?

- *The control elevation will match/be compatible with adjacent permits and elevations.*

4. Public Interest Test. Please describe how the proposed activity will not be contrary to the public interest, OR if such an activity significantly degrades or is located within an Outstanding Florida Water (OFW), that the regulated activity will be clearly in the public interest (Refer to AH I Section 10.2.3).

a. Please describe how the project will be designed to avoid adverse effects to public health, safety, or the welfare or the property of others.

- *The applicant considers this proposal a responsible form of development for the property and has taken into account compatibility with surrounding properties as well as environmental concerns. This project will not prevent surrounding landowners from using or developing their properties in any way.*

b. Please describe how the project will be designed to avoid adverse effects to the conservation of fish and wildlife, including endangered or threatened species, or their habitats.

- *Species-specific management plans will be prepared, as necessary, in an effort to minimize impacts to species. See Section 8.0 above as well as Appendix C for the 2026 Protected Species Survey.*

c. Please describe how the project will be designed to avoid adverse effects to navigation or the flow of water or cause harmful erosion or shoaling.

- *Not applicable.*

d. Please describe how the project will be designed to avoid adverse effects to the fishing or recreational values or marine productivity in the vicinity of the activity.

- *Not applicable.*

e. Will the project be of a temporary or permanent nature?

- *Project will be permanent.*

f. Please describe how the project will be designed to avoid adverse impacts to significant historical and archaeological resources, under the provisions of section 267.061, F.S.

- *A Cultural Resource Assessment occurred in May 2020. See Section 6.1 above. The results indicated that five tests were positive for historic material likely associated with a farmstead from the 1940s and 1950s, though it was the opinion of the*

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preparer of the report that no cultural resources potentially eligible for listing in the National Register of Historic Places occur on the site. The resulting report is included in Appendix B. No impacts to significant historical or archaeological resources are expected.

g. Please describe how the project will be designed to avoid adverse effects to the current condition and relative value of functions being performed by areas affected by the proposed regulated activity.

- *See Sections 12.0, 13.0, and 14.0 above for avoidance and minimization efforts. See Section 8.0 for listed species information.*

5. Water Quality. Provide a description of how water quality will be maintained in wetlands and other surface waters that will be preserved or will remain undisturbed, both on and offsite. Please address both short-term (such as during construction) and long-term water quality considerations (Refer to AH I Section 10.2.4).

- *Water quality will be maintained according to SFWMD rules and regulations. Best Management Practices will include erosion and sediment control structures, as necessary.*

6. Class II Waters; Waters approved for shellfish harvesting (Refer to AH I Section 10.2.5).

- *Not applicable.*

7. Vertical seawalls. Are vertical seawalls proposed in an estuary or lagoon as part of the project? If yes, please describe how the project meets the requirements of AH I Section 10.2.6.

- *Not applicable.*

8. Secondary Impacts (AH I Section 10.2.7).

- *1.21 acres of wetlands will be secondarily impacted and mitigated for.*

b. If listed species are present or may be present then coordination with wildlife agencies is needed. Have you coordinated with the FFWCC and/or USFWS? If so, please provide correspondence from the wildlife agencies indicating concurrence with the species management plan(s).

- *This project received no comments from FWC on June 1, 2026 and the letter is in the SFWMD Reg Permitting Portal associated with this application. Coordination with USFWS is in preparation.*

c. What measures will be taken to avoid impacts to wetland-dependent wildlife and/or listed species that use uplands for nesting or denning?

- *See Section 14.0 above for avoidance and minimization efforts and Section 8.0 above for listed species details.*

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d. Describe whether there are any other relevant activities that are very closely linked and causally related to any proposed dredging or filling in wetlands or other surface waters that have the potential to cause impacts to significant historical and archaeological resources.

- *See 4f above.*

e. Are there additional future phases or extensions of the proposed activities that are not shown? If yes, please describe.

- *No.*

9. Cumulative Impacts. Is the proposed mitigation located within the same drainage basin (Refer to AH I Figures 10.2.8.1 – 10.2.8.5) as the proposed wetland impacts? If not, please submit a Cumulative Impact Evaluation in accordance with AH I Section 10.2.8.

- *Onsite mitigation is being proposed. Offsite mitigation will be purchased within the same drainage basin.*

10. Mitigation Plan (Refer to AH I Section 10.3).

a. If a mitigation bank is proposed to offset wetland/other surface water impacts, provide:
   i. the name of the bank. A letter of reservation from the banker will be required once the application has been evaluated.

- *Onsite mitigation is being proposed. Off-site wetland mitigation credits will be purchased through an approved wetland mitigation bank within the same drainage basin. A reservation letter of offsite wetland mitigation credits will be provided once the site plan and wetland impacts are finalized.*

   ii. If the mitigation bank was assessed using UMAM, provide UMAM worksheets for impact area(s). If the bank was assessed using a method other than UMAM, then prepare the impact assessment using the same method.

- *See Appendix F for UMAM worksheets for proposed wetland impacts.*

b. If mitigation is proposed to offset wetland/other surface water impacts, please provide a mitigation plan that includes, at a minimum, the following:

   i. Proposed mitigation narrative:

      1. Describe the current and proposed condition for each type of mitigation component (restoration, enhancement, creation, preservation), including:
         a. Describe current and proposed vegetation
         b. Describe current and proposed hydrologic conditions for the proposed mitigation.

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2. Describe the soil types from NRCS maps and confirm if actual soil conditions appear to match.
3. Provide details of the proposed construction/mitigation activities including phasing and timing, as appropriate.
4. Identify measures that will be implemented during and after construction to avoid adverse impacts related to the proposed activities.
5. A mitigation implementation and monitoring schedule with dates. Identify the success criteria.
6. Describe the anticipated site conditions in and around the mitigation area after the mitigation plan is successfully implemented.
7. Provide a comparison of current fish and wildlife habitat to expected habitat after the mitigation plan is successfully implemented.

- *A detailed Wetland Mitigation, Monitoring and Maintenance Plan can be found in Appendix G.*

ii. Provide a Management Plan that includes, as appropriate, aspects of operation and maintenance, including water management practices, vegetation establishment, exotic and nuisance species control, fire management, and control of access.

- *A detailed Wetland Mitigation, Monitoring and Maintenance Plan can be found in Appendix G.*

iii. Maps:

(1) Soil map (include soil names/codes, hydrologic soil groups and hydric soil types).
(2) Topographic map of the mitigation area and adjacent contributing and receiving areas.
(3) Hydrologic features map of the mitigation area and adjacent contributing and receiving areas.
(4) Vegetative communities map (using FLUCCS or other appropriate classification system).
(5) For all maps, identify source.

iv. Provide the necessary supporting information for the application of sections 62-345.400 -.600 (Uniform Mitigation Assessment Method (UMAM)). To meet this requirement, submittal of UMAM worksheets is acceptable for impact and mitigation areas.

- *See Appendix E for a wetland impacts and mitigation summary table, and Appendix F for UMAM worksheets for wetland impacts.*

v. If onsite and/or offsite applicant-responsible mitigation is proposed, submit a draft Conservation Easement document or other form of restrictive covenant that provides for protection of the mitigation area in perpetuity. Standard forms, as described in subsection 62-330.301(6), F.A.C., are available from the Agency or on its website.

- *To be provided by the engineering team prior to permit issuance*

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vi. If onsite and/or offsite applicant-responsible mitigation is proposed, submit a cost estimate for completing the mitigation, including monitoring and maintenance.

- *A detailed Wetland Mitigation, Monitoring and Maintenance Plan and cost estimate can be found in Appendix G.*

vii. If onsite and/or offsite applicant-responsible mitigation is proposed and the proposed mitigation exceeds $25,000, please provide a draft financial assurance document.

- *A draft financial assurance document will be provided by the team prior to permit issuance.*

viii. Identify the entity responsible for monitoring, maintenance and long-term stewardship of the mitigation area (i.e. the landowner or homeowner association, not the consultant or contractor that will do the work).

- *The Applicant or designated Property Owners Association (POA).*

PART 3: PLANS

The information listed in the checklist below represent the typical information required on the submitted project plans. The Plans checklists in each application section are cumulative unless otherwise noted. Separate plans for each application section are not required.

1. Include the following on the construction plans and cross sections:

a. An Existing Conditions sheet showing the entire project and wetland/other surface water boundaries. Include the following: Acreage and type (herbaceous, forested or other surface water) of each wetland/other surface water.

- *See engineer's plan set.*

b. A Proposed Conditions sheet showing the entire project and wetland/other surface water boundaries with construction plan overlay.

- *See engineer's plan set.*

c. A Proposed Wetland Impact sheet that includes the following:
   i. Acreage and type (herbaceous, forested or other surface water) of each wetland/other surface water to be impacted.
   ii. Proposed upland buffers with dimensions.
   iii. Identify the seasonal high water and wetland normal pool elevations on plans.
   iv. Separately identify S F WMD/FDEP and USACE wetland/other surface water impacts if different.

d. Include wetland boundaries on all construction plan sheets.

- *See this document and engineer's plan set.*

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2. If onsite and/or offsite applicant-responsible mitigation is proposed, submit mitigation permit plans and cross sections including, at a minimum:

   a. existing conditions plan sheet identifying upland and wetland communities and acreage of each, topography, drainage patterns, and location of cross-section detail.
   b. proposed conditions plan sheet identifying proposed improvements by type (restoration, enhancement, creation, preservation), acreage of each, topography, drainage patterns, and location of cross-section detail.
   c. monitoring plan sheet including proposed improvements, monitoring transects, photo-stations, and mitigation signage (if applicable).
   d. cross-section and/or profile detail(s) sheet(s) including representative section of each type of mitigation component. Include existing and proposed conditions and representative elevations.
   e. planting schedule, plant species including common and scientific names divided into three sections (canopy, shrub, herbaceous) by mitigation component, quantity, spacing, size, and elevation range.

      - *A detailed Wetland Mitigation, Monitoring and Maintenance Plan can be found in Appendix G*

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16.0 REFERENCES

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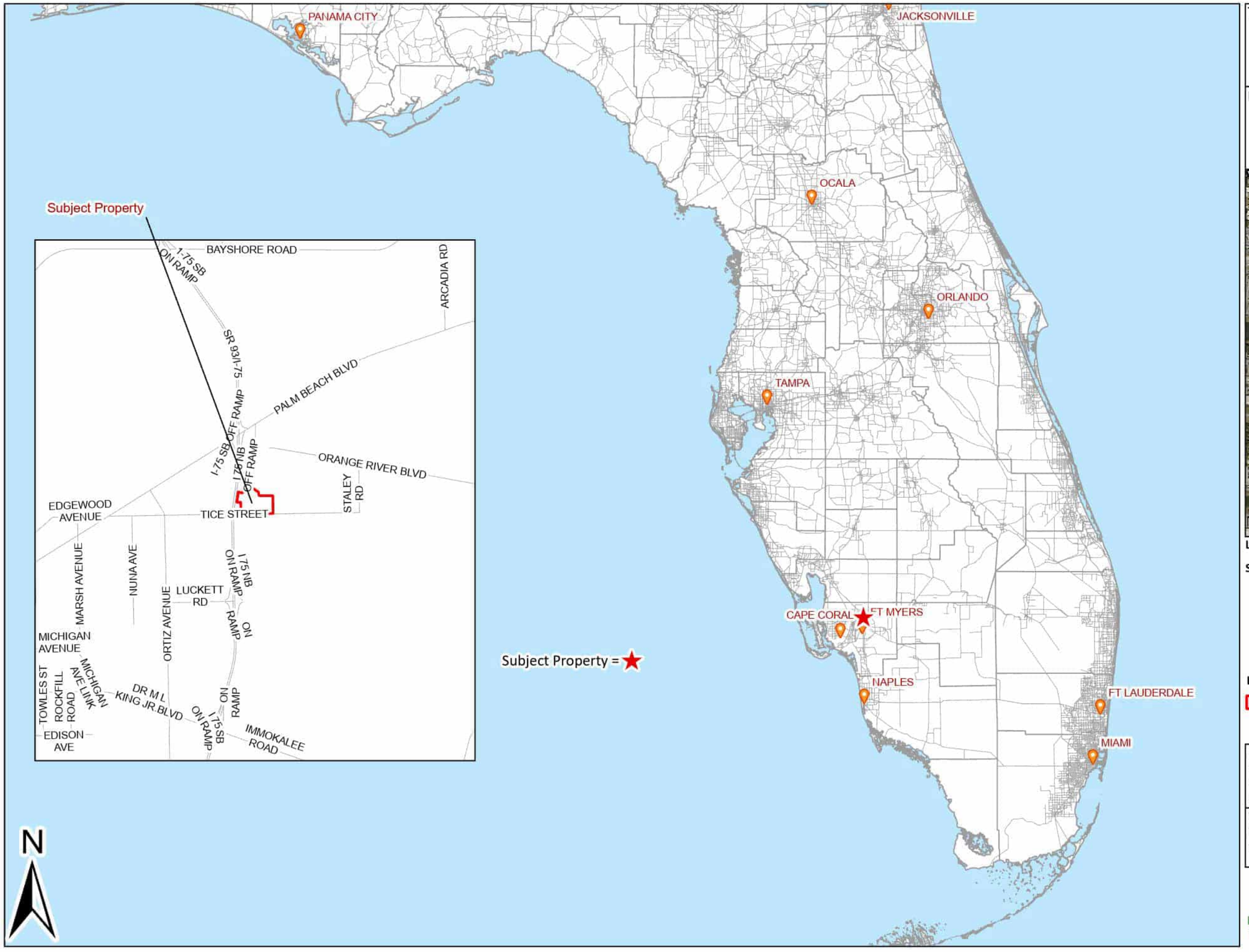
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United States Geological Survey. 7.5 minute quadrangle topographic maps. 1992.

DCI2026-00014 Lee County DigEplan Additional Info Dated 08-21-2026

APPENDIX A
EXHIBITS



TITLE:
Location Map

PROJECT:
Tice Industrial Park



Lee County, Florida

S: 03 **T:** 44 **R:** 25

Legend

Subject Property (59.85 Ac)

Note:
1. 2025 Aerials obtained from Lee County Property Appraiser.
2. All acreages are approximate.

PROJECT MANAGER: Jeremy Sterk
DRAWN BY: Jessica Mee
DATE: 4/23/2026

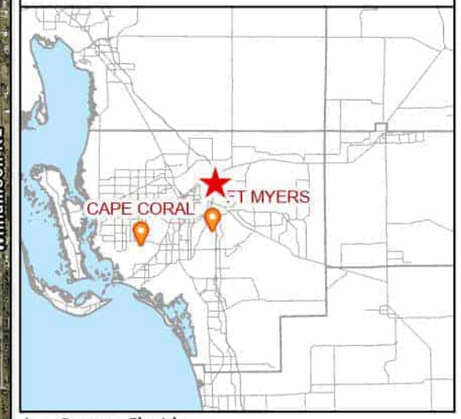
Earth Tech Environmental, LLC
10600 Jolea Avenue,
Bonita Springs, FL 34135
www.eteflorida.com

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TITLE:
Vicinity Map

PROJECT:
Tice Industrial Park



Lee County, Florida

Legend

Subject Property (59.85 Ac)

Note:
1. 2025 Aerials obtained from Lee County Property Appraiser.
2. All acreages are approximate.

PROJECT MANAGER: Jeremy Sterk
DRAWN BY: jmiller
DATE: 4/23/2026

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TITLE:
Aerial Map

PROJECT:
Tice Industrial Park



Lee County, Florida

Legend

Subject Property (59.85 Ac)

Note:
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2. All acreages are approximate.

PROJECT MANAGER: Jeremy Sterk
DRAWN BY: jmiller
DATE: 4/23/2026

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	Total Acres
411D-E3 - Disturbed Pine Flatwoods (51-75% Exotics)	1.28
422 - Brazillian Pepper	26.05
427D-E4 - Disturbed Live Oak (>75% Exotics)	9.01
510 - Ditches	1.20
619 - Exotic Wetland Hardwoods	2.26
621-E3 - Cypress (51-75% Exotics)	15.39
740 - Disturbed Lands	1.79
742 - Borrow Pit	2.86
Total Subject Property	**59.85**

TITLE:
FLUCCS Map

PROJECT:
Tice Industrial Park



Lee County, Florida

Legend
- Subject Property (59.85 Ac)
- FLUCCS Limits

Note:
1. 2025 Aerials obtained from Lee County Property Appraiser.
2. All acreages are approximate.

PROJECT MANAGER: Jeremy Sterk
DRAWN BY: jmiller
DATE: 8/7/2026

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Bonita Springs, FL 34135
www.eteflorida.com

Scale: 1 in = 250 ft

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Lee County, FL State of Florida, Microsoft, Vantor

Folder: G:\PROJECTS\LEE\2973 - Tice Industrial Park\GIS\General Location Maps\

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742 - Borrow Pit	2.86
Total Subject Property	**59.85**

TITLE:
FLUCCS Map

PROJECT:
Tice Industrial Park



Lee County, Florida

Legend

Subject Property (59.85 Ac)

FLUCCS Mapping

- 411D-E3
- 422
- 427D-E4
- 510
- 619
- 621-E3
- 740
- 742

Note:
1. 2025 Aerials obtained from Lee County Property Appraiser.
2. All acreages are approximate.

PROJECT MANAGER: Jeremy Sterk
DRAWN BY: jmiller
DATE: 8/7/2026

Earth Tech Environmental, LLC
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Scale: 1 in = 250 ft

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Lee County, FL State of Florida, Microsoft, Vantor

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TITLE:
NRCS Soils Map

PROJECT:
Tice Industrial Park



Lee County, Florida

Legend

Subject Property (59.85 Ac)

NRCS Soils Map

Non-hydric

- 11,MYAKKA FINE SAND
- 13,BOCA FINE SAND
- 33,OLDSMAR SAND
- 42,WABASSO SAND, LIMESTONE SUBSTRATUM

Hydric

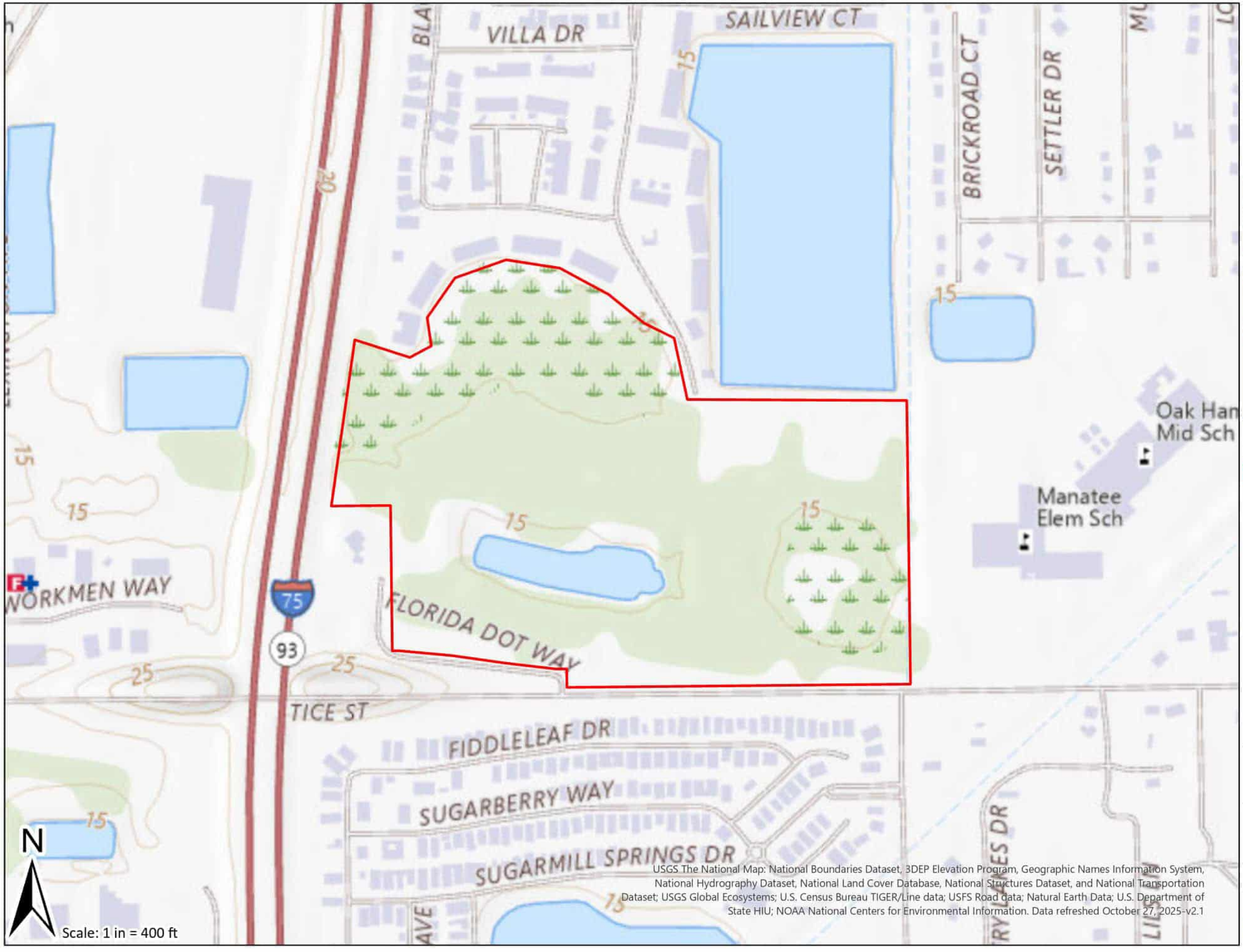
- 6,HALLANDALE FINE SAND
- 45,COPELAND SANDY LOAM, DEPRESSIONAL

Note:
1. Aerials obtained from Esri.
2. All acreages are approximate.

PROJECT MANAGER: Jeremy Sterk
DRAWN BY: jmiller
DATE: 4/23/2026

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Bonita Springs, FL 34135
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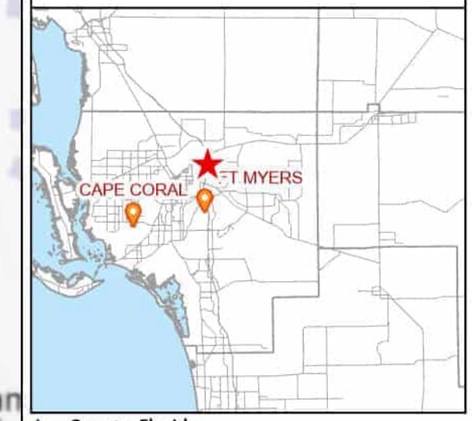
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USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road data; Natural Earth Data; U.S. Department of State HIU; NOAA National Centers for Environmental Information. Data refreshed October 27, 2025-v2.1

TITLE:
USGS Quad Map

PROJECT:
Tice Industrial Park



Lee County, Florida

Legend

Subject Property (59.85 Ac)

Note:
1. USGS Quads obtained from Esri.
2. All acreages are approximate.

PROJECT MANAGER: Jeremy Sterk
DRAWN BY: jmiller
DATE: 4/23/2026

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	Total Acres
OSW within Wetlands	
OSW-02	
510 - Ditches	0.23
OSW-03	
510 - Ditches	0.20
OSW-04	
510 - Ditches	0.28
OSW within Uplands	
OSW-01	
742 - Borrow Pit	2.86
OSW-05	
510 - Ditches	0.31
OSW-06	
510 - Ditches	0.18
Wetland	
W-A	
619 - Exotic Wetland Hardwoods	1.93
621-E3 - Cypress (51-75% Exotics)	9.77
W-B	
619 - Exotic Wetland Hardwoods	0.33
621-E3 - Cypress (51-75% Exotics)	5.62

	Total Acres
OSW within Wetlands	**0.71**
OSW-02	0.23
OSW-03	0.20
OSW-04	0.28
OSW within Uplands	**3.35**
OSW-01	2.86
OSW-05	0.31
OSW-06	0.18
Wetland	**17.65**
W-A	11.70
W-B	5.95

	Total Acres
411D-E3 - Disturbed Pine Flatwoods (51-75% Exotics)	1.28
422 - Brazillian Pepper	26.05
427D-E4 - Disturbed Live Oak (>75% Exotics)	9.01
510 - Ditches	1.20
619 - Exotic Wetland Hardwoods	2.26
621-E3 - Cypress (51-75% Exotics)	15.39
740 - Disturbed Lands	1.79
742 - Borrow Pit	2.86
Total Subject Property	**59.85**



TITLE:
Wetlands and OSW ID Map

PROJECT:
Tice Industrial Park



Lee County, Florida

Legend

- Subject Property (59.85 Ac)
- FLUCCS Limits

Aquatic Resources

- Wetland (17.65 Ac)
- OSW within Uplands (3.35 Ac)
- OSW within Wetlands (0.71 Ac)

Note:
1. 2025 Aerials obtained from Lee County Property Appraiser.
2. All acreages are approximate.

PROJECT MANAGER: Jeremy Sterk
DRAWN BY: jmiller
DATE: 8/7/2026

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Exhibit 3.0 Permit 36-102498-P Page 1 of 1



0 100 200
SCALE FEET

SECTION: 3
TOWNSHIP: 44 S
RANGE: 25 E

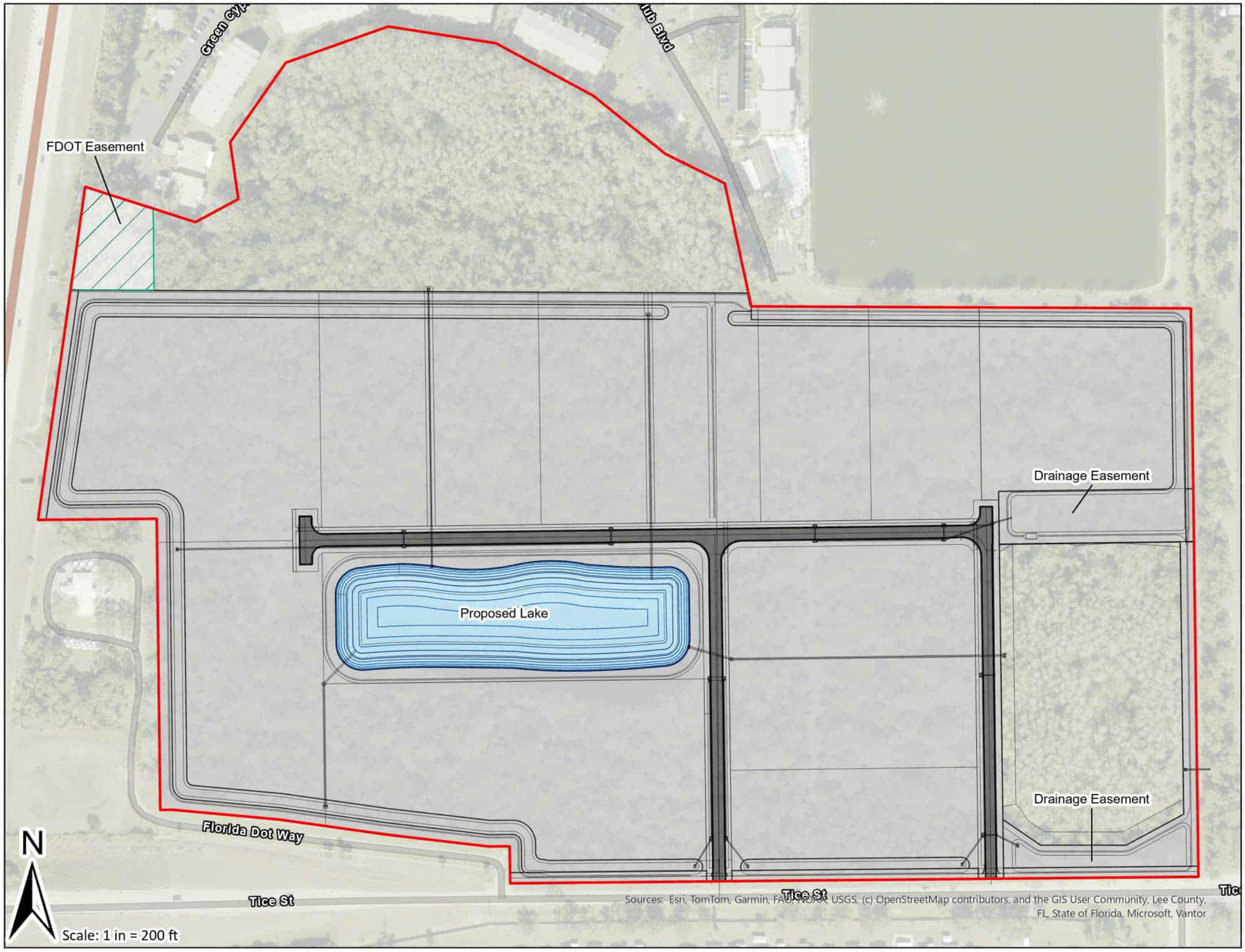
FLUCCS	Description	Acreage
411DE3	Disturbed Pine Flatwoods Invaded by Exotics (51-75%)	1.30 ac.
422	Brazilian Pepper	26.40 ac.
427DE4	Disturbed Oak Invaded by Exotics (76-90%)	9.28 ac.
619	Exotic Wetland Hardwoods	2.88 ac.
621E3	Cypress Invaded by Exotics (51-75%)	15.49 ac.
740	Disturbed Land	2.12 ac.
742	Borrow Areas	2.86 ac.
	Total	60.33 ac.

Notes:
1. Property boundary, surveyed wetland lines, and existing lake TOB provided by Banks Engineering, Inc.
2. Mapping based on photointerpretation of 2018 aerial photography and ground truthing in September 2019.
3. Delineation of jurisdictional wetlands field reviewed and approved by SFWMD on June 22, 2000.

September 23, 2019 9:58:19 a.m.
Drawing: BANK220PLAN.DWG

PERMIT USE ONLY, NOT FOR CONSTRUCTION

Exhibit C.1.9 - Vegetation Map	Habitat for Humanity Tice Street	DexBender Environmental Consulting Fort Myers 239-334-3680



TITLE:
Proposed Site Plan Map

PROJECT:
Tice Industrial Park



Lee County, Florida

Legend

- Subject Property (59.85 Ac)

Proposed Site Plan

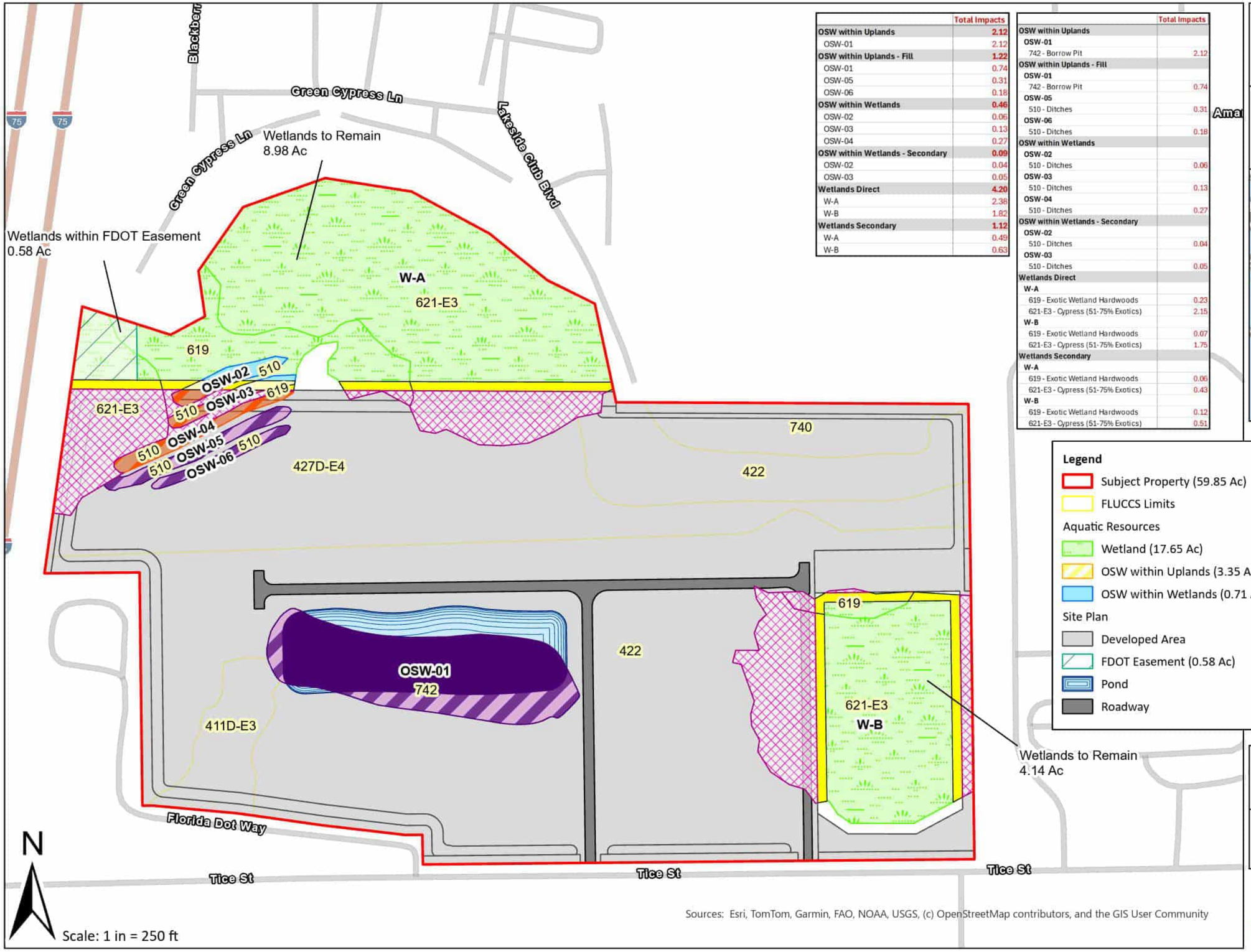
- Developed Area
- FDOT Easement
- Pond
- Roadway
- Site Plan Lines

Note:
1. 2025 Aerials obtained from Lee County Property Appraiser.
2. All acreages are approximate.

PROJECT MANAGER: Jeremy Sterk
DRAWN BY: jmiller
DATE: 8/7/2026

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	Total Impacts
OSW within Uplands	**2.12**
OSW-01	2.12
OSW within Uplands - Fill	**1.22**
OSW-01	0.74
OSW-05	0.31
OSW-06	0.18
OSW within Wetlands	**0.46**
OSW-02	0.06
OSW-03	0.13
OSW-04	0.27
OSW within Wetlands - Secondary	**0.09**
OSW-02	0.04
OSW-03	0.05
Wetlands Direct	**4.20**
W-A	2.38
W-B	1.82
Wetlands Secondary	**1.12**
W-A	0.49
W-B	0.63

	Total Impacts
OSW within Uplands	
OSW-01	
742 - Borrow Pit	2.12
OSW within Uplands - Fill	
OSW-01	
742 - Borrow Pit	0.74
OSW-05	
510 - Ditches	0.31
OSW-06	
510 - Ditches	0.18
OSW within Wetlands	
OSW-02	
510 - Ditches	0.06
OSW-03	
510 - Ditches	0.13
OSW-04	
510 - Ditches	0.27
OSW within Wetlands - Secondary	
OSW-02	
510 - Ditches	0.04
OSW-03	
510 - Ditches	0.05
Wetlands Direct	
W-A	
619 - Exotic Wetland Hardwoods	0.23
621-E3 - Cypress (51-75% Exotics)	2.15
W-B	
619 - Exotic Wetland Hardwoods	0.07
621-E3 - Cypress (51-75% Exotics)	1.75
Wetlands Secondary	
W-A	
619 - Exotic Wetland Hardwoods	0.06
621-E3 - Cypress (51-75% Exotics)	0.43
W-B	
619 - Exotic Wetland Hardwoods	0.12
621-E3 - Cypress (51-75% Exotics)	0.51

TITLE:
Proposed Impacts Map

PROJECT:
Tice Industrial Park



Lee County, Florida

Legend

- Subject Property (59.85 Ac)
- FLUCCS Limits

Aquatic Resources
- Wetland (17.65 Ac)
- OSW within Uplands (3.35 Ac)
- OSW within Wetlands (0.71 Ac)

Site Plan
- Developed Area
- FDOT Easement (0.58 Ac)
- Pond
- Roadway

Proposed Impacts
- OSW within Uplands Impacts (2.12 Ac)
- OSW within Uplands Impacts - Fill (1.22 Ac)
- OSW within Wetlands Impacts (0.46 Ac)
- OSW within Wetlands Secondary impacts (0.09 Ac)
- Wetlands Secondary Impacts (1.12 Ac)
- Wetlands Direct Impacts (4.20 Ac)

Note:
1. All acreages are approximate.

PROJECT MANAGER: Jeremy Sterk
DRAWN BY: jmiller
DATE: 8/11/2026

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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

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DCI2026-00014 Lee County DigEplan Additional Info Dated 08-21-2026

APPENDIX B
2020 CULTURAL RESOURCES ASSESSMENT

A PHASE I CULTURAL RESOURCE ASSESSMENT OF THE TICE STREET PARCEL, LEE COUNTY, FLORIDA

ARCHAEOLOGICAL AND HISTORICAL CONSERVANCY, INC.



AHC PROJECT NO. 2020.63
AHC TECHNICAL REPORT NO. 1279
MAY 2020

A PHASE I CULTURAL RESOURCE ASSESSMENT OF THE TICE STREET PARCEL, LEE COUNTY, FLORIDA

By:

Robert S. Carr, M.S.
Alan Noe, B.A.
John Wesley White, B.A.
John Beriault, B.A.

ARCHAEOLOGICAL AND HISTORICAL CONSERVANCY, INC.
4800 SW 64th Avenue, Suite 107
Davie, Florida 33314
archlgcl@bellsouth.net
(954) 792-9776

For:

Banks Engineering

AHC PROJECT NO. 2020.63
AHC TECHNICAL REPORT NO. 1279
MAY 2020

DCI2026-00014 Lee County DigEplan Additional Info Dated 08-21-2026

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CONSULTANT SUMMARY

In May, 2020, the Archaeological & Historical Conservancy, Inc. (AHC) conducted a Phase I cultural resource assessment for Habitat for Humanity of Lee County of the Tice Street parcel. The 60.33-acre parcel is located north of Tice Street and east of Interstate 75 in the rural/suburban community of Tice east of the City of Fort Myers, Lee County, Florida. The parcel was surveyed to locate and assess any sites of archaeological and/or historical significance. The project parcel is located within Section 3 in Township 44S, Range 25E (Figure 1).

This assessment was conducted to fulfill historic and cultural resource requirements of Chapter 267, Florida Statutes, and cultural resource requirements of the Lee County Historic Commission. The work and the report conform to the specifications set forth in Chapter IA-46, Florida Administrative Code.

Historically this parcel was part of slash pine/saw palmetto/pond cypress flatwoods. The parcel is currently vacant woodlands. No structures occur on the parcel.

This Phase I cultural resource assessment included an archival review, a pedestrian survey, and shovel testing across the parcel. A site search with the Florida Division of Historic Resources determined that one previously recorded historic/archaeological site occurs within one mile of the parcel, and no previously recorded sites occurred on the parcel.

A total of 49 systematic and judgmental shovel tests were excavated during this assessment. Five tests were positive for historic material likely associated with a farmstead visible on the 1944 and 1958 aerial photographs (Figures 5,6). The site includes a scatter of 1920s to 1930s artifacts and six linear parallel deep ditches (Figure 9). This historic assemblage was newly recorded as 8LL2822, the Tice Street Site (Figure 11).

Based on available date, site 8LL2822 is not regarded as eligible for listing in the National Register of Historic Places (NRHP). It is the consultant's opinion that no cultural resources potentially eligible for listing in the NRHP occur on the project parcel. However, if cultural materials are uncovered during development the project archaeologist should be notified. In the event that human remains are uncovered, the provisions of Statute 872.05 will apply.

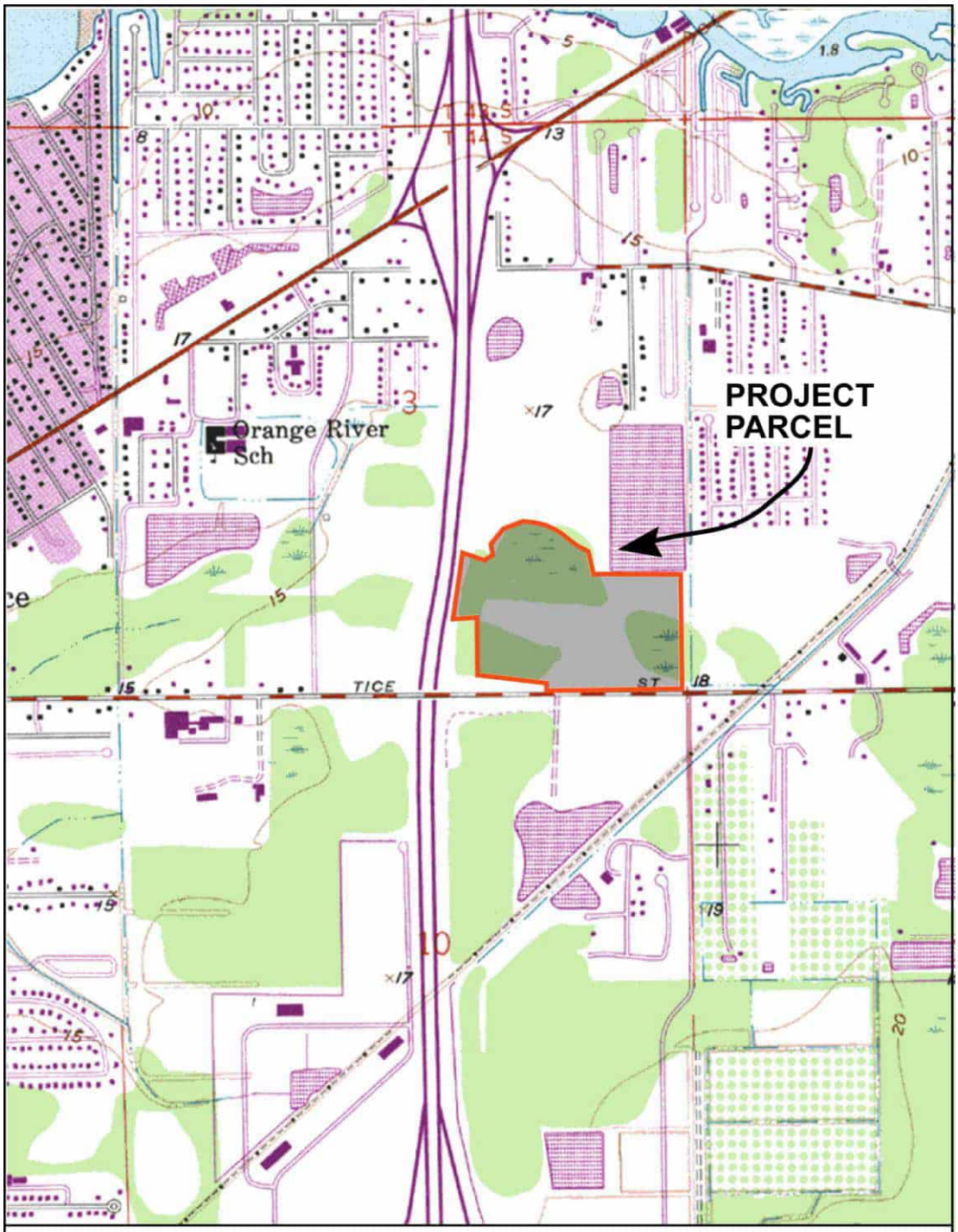


Figure 1. USGS Map of the Tice Street parcel.

N

TOWNSHIP 44S, RANGE 25E, SECTION 3

USGS Map: FORT MYERS, REV. 1991

0 750 1500 3000 Feet
0 270 450 900 Meters

PROJECT SETTING

The Tice Street parcel is located approximately one mile south of the Caloosahatchee River east of the City of Fort Myers in Lee County, Florida, within Section 3 in Township 44S, Range 25E. The parcel encompasses 60.33 acres and is bounded on all sides by scattered residential properties and trailer communities (Figure 1). The head of Billy Creek lies one half mile northwest. The relevant USGS map is Fort Myers.

The project parcel lies in what historically was slash pine/pond cypress flatwoods with scattered cypress head/strands. It is currently uncleared and overgrown woodland characterized by native and exotic plant communities. Disturbances to the project parcel have been moderate to intense.

Vintage aerial photographs from 1944 and 1955 indicate at least one small farmstead with an associated clearing (Figure 3,4). The historic refuse area is visible on the 1944 aerial photograph as a small white feature north of six large parallel southwest-northeast aligned ditches (Figure 3). Several drainage ditches are visible on that image linking the parcel's largest ponds.

The immediate area is moderately elevated (15-20 feet, NGVD) vegetated in slash pine/saw palmetto flatwoods with pond cypress and cypress head slough features. A prominent cypress dome/pond feature is situated in the southeast and northern portions of the parcel. Slash pine flatwoods communities are usually situated on high ground in much of western Lee County. Historically, floral communities which contain a dense, often head-high understory of saw palmetto, were subject to and maintained by periodic forest fires. Fires either began naturally through lightning strikes or were started by prehistoric Indians or by early settlers to aid hunting or cattle grazing. Among the plants typically found in the slash pine/saw palmetto flatland/prairie environments are: slash pine, saw palmetto, gallberry, shiny lyonia, rusty lyonia, staggerbush, dahoon holly, ground oak, wire grass, broom sedges, shiny blueberry, xyris, and a variety of annual and perennial herbs and wildflowers blooming seasonally.

Throughout the pine woods are areas of marginally lower ground vegetated in pond cypress with deeper solution ponds containing mature growth bald cypress. These areas were historically flooded during the wet season. They contain an understory of grasses and annual and perennial flowering understory plants. The headwaters of Billy Creek, a tributary of the Caloosahatchee River, lies a short distance northwest of the parcel.

The geology of the southern Lee County area is characterized fine-grained wind and wave born sands overlying shelly marls. Most of the surfacial sands are characterized in the *Lee County Soil Survey* as “hydric, level, poorly drained” and are fine-grained wind and water-born deposits from the late Pleistocene/early Holocene. Among the soils present on the subject parcel are: Hallandale fine sand, wet, 0-2 percent slopes; Wabasso sand, limestone substratum, 0-2 percent slopes; Copeland fine sandy loam, 0-1 percent slopes; Hallandale fine sand, wet urban land complex, 0-2 percent slopes; Boca fine sand-

Urban land complex, 0-2 percent slopes; Copeland fine sandy loam, ponded-Urban land complex 0-1 percent slopes; Myakka fine sand-Urban land complex 0-2 percent slopes; Oldsmar sand-Urban land, 0-2 percent slopes; Wabasso sand, limestone substratum – Urban land complex, 0-2 percent slopes. Gray and tan sands found extensively in the district usually overlie relict marine deposits of shelly marl and marly limestone caprock that are part of Pleistocene formations. Marine marls contain lenses and deposits of clay intermixed with varying percentages of sand. These clays may have been a source for ceramic manufacture by the Formative period Native Americans. Mantling the Pleistocene sands are windblown deposits of gray sands of varying depths.

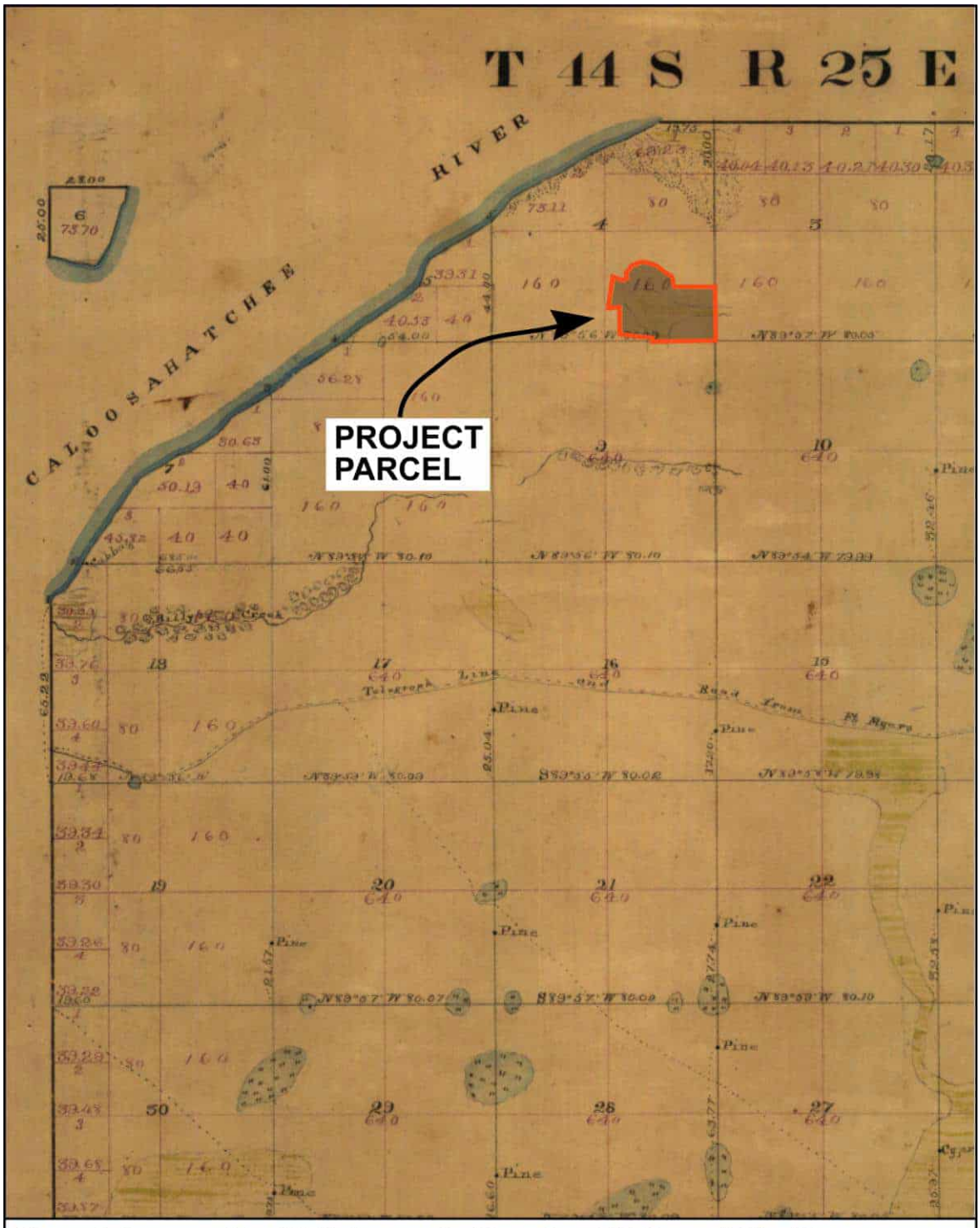


Figure 2. Portion of the 1875 plat map for Township 44S, Range 25E with the project parcel boundaries superimposed.



Figure 3. 1944 black and white aerial photograph of the project parcel.

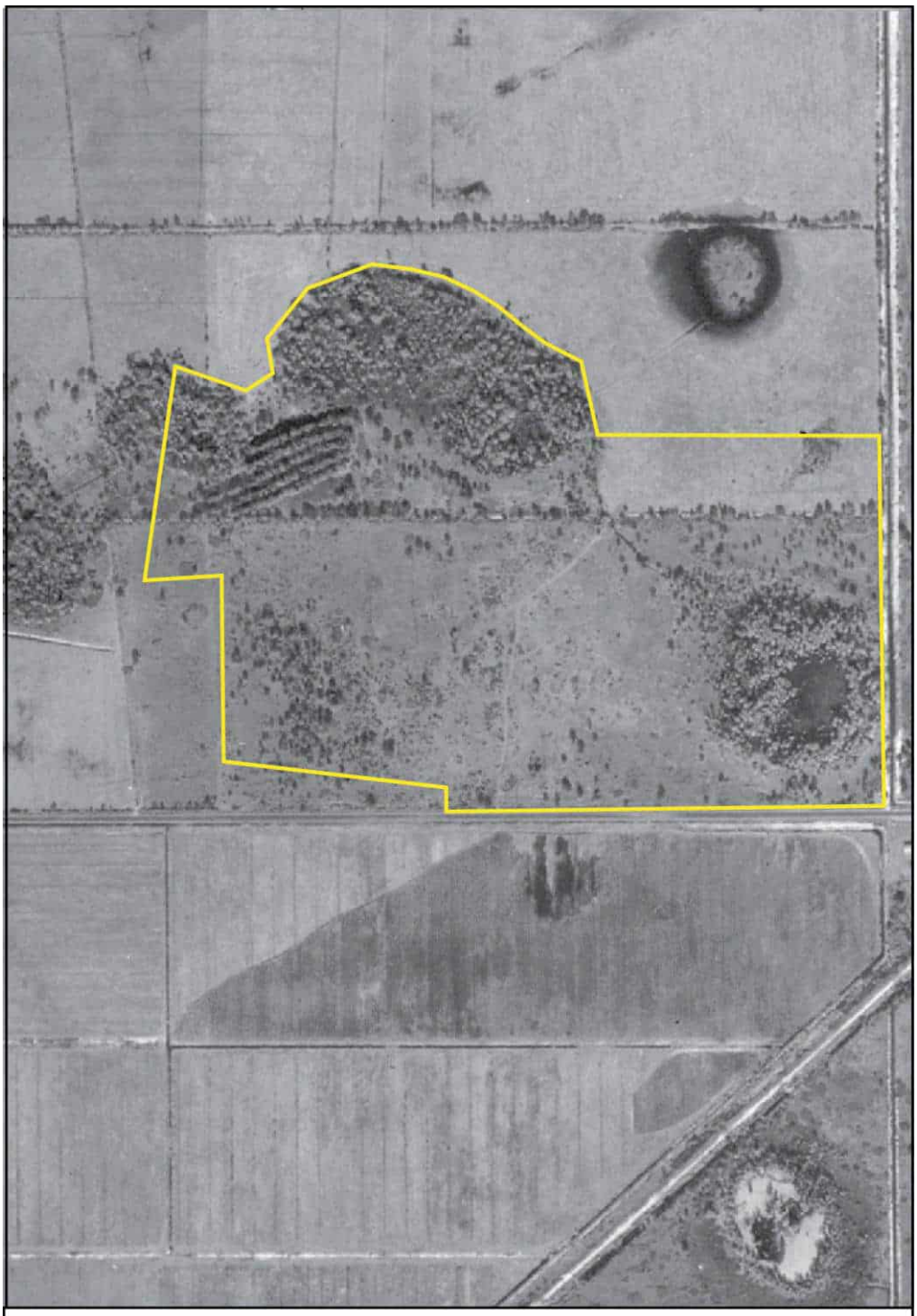


Figure 4. 1958 black and white aerial photograph of the project parcel.

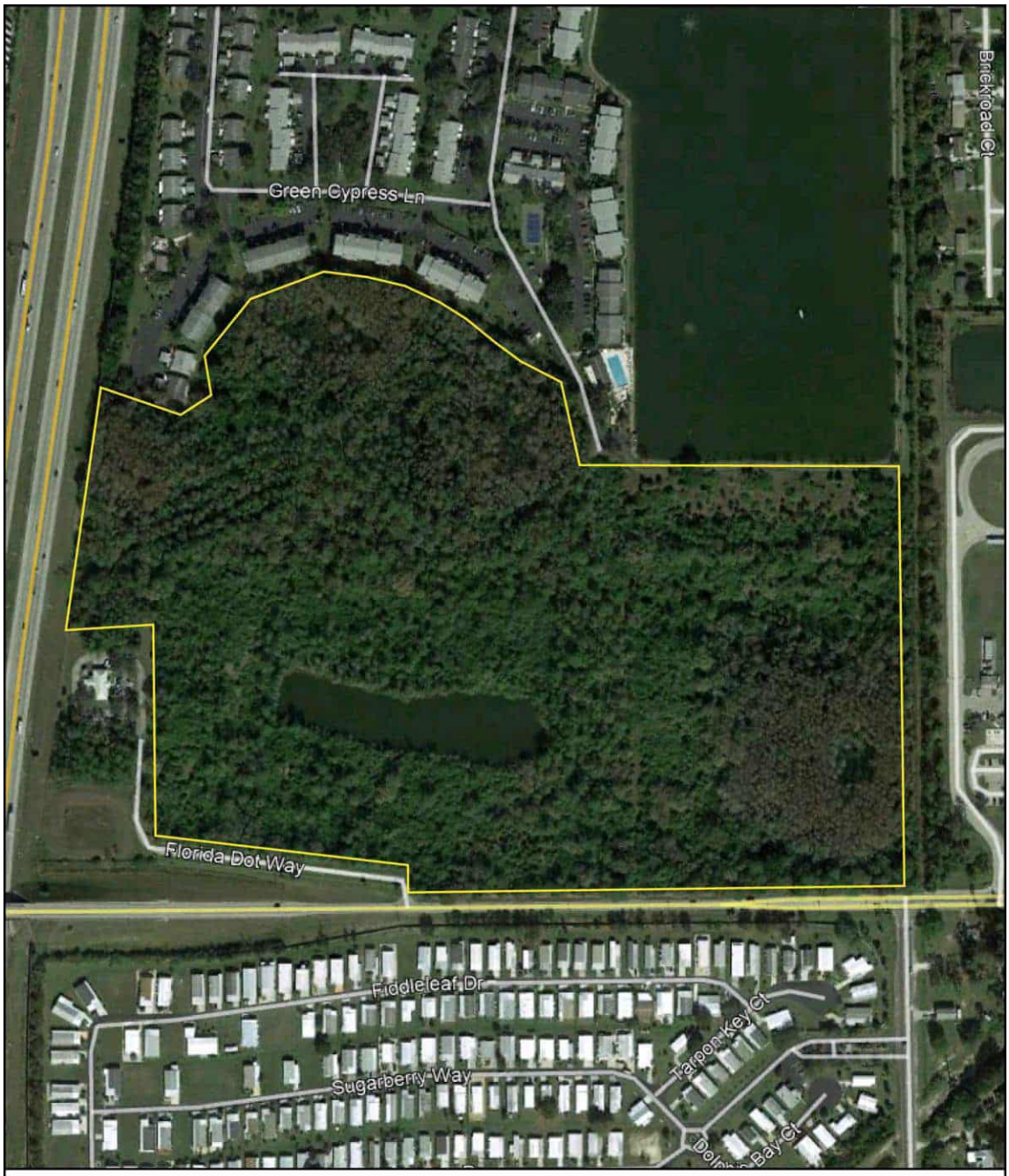


Figure 5. 2019 color aerial orthophotograph of the project parcel.



Figure 6. subject parcel showing typical vegetation, including cabbage palm and saw palmetto.



Figure 7. Subject parcel, showing cypress tree pond.

PREVIOUS RESEARCH

Southwest Florida has been a focus of archaeological investigations since the 1880s, although much of the early work was directed toward the recovery of museum quality artifacts rather than understanding cultural processes. Griffin (1988:48-50) discussed some of the very early references to archaeological sites in South Florida. He noted that these early reports were mostly casual observations, and few appear to refer to southwest Florida, but rather refer to the southeast and Key West areas.

Kenworthy's (1883) informal report on shell mounds and ancient canals was one of the first reports on southwest Florida archaeological sites. At about the same time as Kenworthy's investigations, Simons (1884) gave a narrative account of some of the very large coastal shell middens, and Douglass (1885) provided further information about prehistoric canals (although he did not accept that they were prehistoric). One account described a canal near Gordon's Pass that is probably the Naples Canal (8CR59), and another further north may be the Pineland Canal. Douglass' diaries record excavations of a post-contact era site (8CR41) on Horrs Island, as evidenced by the presence of European artifacts (Griffin, 1988:50-51). Douglass visited Lostman's River and other areas in the Ten Thousand Island area including Horrs Island (1890).

In 1895 Durnford reported that cordage and other artifacts were recovered from a mangrove muck pond on Marco Island (8CR49). The material was shown to Cushing, who mounted a major project to recover more material from the site. Cushing (1897) reported recovering wood and other perishable artifacts from the muck pond on Marco Island, adjacent to a large shell works and midden village site. Publication of illustrations of the spectacular finds generated a great deal of subsequent interest. Wells M. Sawyer, a young artist accompanying the expedition, produced an excellent and presumably accurate contour map for the entire Key Marco Shell Midden. This map is valuable to present-day efforts in understanding many of the now obliterated features and interpreting (reconstructing) the "architecture" of the shell midden. Widmer (1983) notes that Cushing also focused attention on the nonagricultural chiefdom level of social organization supported by the rich estuary and marine resources, although his anthropological observations have remained overshadowed by the wealth of artifacts.

Moore (1900, 1905, 1907) investigated a number of sites along the Collier/Lee County coast, apparently attempting to find material comparable to Cushing's finds. Although Moore provided information about site locations and general contents, most of his work was extremely crude and uncontrolled, by both contemporary archaeological standards, and by modern standards.

The first attempt to systematically survey and investigate archaeological sites was initiated by Ales Hrdlička, who visited a number of sites along the coast and tidal mangrove estuaries in 1918, focusing on the Ten Thousand Island region (Hrdlička 1922). Hrdlička noted that southwest Florida was a distinct region within south Florida and made an attempt to type sites by function.

Matthew Stirling's (1931, 1933) excavation of a burial mound on Horrs Island represents one of the first controlled excavations in Collier/Lee Counties (although he attempted stratigraphic control, Cushing had little success in his wet site excavation). The site was named the Blue Hill Mound, but it is not recorded under that name in the FMSF (either as a primary or secondary name), so it is unclear exactly which site he excavated, although it was probably site 8CR41 (McMichaels, 1982). These reports by Stirling are preliminary, and apparently neither a final report nor a skeletal analysis has been published.

John M. Goggin was the first to define a south Florida cultural area (Glades Area), and describe south Florida ceramics (Glades ware), establishing a basis for later archaeological work. He published an analysis of the ceramic sequence in south Florida (Goggin, 1939, 1940). In later reports (Goggin, 1947, 1949a, 1949b), he formulated a basic framework of cultural areas and chronologies that is still current (although modifications with additional data have been made, see further discussion below). Goggin (1949b) summarized much of this information in an unpublished manuscript, which Griffin (1988) thoroughly described.

In passing, one unfortunate aspect of Goggin's work was a dependence on informant information for location of sites (especially interior sites) and he had a real concern that existing sites would be looted. This concern resulted in his either deliberately or incidentally reporting vague locational data for many sites. Some of these sites have never been satisfactorily relocated, although a few have undoubtedly been re-recorded by later investigators.

For several decades, much of the subsequent archaeological investigations in the region took place in Lee and Charlotte Counties, especially in the Cape Haze, Charlotte Harbor and Pine Island areas. It is rumored that Goggin had a "gentleman's agreement" with many of the other leading practicing Florida archaeologists of the time that the South Florida area was his exclusive province to investigate. If this rumor is correct, it might explain the neglect shown the southwest Florida area in the archaeological arena from the end of World War II to Goggin's death in 1964.

In 1956, Sears reported on a large village and mound complex at the mouth of Turner River on Chokoloskee Bay south of Marco Island, and in 1967 he reported on the results of a survey of the Cape Coral area (Sears, 1956, 1957). Laxson (1966) reported on excavations at Turner River Jungle Garden site, which is upriver from the Turner River site, although these have been confused in recent accounts.

Van Beck and Van Beck (1965) excavated three small test pits on Marco Island (at the Marco midden, 8CR48) associated with the Cushing site (8CR49). The resulting publication of this work was some of the first reported scientific archaeological work to come from the southwest Florida area in nearly twenty years (Van Beck and Van Beck, 1965).

In 1967 through 1969, Marco Island was extensively surveyed and a few sites were tested through excavation by Cockrell, Morrell, and others (Morrell, 1969). No complete site

report was ever published, although an unpublished and incomplete manuscript is available. Some of these sites were discussed in Cockrell's master's thesis (1970). Widmer performed a survey of Big Key, John Stevens Creek, Barfield Bay, Blue Hill Bay, and Collier Bay, which are proximal to Marco Island (Widmer, 1974). Widmer eventually utilized his southwest coast experience to write a doctoral dissertation on the Calusa that not only remains the definitive work on that group, but also explored the relationship between subsistence adaptation and cultural evolution (Widmer, 1983).

In Lee County, Arlene Fradkin and other investigators from the University of Florida began an ongoing involvement with the Pine Island Sound/Sanibel Island area in the 1970s. Her first investigations were at the Wightman site on northern Sanibel Island (Fradkin, 1976).

Several archaeologists excavated at Horrs Island in the 1980s. McMichaels (1982) reviewed sites on Horrs Island in a Master's thesis. In 1983, Marquardt began a series of investigations at Josslyn Key, Useppa Island, Pineland, Buck Key, Galt Island in Lee County, and at Big Mound Key in Charlotte County (Marquardt, 1984, 1987, 1988, 1992). Marquardt and Russo have investigated Horrs Island in Collier County. A number of the large shell midden village sites they excavated appear to be late Archaic, and they expect to document a more elaborate social organization at these sites and larger sedentary or semi-sedentary population sizes than previously known for that period (Russo, 1990, and pers. comm.).

Most of these studies focused on the coastal sites, as have subsequent summaries and discussions. Recent work on the interior has made significant advances in documenting the extent and intensity of inland resources, especially in the Big Cypress and Everglades parks (Ehrenhard *et al.,* 1978, 1979; Ehrenhard and Taylor 1980; Ehrenhard *et al.,* 1980; Taylor and Komara 1983; Taylor, 1984, 1985). Griffin's (1988) synthesis of the Everglades Park data is the defining work on south Florida archaeology to date. Athens (1983) summarized some of the results of the Big Cypress survey, but more analysis of this data resource is needed.

Beriault and colleagues (1981) reported on salvage excavations at Bay West Nursery (8CR200). Their description of the site includes a well known but rare and infrequently documented Early and Middle Archaic use of ponds for cemeteries.

In 1995, Widmer and Story began an ongoing investigation at the Key Marco Midden (Widmer, 1996). In the first season they excavated with the help of graduate students and volunteers. The results of their work have appeared in the *Florida Anthropologist*.

In the last two decades the pressure of development as well as a recognized need for preservation or mitigation of prehistoric sites has led to a number of reports by commercial cultural resource management consultants. While most of these reports are limited in scope due to restriction to a small tract of land, many have produced useful summaries of regional archaeological, as well as insightful analysis of the relationship between site types and location and ecotypes (Almy and Deming 1982, 1986a, 1986b,

1986c, 1987, Austin 1987, Carr and Allerton 1988a, 1988b, Deming and Almy 1987, 1988, Fay and Carr 1990, Fuhrmeister et al. 1990, Martinez 1977, Miller and Fryman 1978, Swift and Carr 1989).

Arthur W. Lee, John Beriault and others in the Southwest Florida Archaeological Society (SWFAS) have recorded and investigated a large number of archaeological sites in Collier and Lee Counties. It is an ongoing effort of the Society to publish and disseminate reports and manuscripts (Lee *et al.,* 1993, 1997, 1998; Beriault, 1973, 1982, 1986, 1987; Beriault and Strader, 1984). Many of these reports deal with small interior seasonal sites. In addition, Beriault has provided several unpublished manuscripts as to site types and areas (Beriault 1982, 1987).

In the last decade there has been a shift toward focusing on broader theoretical implications of prehistoric settlement/subsistence strategies among indigenous populations in both the Florida Keys and elsewhere in southern Florida. Detailed environmental as well as archaeological studies by William Marquardt and Karen Jo Walker of the Florida State Museum at Pineland (Lee County) and other sites in southwest Florida begun in the 1980s and 1990s have laid some of the groundwork for an intense analysis of how and why the early Indians of pre-contact times operated as they did in those unique environments (Marquardt 1992; Marquardt and Walker 2012, 2013).

LITERATURE REVIEW

A search was requested on 4-20-20 with the Florida Division of Historic Resources for relevant archives and literature associated with the project area. This included, but was not limited to site forms and reports from the Master Site File in Tallahassee for previously recorded sites within a 1.6 kilometer (1.0 mile) of the Tice Street Parcel (Table 1).

Table 1. Literature Review Summary

Previously Recorded Sites:	
Within Project Parcel	0
Within 1.6 km (1.0 mi) of Parcel	1 historic/archaeological site, 8LL2058
Previous Assessments:	
Within Project Parcel	0
Within 1.6 km (1.0 mi) of Parcel	16

A review of state site files conducted on 4-20-20 determined that no previously recorded cultural resources occur within the project parcel. One archaeological site, 8LL2058, occurs within one mile of the parcel (Table 2).

Table 2. Previously Recorded Sites Summary[1]

Site No.	Name	Site Type	References	In Survey Parcel	Outside of Parcel
8LL2058	Hansen Boat Way	Historic Boat Way	Archaeological Consultants 2004		X

Notes: [1]Based on sites within 1.6 kilometers (1.0 miles) of the project parcel.

In addition, a review of the state report files indicated sixteen assessments previously conducted within 1.6 kilometers (1.0 miles) of the project parcel (Table 3).

Table 3. Previous Assessments[1]

Survey No.	Date	Author	Title	In Parcel	Out of Parcel
625	1980	Florida Department of Transportation	*State Project No. 12020-1532, Sr 80 from US 41 to Interstate 75*		X
2165	1989	Florida Department of Transportation	Cultural Resource Reassessment Survey of a Segment of SR 80 in Lee County, Florida		X
4458	1995	Archaeological Consultants, Inc.	Archaeological Survey: Phase 5, Billy Creek Commerce Center, Lee County, Florida		X
7155	2002	Archaeological Consultants, Inc.	A Cultural Resource Assessment Survey I-75 from South of Bonita Beach Road to North of SR 78, Lee County, Florida		X
10076	2004	Archaeological Consultants, Inc.	Cultural Resource Assessment Survey, Hansen Marina, Lee County, Florida		X
11017	2005a	Janus Research, Inc.	Cultural Resource Assessment Survey for the Proposed FPLALICO-Ft. Myers #1 138KV Line Rebuild and Ampacity Upgrade, Lee County, Florida		X
11014	2005b	Janus Research, Inc.	Cultural Resource Assessment Survey of the FPL Collier-Orange River #3 230 KV Transmission Line: Segment A, C, and F, Collier and Lee Counties, Florida		X
11112	2005	Panamerican Consultants, Inc.	An Archaeological and Historical Survey of the Proposed Billy Creek Tower Location in Lee County, Florida		X
13560	2006	Archaeological Consultants, Inc.	Cultural Resources Assessment Survey Proposed Pond Sites Technical Memorandum I-75 (SR 93) at the SR 80 Interchange, Lee County, Florida		X
14391	2007	Archaeological Consultants, Inc.	Cultural Resource Assessment Survey Orange River Landing, Lee County, Florida		X
14328	2007	Archaeological and Historical Conservancy	A Phase I Cultural Resource Assessment Survey of the County Lakes Business Center Parcel, Lee County, Florida		X
15722	2008	Archaeological Consultants, Inc.	Cultural Resource Assessment Survey Ortiz Avenue Roadway Widening from State Road (S.R.) 82 to S.R. 80, Lee County, Florida		X
15658	2008	Environmental Resources Management	FL-Tice (44854) Raw Land New Build 149-Foot Stealth Cellular Telecommunications Tower 4811 Lexington Avenue, Fort Myers, Lee County, Florida		X
17598	2010a	Archaeological Consultants, Inc.	Cultural Resource Assessment Survey Proposed Pond Sites Technical Memorandum, I-75 (SR93) from South of Luckett Road to South of SR 80, Lee County, Florida; FDIP No. 413066 –1-52-01		X
17808	2010b	Archaeological Consultants, Inc.	Cultural Resource Assessment State Road (SR) 80 Roadway Transfer Segment 12020-000 First Street/Palm Beach Boulevard from Fowler Street to Just West of I-75, in the City of Fort Myers, Lee County, Florida		X
21616	2015	Mikell, Gregory	An Archaeological and Historical Survey of the Proposed Cellular Tower Collocation Project, 63012 Tice Water Tank, in Lee County, Florida FCC Form 621		X

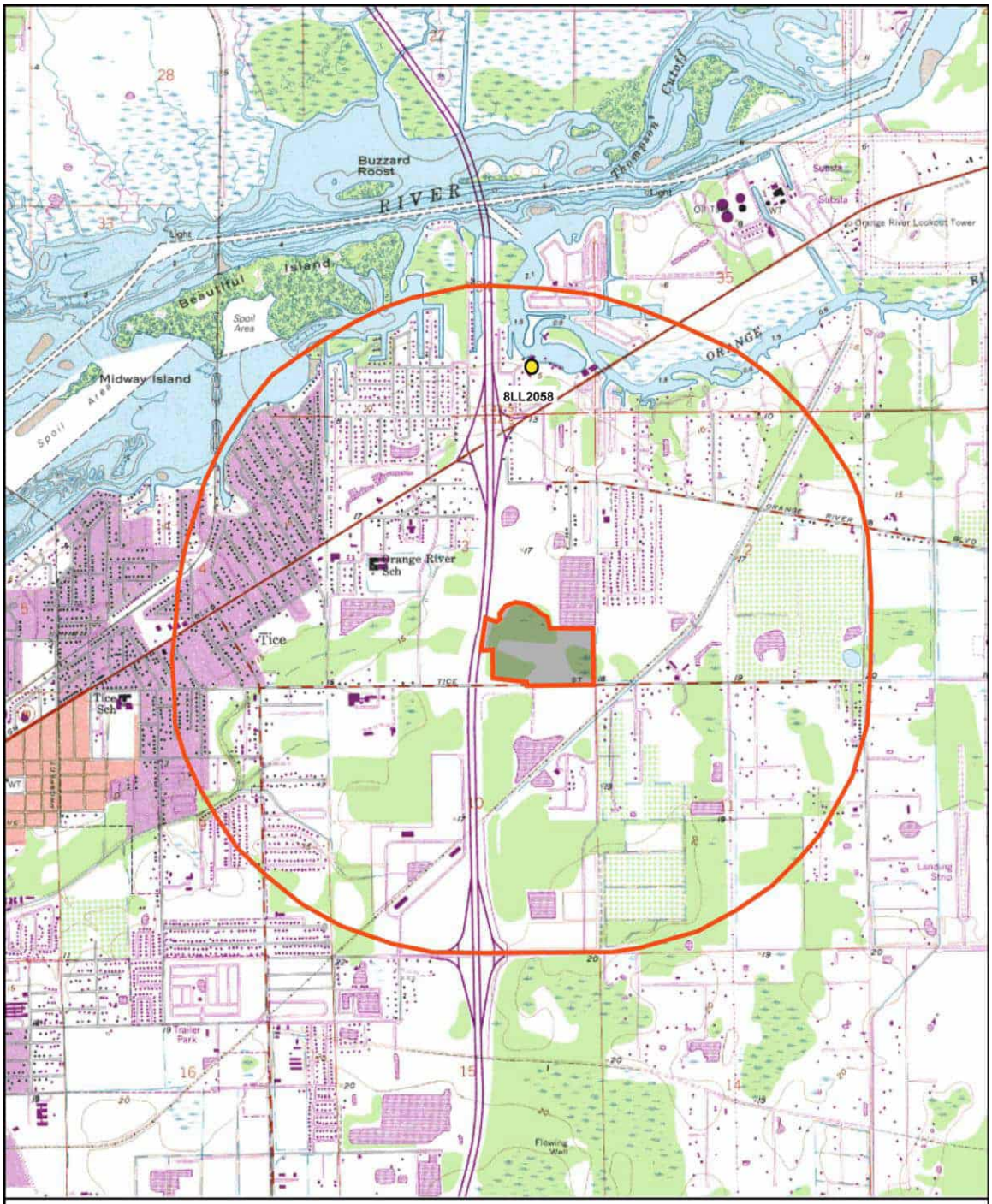


Figure 8. USGS map of the Tice Street parcel showing all previously recorded archaeological sites within one mile of the project parcel.

CULTURAL SUMMARY

Stirling was the first to distinguish the indigenous prehistoric cultures of southern Florida in 1936 by defining a Glades cultural area, including all of south Florida (Carr *et al.* 1994b:9; Milanich, 1994:5-6). Griffin (1988) pointed out that this was not formulated as a strict cultural area, but it was rather a geographic region with some common cultural traits. Kroeber (1939), in a review of North American prehistory, utilized a slightly different term, the "South Florida Area," basing his definition on both environmental and cultural factors. Subsequently Goggin delineated more particular boundaries for southern Florida and divided the region into three sub-areas: "Okeechobee" around Lake Okeechobee, "Tekesta" for southeast Florida and the Florida Keys, and "Calusa" for Southwest Florida (Carr *et al.* 1994b:10; Goggin 1947:114-127).

Following Goggin's study, subsequent researchers have refined or altered the cultural distinctions attributed to southern Florida's prehistoric populations. There has been criticism that Goggin's names and definitions were based on historic accounts of the main (proto) historic groups found in the respective regions and not on the archaeological evidence of spatial, temporal, and cultural differences (Sears 1966; Griffin, 1974; Carr and Beriault 1984; Griffin, 1988). Griffin, in particular, questioned the distinctions. He believed that South Florida cultures varied only by local environmental conditions and ceramic exchange rates. Griffin believed the inhabitants of prehistoric southern Florida were mainly dwelling on the coast and that the interior was nearly uninhabited and under-utilized. Griffin designated the entire southern Florida region as the "Circum-Glades" area (Eck 1997:5; Griffin 1974:342-346). This new designation for the area was furthered by a widely circulated book on Florida archaeology by Milanich and Fairbanks (1980). Griffin later (1988) retreated to some extent from his earlier position as further research (particularly by Ehrenhard, Carr, Komara, and Taylor in the Big Cypress and Carr in the eastern Everglades in the 1970s and 1980s) showed abundant sites (and concomitant use and habitation) in the interior and Everglades.

Carr and Beriault, in particular, have taken issue with the concept of a Circum-Glades region. Carr's research in the Big Cypress and Everglades and his subsequent analysis demonstrating variation of key cultural markers (particularly in decorated ceramics) formed the basis for this contention. There is abundant evidence for cultural (and probably political or tribal) diversity in the various areas of south Florida. Carr and Beriault particularly noted and defined differences between the lower southwest Florida coast, which they termed the "Ten Thousand Island" region, and the area to the north, which they called the "Caloosahatchee" region. This latter area they believed to be the seat of the historic Calusa chiefdomship, although previous (and some subsequent) researchers have called the entire southwest Florida from Cape Sable to the Cape Haze peninsula (and beyond) in Charlotte County "Calusa."

Griffin, in his definitive 1988 synthesis on Everglades archaeology, attempted to reconcile and refine some of the conflict in the definition of south Florida prehistoric and historic culture areas. As stated by Carr and colleagues (1994b), "the issue...appears in part to be one of trying to determine the significance of regional and temporal variation,

rather than whether these differences are real." There is evidence that changes through time in regional political affiliations or realties makes any model *not* addressing this complex issue two-dimensional. The Calusa hegemony that was in place by the time of the arrival of Europeans may have begun as early as 800 AD in the Ten Thousand Island "district" or area (Griffin 1988:321; Carr *et al.* 1994b:12). There is currently ongoing research to further refine present thought as to cultural affiliations in south Florida. It would seem only a matter of time before new directions and emphases provide a more accurate summation of south Florida cultural affinities.

In south Florida, the following periods and adaptations are generally accepted. Part of this chronology involving the later or Formative period is called the Glades sequence in honor of Goggin, the greater part of whose work in defining the ceramic sequence or markers has withstood the test of time and subsequent criticism (Goggin 1939, 1947, 1949c). From Goggin's day to present, pottery variability in form, substance, and decoration has proven useful for providing time markers, at least during the archaeologically-brief (± 3500 year) period spanning the late Archaic and Formative periods that it was produced. Other artifact types and their variations have, to present, proven somewhat less reliable as absolute indicants of prehistoric age. Radiocarbon dating, a phenomena of the last 30-plus years, provides, within the standard deviation expressed in plus-or-minus years BP (before present), a relatively absolute date for a given sample and provides a yardstick to measure traits or distinctions in provenienced artifacts. Determining and adequately defining what traits we can discern against this absolute is part of the ongoing function of the regional archaeological effort.

The following information is generalized and abbreviated. The dates are approximate; transitions between periods are in reality more gradual that the manner they are expressed for convenience.

PALEO PERIOD (14,000 - 8,500 BP)

During the Paleo Period, Native Americans began moving into the southeastern portion of North America and into Florida. Most evidence of their presence in Florida can be reliably dated to about 10,000-13,000 BP.

There are no known Paleoindian sites in Lee County. Several are documented from elsewhere in south Florida, including Warm Mineral Springs and Little Salt Springs in Sarasota County (Cockrell and Murphy 1978; Clausen and Gifford 1975), Harney Flats in Hillsborough County (Daniel and Wisenbaker 1987) and the Cutler Fossil Site in Dade County (Carr 1986; Carr 2012).

During this period, the terminal Wisconsian ice age, the climate was probably less extreme, with cooler summers and warmer winters. The climate was also drier, and sea levels were lower (Carbone 1983, Carr 1986, Griffin 1988).

One reason that possible Paleo period sites have not been discovered in Lee County is that the shoreline may have been as much as 100 miles further west due to lower sea levels. Drier conditions may have made the interior very inhospitable, and the shallow estuarine and littoral sites that existed were flooded by post-ice age Holocene sea rises.

Any possible interior sites from the Paleo Period may be unrecognizable due to lack of diagnostic artifacts, low population density, and few permanent camps. These and other factors may help explain the absence to date of identifiable Paleo period sites in Collier and Lee Counties.

ARCHAIC PERIOD (8,500 - 2,500 BP)

The Archaic period reflects a post-Pleistocene shift in adaptation marked by an increase in the seasonal exploitation of a broad spectrum of food resources, a more restricted use of territory due to regional specialization, and more semi-sedentary habitation sites. No ceramics are known until the Late Archaic. During the Archaic, regional specializations became more marked, not only with material culture but also with distinct local utilization of local plant and animal resources.

As mentioned above, there is, as yet, no firm evidence of human presence in southwest Florida during the Paleo period. This apparently is also true for the Early Archaic (8500-7000BP), as there is evidence of an environment too arid to support scrub oak, and the presence of shifting wind formed dunes (Watts 1975, Widmer 1983). No early Archaic sites are known from southwest Florida (Allerton and Carr 1988:14).

By about 6500 BP mesic conditions began to spread, although localized xeric conditions continued (and still exist in some areas) through south Florida. Middle Archaic sites dating from this time are rare, although the Bay West Nursery site (8CR200) in Collier County and the Ryder Pond site (8LL1850) in Lee County near Bonita Springs provide evidence of occupation, as do several sites in southeast Florida. The Bay West site is a Middle Archaic cypress pond cemetery, associated with a lithic scatter. The Ryder Pond site is a similar mortuary pond site surrounded by pine flatwoods (Carr and Heinz 1996). Beriault has also recorded several aceramic shell scatters in coastal sand hills (paleo dunes), some of which may date to the Middle Archaic. Griffin (1988) summarizes evidence indicating that despite the rise of available surface water, brackish estuaries and other major modern landscape features had not formed, and population (or repopulation) was still sparse.

During the Archaic period sea levels began to rise at a fairly rapid rate, estimated at 8.3 cm. per 100 years 6000-3000 BP, and 3.5 cm per 100 years afterwards (Scholl *et al.* 1969), although whether sea levels were steadily rising or oscillating is still unclear (see Griffin 1988; Allerton and Carr 1990 for recent reviews of the literature). Data is somewhat difficult to sort out as sea level rise was accompanied by both shore regression and transgression in places. As conditions became wetter (and warmer) in the interior, cypress swamps and hardwood sub-tropical forests established themselves by about 5000 BP (Carbone 1983, Delcourt and Delcourt 1981).

By late Middle or early Late Archaic times (4000 years BP) there were significant shell mounds and middens on Horrs Island, Marco Island, and elsewhere in the coastal regions, suggesting that the estuary system had been established and was being utilized to provide the subsistence basis for denser populations and semi-sedentary settlements (Morrell

1969; Cockrell 1970). At Useppa Island in Lee County, excavations have provided radiocarbon dates from pre-ceramic shell middens ranging between roughly 4900 BP and 5600 BP, suggesting that the Middle Archaic as well as Late Archaic periods saw a growing dependence on shellfish resources (Milanich *et al*. 1984). There are aceramic coastal sand hill and interior wetland sites as well, but these have not been demonstrated to be Archaic despite some investigators equating aceramic with preceramic. Radiocarbon dates for these sites would clarify this point.

Allerton and Carr (1988) noted that a number of stratified sites in the wet mangrove and marsh areas of the Everglades, as well as on Horrs Island, contain Archaic preceramic horizons, although it is unclear if aceramic was equated with preceramic. Additional supporting evidence of interior use by Archaic peoples will provide a new dimension to the archaeological understanding of Archaic resource utilization. Allerton and Carr point out that if the wet tree islands were initially used by Archaic people, then at least some of the hardwood hammocks in swamp environments were raised in elevation (with subsequent changes in vegetation) due to human activities. Post-Archaic people extensively utilized these hammocks and continued to advance their development as distinct geomorphic features. This is obviously an area where additional archaeological investigations have a potential to contribute to understanding the interaction of geomorphic and cultural evolution in southwest Florida.

Toward the end of the Archaic fiber-tempered pottery appears in southwest Florida, often used as a marker of the Orange Phase, commencing at about 4000 BP, either coincident with or soon after the development of the extensive shell middens. The Late Archaic Orange Phase subsistence strategy is characterized by intensive use of shellfish and marine resources, as well as being marked by an accelerated trend toward regional specializations.

A number of the large shell middens on Marco Island (Cockrell 1970), Horrs Island (Russo n.d.), Cape Haze (Bullen and Bullen 1956), and elsewhere date from this period or earlier, as they contain fiber-tempered ceramics, although there are known aceramic (preceramic?) levels below the Orange Phase deposits that may date to the Middle Archaic. These shell middens are usually capped by deposits from later occupations as well.

FORMATIVE STAGE OR GLADES PERIODS (2500 BP - 500 BP)

The Formative or Glades adaptation, based on hunting, fishing, and the harvesting of shellfish and plants, was similar to the Archaic, but was characterized by increasing specializations in gathering strategies and tool-making. Earlier writers have typed this hunter-gatherer society as primitive or “low-level” (Kroeber 1939). However, there is certainly evidence from the specialization of tools, from the beautifully-executed wood carvings from Key Marco in Collier County and those from Fort Center near Lake Okeechobee (Cushing 1897; Sears 1982), and from the historic accounts of the Calusa hegemony, that the south Florida area had an advanced culture that Goggin (1964) has called a “stratified non-agrarian society.”

The preceding Late Archaic late Orange phase (also known as the transitional phase) was marked by changes in pottery, and terminated with the relatively rapid replacement of fiber-tempered pottery with sand-tempered, limestone-tempered, and chalky "temperless" pottery. It was also characterized by changes in ceramic style and often by reduction in the size of stone projectile points.

The Formative Stage (beginning about 2500 BP) is divided in south Florida into the Glades Periods sequence. Subsistence adaptation is marked by a narrowing spectrum of resource use, as well as continued trends toward regional diversity and ecological specializations, marked in part by the proliferation of inland resource extraction encampments.

Formative Period cultural evolution eventually led to increased political sophistication, perhaps initially of modest dimensions, but culminating in broad regional political alliances and regulation of materials and goods (*i.e.* resources) between the coast and inland areas (Milanich and Fairbanks 1980). By protohistoric and contact times the Calusa were the dominant tribal group, gaining broad political influence and at least partial control over much of south Florida as far north as central Brevard County. Historically, the main Calusa village has been regarded as "Calos" on Mound Key in Estero Bay in Lee County, although 50 to 70 large villages were under direct Calusa control by contact times (Griffin, 1988).

During the Formative Periods, village sites grew to the proportions of large multi-use complexes, particularly along the coast and barrier islands of southwest Florida. Some of the projected intra-site functions of the elements of these complex shellworks were as temples, canals, causeways, temple and platform mounds, courtyards and watercourts. Current research involving the excavating of large contiguous areas of these shell mound complexes is beginning to establish demonstrable uses for the features of these large sites, upon which heretofore were merely speculated (Widmer 1996).

Tidal estuary rivers and inland hammocks along deep water sloughs, marshes, and permanent ponds were seasonally visited for extraction of natural resources, and are now marked by small to relatively large black dirt middens, some of which may have been semi-permanent hamlets. The pine and cypress flatwoods appear to have supported few sites, although areas around Lake Trafford and other rich interior areas developed substantial sites, including sand mounds, and may be more similar to the Okeechobee cultural area than to the coastal cultures.

In 1992, Dickel and Carr excavated a Deptford Period burial mound (the Oak Knoll Site) in the Bonita Bay Tract north of the Imperial River. Exotic trade items and seventy or more human burials were among the material findings. The resulting conclusions and subsequent surveying and testing of the Bonita Bay Shell works (8LL717) suggest social stratification and complexity may extend further back into the past than the Formative period (Dickel and Carr 1992).

Coastal sites (shell middens) reflect a predominate dependence on fish and shellfish, wild plant foods and products, and larger inland game. The inland sites show a greater reliance

on interior resources, including large, medium and small mammals, turtle, small freshwater fish, alligator, snake, frogs, and, sometimes, freshwater shellfish. Interior and coastal resource exchange can be documented by the consistent finds of moderate amounts of marine shell in many interior middens, as well as interior resources in coastal middens.

The Formative Stage (with a nod to Goggin) has been often termed the Glades cultural tradition. Much of this "tradition" is focused on decorated ceramics, the minority in the archaeological record, although the majority of recovered (rim) sherds are plainware. However, despite this, pottery (and its decorations) is usually utilized as the major temporal marker(s) for fitting sites into a temporal framework. Changes in pottery do not represent mere changes in artistic motifs, but reflect inter- and intra-regional trade contacts and outside cultural influences (possibly through exogamy, shifting of populations, and even the through evolution of a culture through time). Whatever the influences, the Glades tradition is continuous from post-Archaic times to contact times.

Despite the fact that exogamy is likely to have been practiced, traders or other specialists probably moved between major cultural areas in small numbers, and genetic flow probably accompanied cultural exchange, although perhaps not on the same scale. This may have increased in later times due to use of traditional obligations of kinship and intermarriage to stabilize alliances that were not codified into a formal legal system.

The current project parcel is situated near the interfaces of three major cultural areas in southwest Florida: the Ten Thousand Island Area, the Caloosahatchee Area and the Lake Okeechobee or Belle Glade Area. It is difficult to assign a precise chronology to the immediate area, though it is likely that proximity to the coast and the lower reaches of the Caloosahatchee River Valley would likely see the greatest influence exerted by the Caloosahatchee subarea.

The Caloosahatchee area's chronology has been defined based on the ceramic sequences found there. Below is a table partially adapted from Susan Lynn White in her analysis of Galt Island ceramics (White 1995) which she adapted from Randolph Widmer's book on the evolution of the Calusa (Widmer 1988):

Table 1: Caloosahatchee Cultural Sequence

Caloosahatchee I (500 BC-AD 700)	Sand tempered plain pottery predominates with Belle Glade Plain absent.
Caloosahatchee II (AD 700-1200)	Appearance of Belle Glade Plain and increase in its use.
Caloosahatchee III (AD 1200-1400)	Appearance of Englewood ceramics and St. John's Check Stamped.
Caloosahatchee IV (AD 1400-1513)	Appearance of Safety Harbor.

Caloosahatchee V (AD 1513-1750)	Appearance of European goods, Mission period aboriginal pottery Tooled, Pinellas Plain-Glades, Laminated/contorted paste.

HISTORICAL PERIOD

By the time of European contact (the first half of the 16th century), the southwest coast of Florida was under the control of a political chiefdom with a broad network of alliances. The Calusa had a rich and ancient cultural tradition without an agricultural base, instead developing social complexity from a base of maritime subsistence. However, direct conflict with Europeans and, more importantly, exposure to European diseases led to the rapid decline of the Calusa. By the mid 1700s their numbers had greatly diminished. The remnants of this once-powerful tribe left south Florida in the 1760s with the Spanish for relocation in Cuba. Others may have become part of the Spanish/Cuban fishing communities who worked the great fishing "ranchos" in the Pine Island Sound region catching and salting fish for export to Cuba. Other groups of Native Americans may have fused with the Creek-derived Seminoles.

In the late 1700s, members of the Creek tribe were forced into Florida from Georgia and Alabama. They were later called Seminoles, possibly derived from the Spanish term "cimmarones." Pressures from colonial (and later) white encroachment on their traditional territories forced them into the Big Cypress and Everglades area by the 1830s. By this time, most of the cultural identity of pre-contact times had been lost, although some of the Calusa subsistence strategies may have been partly adopted by Seminoles. A number of Seminole period sites have been documented on earlier Glades middens. This coincidence may in part reflect the paucity of high land in the interior (Ehrenhard *et al.* 1978, 1979, 1980; Ehrenhard and Taylor 1980; Taylor and Komara 1983; Taylor 1984, 1985). Older midden sites (particularly those called "black dirt" middens) can be rich agriculturally as well as archaeologically, making these foci for historic Seminole gardens and fruit groves.

Seminole periods in south Florida are divided into I (1820-1860), II (1860-1900) and III (1900-1940) (Ehrenhard *et al.* 1978). Post-1940 Seminole camps are designated "Late Seminole" in some reports. These designations reflect the different stages of Seminole migration into south Florida, Seminole displacement and active conflict with the expanding American culture, and the eventual refuge by Seminole remnants in Big Cypress and Everglades regions. Military records, and, in particular, several sketch maps by military personnel done in the 1830s and 1840s and the Ives military map of South Florida (1856) shows evidence of military trails throughout southwest Florida.

TICE AREA LAND USE HISTORY

The area east of southern Ft. Myers was historically an open, unfenced cattle range. Logging of old-growth southern slash pine was conducted by the C.J. Jones Lumber Company and others from ca. 1920s through the 1940s when World War II made timber production in the South a priority. In the 1950s and 1960s, large farms were created in marginally flooded pine flatwood areas. Crops such as tomatoes, bell peppers and even gladiolus were farmed in the mild winter months. In the early 1960s a massive development called Lehigh Acres was platted on several thousand acres of land immediately east of the subject parcel. A series of paved streets totaling several hundred miles were placed in what was then mostly undeveloped woodland. Since that time urban development has slowly but steadily increased in the area, both in Lehigh Acres and eastward from the Fort Myers urban core. The advent of both the Southwest Florida Regional Airport and Florida Gulf Coast University has further spurred rapid growth in the southern Lee County area.

METHODOLOGY

ARCHIVAL REVIEW

Prior to conducting fieldwork, relevant archives and literature were reviewed. This included, but was not limited to, studying the previous archaeological reports for sites in Lee County, reviewing information from the Master Site File in Tallahassee concerning nearby sites, and examining USGS maps of the project area. A review of the Labins database of land surveys also was conducted. In addition, archival aerial photographs from the project area, which could aid in revealing anthropogenic changes to the topography and floral communities were interpreted. A site search with the Florida Division of Historic Resources determined that one previously recorded historic site (8LL2058) lay within one mile of the project parcel.

RESEARCH DESIGN

This Phase I level cultural resource survey of the Tice Street parcel incorporated the use of certain predictive archaeological site models. These models postulate that elevated hammock areas adjacent to wetlands (i.e. sloughs or marsh ponds) and elevated sand hill features are medium- to high-probability areas for being associated with prehistoric archaeological sites. These features and anomalies can be identified by examining vintage aerial photographs taken prior to modern development. The elevational information on the Fort Myers Quadrangle map for the area was used. It was determined that overall, the project parcel had a low probability for containing prehistoric archaeological sites, based on the apparent homogeneity of slash pine/saw palmetto and pond cypress communities observed on 1944 aerial imagery. However, four potential targets were identified on the 1953 aerial as potentially being of higher probability, including one linear, ditch-like historic anomaly (Figure 9).

FIELDWORK

The project parcel was assessed by pedestrian survey and subsurface testing. Shovel tests were dug across the parcel at 100m intervals along four east-west transects. Tighter interval judgmental testing was conducted in the target areas. Positive shovel tests were delineated at 10m intervals in cardinal directions until a negative shovel test was reached.

All test holes were 50cm in diameter and dug to a one meter depth. All sediments were screened through ¼”-mesh hardware cloth and all cultural materials were collected. Shovel test forms were completed and a handheld GPS unit was used to record the location of all test holes and surface finds.

COLLECTIONS

Recovered cultural materials were bagged in self-sealing bags. Field notes and maps repose at the AHC offices.

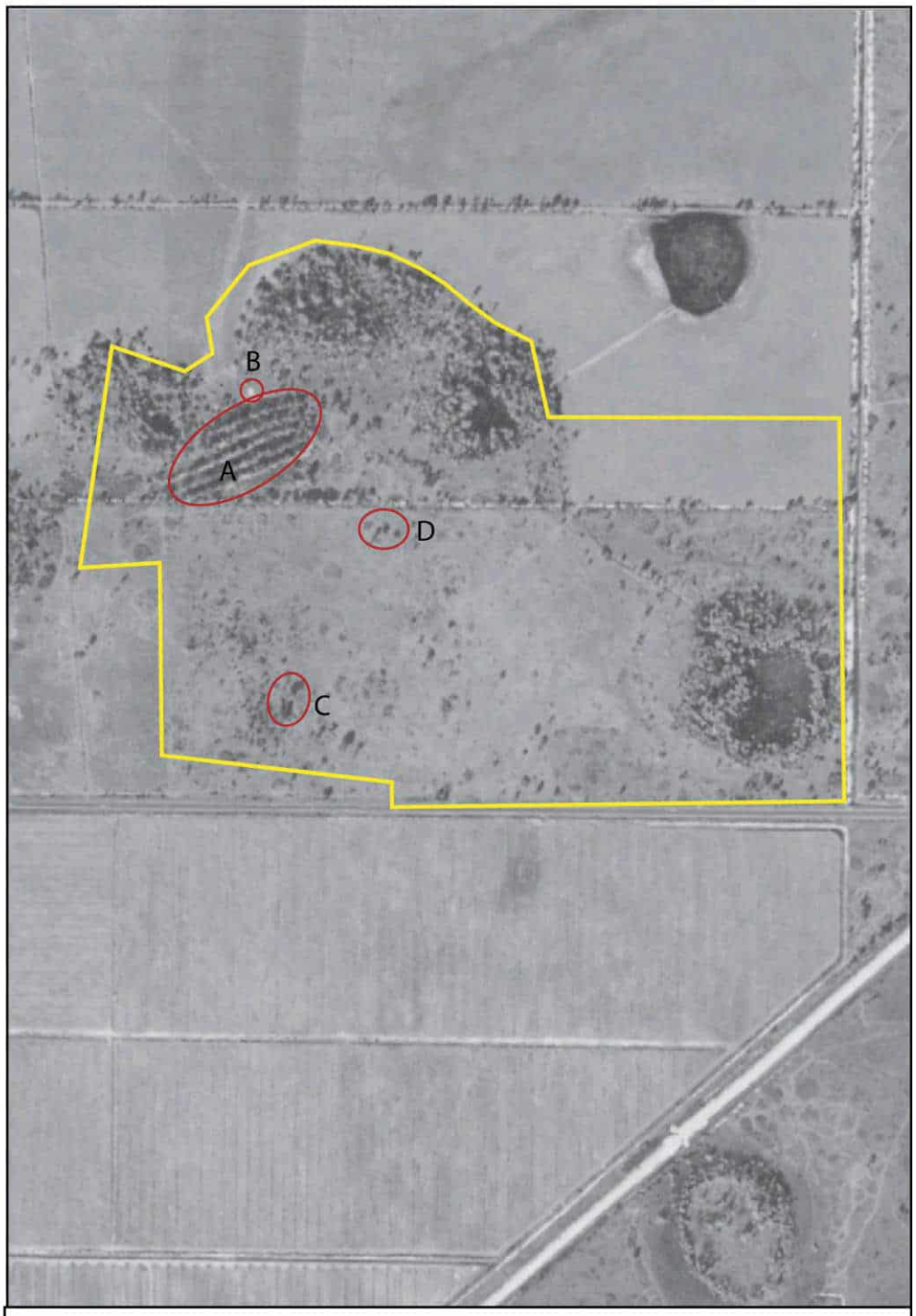


Figure 9. 1953 aerial photograph showing identified targets, and potential medium probability areas.

DCI2026-00014 Lee County DigEplan Additional Info Dated 08-21-2026

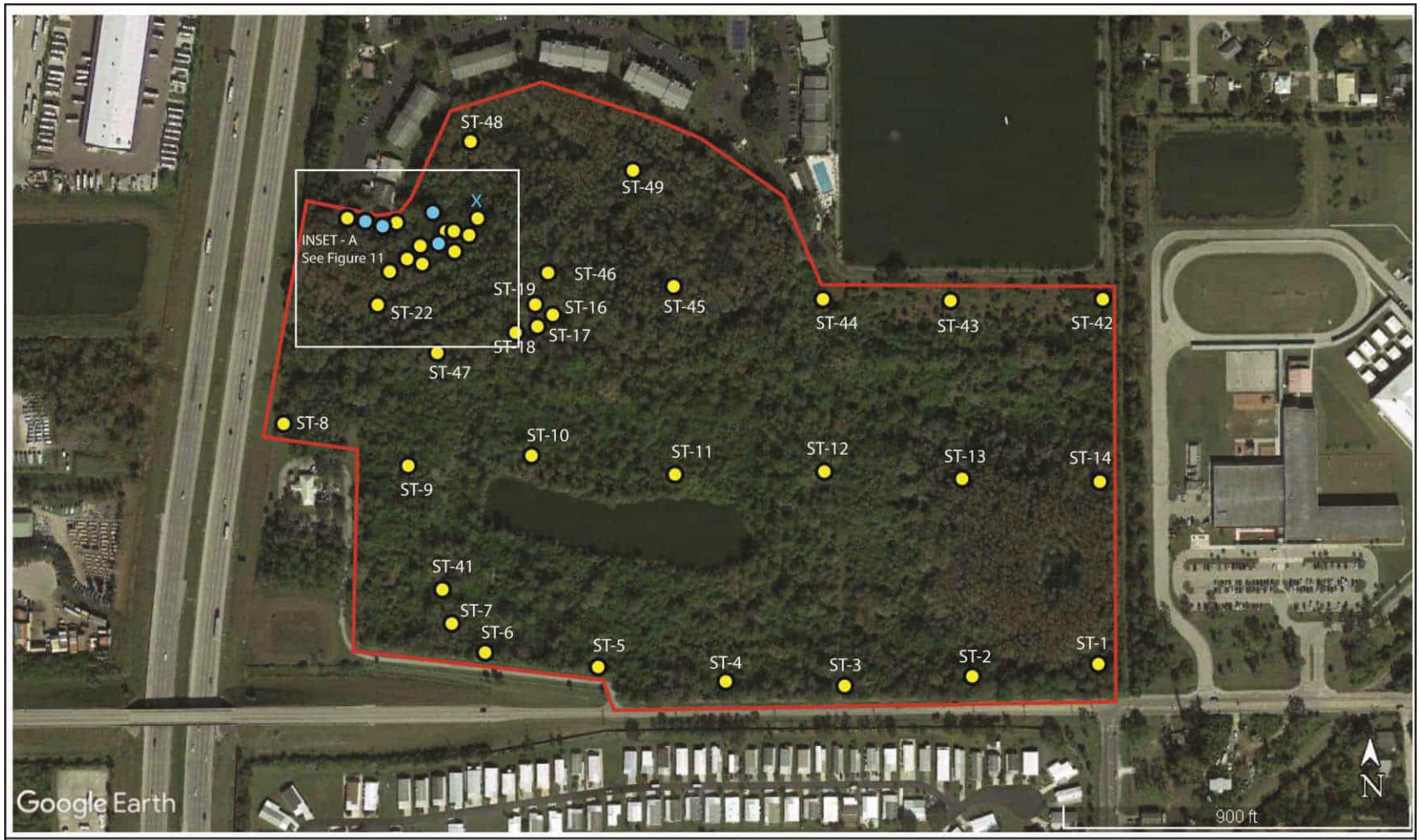


Figure 10. 2019 color aerial photograph of the project parcel showing shovel test locations.

= Negative shovel test
= Positive shovel test (historic)
X = Surface find (historic)

0 225 450 900 Feet
0 68 137 274 Meters

DCI2026-00014 Lee County DigEplan Additional Info Dated 08-21-2026

SITE SUMMARY

Site Name:	Tice Street
Site Number:	8LL2822
Location:	Township 42S, Range 25E, Section 3
Environmental Setting:	Historic slash pine/saw palmetto flatwoods
Site Type:	Farmstead / refuse scatter
Site Function:	Agriculture
Description:	This site consists of an area of historic refuse adjacent to six deep parallel ditches first visible on the 1944 aerial photograph (Figure 3). The scatter of historic artifacts contains a concentration of early to mid 20th century glass, metal and other refuse. The site area is about 100m by 50m.
Chronology:	Historic: 1920s-1930s
Collections:	Historic refuse: enamelware kettle, bottle glass, iron crowbar
Ownership:	Private
Preservation Quality:	Fair
Significance:	The site is not eligible for listing in the NRHP.

DCI2026-00014 Lee County DigEplan Additional Info Dated 08-21-2026

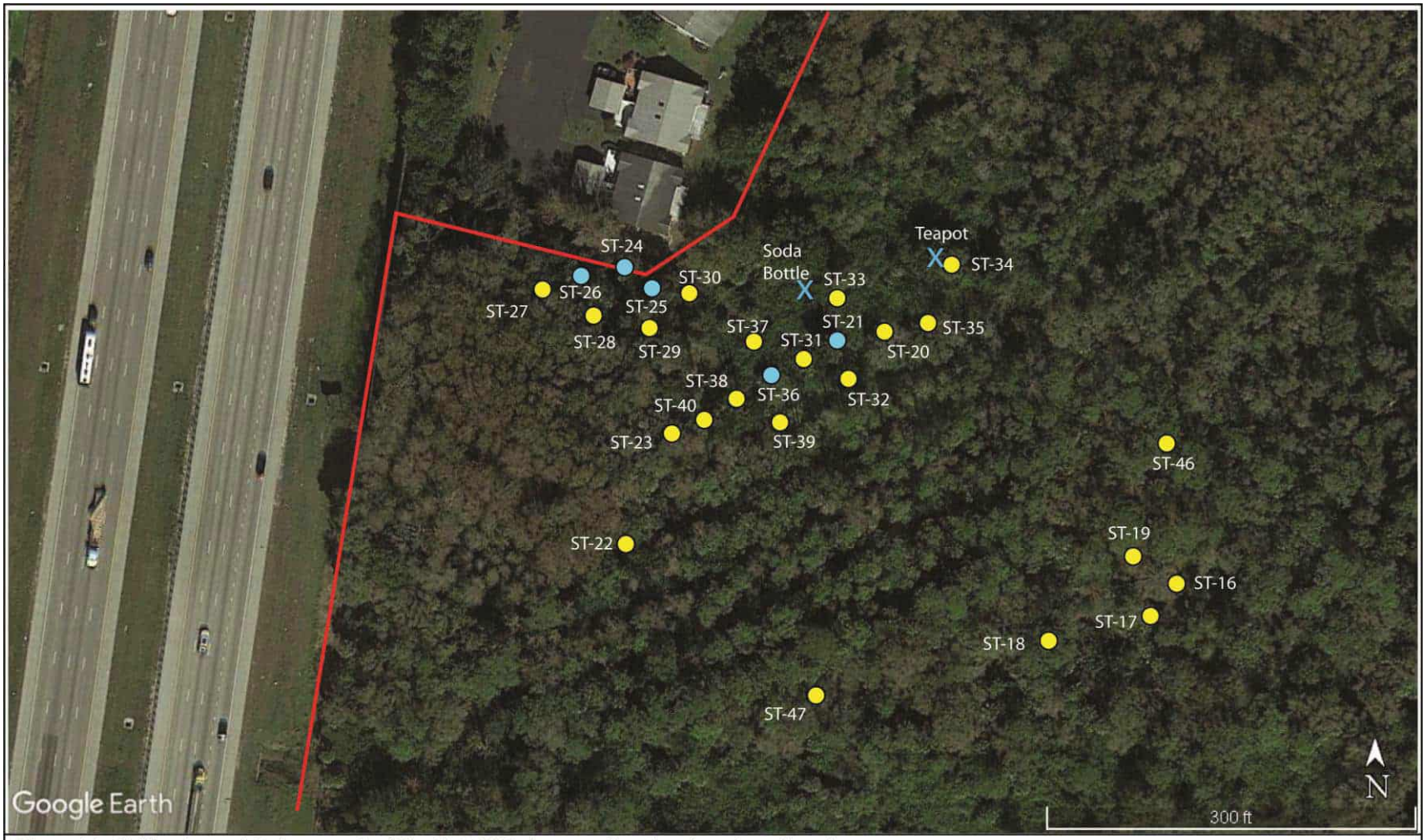


Figure 11. 2019 color aerial photograph of the 8LL2822 site area showing shovel test locations.

= Negative shovel test
= Positive shovel test (historic)
X = Surface find (historic)

0 75 150 300 Feet
0 23 46 91 Meters



Figure 12. Looking down the northernmost of the historic ditches, near positive shovel tests 21, 36 - View NE



Figure 13. Looking down southernmost of the ditches - view NE.



Figure 14. Enamelware kettle / teapot found on the surface near ST 34.



Figure 15. Miscellaneous iron tools and artifacts from ST 21.



Figure 16. Small oak hammock to the northwest of the rows, with ST25 being dug.

RESULTS AND CONCLUSIONS

A phase I cultural resource assessment of the Tice Street parcel resulted in documenting one historic site, 8LL2822. A total of 49 systematic and judgmental shovel tests were dug across the parcel (Figure 10). Twenty-one tests were dug along four low probability transects at 100m intervals. The remaining 28 tests were dug either judgmentally in possible medium probability areas or as delineations of positive shovel tests. The overall parcel area was determined to be of low probability for prehistoric archaeological sites based on the absence of elevated hammocks adjacent to wetlands. A TRS search with the Florida Division of Historic Resources indicated that one archaeological site is recorded within one mile of the project parcel.

Four medium probability areas were identified based on review of historic aerial photographs (Figure 9). Areas C and D were tested, but were negative for cultural material. Both targets were identified on the ground as pine and laurel oak flats, however the small target anomalies could not be readily discerned from the surrounding area vegetation.

Target areas A and B were identified in the northwestern part of the parcel, abutting the wetlands. Target A was identified as a grove-like anomaly, and Target B as a nearby light sandy anomaly. A faint trail coming from the north can be seen leading to target B, and also extending to the east and southeast of the trenches. The target B area yielded two positive shovel tests and two surface finds, with the most materials coming from ST 21. The two positive tests were delineated in cardinal directions, but all delineations were negative.

The associated six deep parallel ditches (Target A) are likely associated with agricultural activity. This area is seen in a 1944 historic aerial photograph, was first thought to be row agriculture, but based on this assessment it was considered that the area may have been used for quarrying limestone. The rows average ~10m wide and 2m deep (Figures 12, 13). No shovel tests could be dug within the rowed area due to the large amount of soil which had been displaced. One historic coke bottle was found on the surface within the quarried area.

The white sandy patch visible on the aerials (Target B), was likely contemporaneous with rows, based on the heavy ferrous hardware and tools found at that location. A small live oak hammock was observed just to the northwest of Targets A and B (Figure 16). The hammock had an organic loam at the surface (0-15 cmbs) overlying a grey sand context (15-30 cmbs) and characteristic high limestone bedrock at 30+ cmbs. Shovel tests 24-26 were placed in the hammock and were positive for ferrous metal debris and fragmentary faunal bone.

Site 8LL2822 is characterized as a historic refuse scatter (ca 1920s-1930s) likely associated with a small farmstead, and containing iron machinery, tools, a kettle, a glass bottle, and unidentifiable oxidized iron fragments (Figure 15).

It is the consultant’s opinion that Site 8LL2822 is not eligible for listing in the NRHP, based on available data. It is also the consultant's opinion that there are no other archaeological or historical sites considered eligible for listing in the NRHP on the subject parcel. However, if cultural materials are uncovered during development the project archaeologist should be notified. In the event that human remains are uncovered, the provisions of Statute 872.05 will apply.

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APPENDIX I: FLORIDA SURVEY LOG

Ent D (FMSF only) _____

Survey Log Sheet

Florida Master Site File
Version 5.0 3/19

Survey # (FMSF only) _____

Consult *Guide to the Survey Log Sheet* for detailed instructions.

Manuscript Information

Survey Project (name and project phase)
Tice Street Phase I 2020.63

Report Title (exactly as on title page)
A Phase I Cultural Resource Assessment of the Tice Street Parcel,Lee County, Florida

Report Authors (as on title page)
1. Carr, Robert S.
2. Noe, Alan
3. White, John Wesley
4. Beriault, John G.

Publication Year 2020 **Number of Pages in Report** (do not include site forms) _____

Publication Information (Give series, number in series, publisher and city. For article or chapter, cite page numbers. Use the style of *American Antiquity*.)
AHC Technical Report #1279

Supervisors of Fieldwork (even if same as author) Names Robert S. Carr

Affiliation of Fieldworkers: Organization Archaeological & Historical Conservancy, Inc. City Davie, Florida

Key Words/Phrases (Don't use county name, or common words like *archaeology*, *structure*, *survey*, *architecture*, *etc.*)
1. Tice
2. Billy Creek
3. Caloosahatchee River
4. _____
5. _____
6. _____
7. _____
8. _____

Survey Sponsors (corporation, government unit, organization, or person funding fieldwork)
Name Habitat for Humanity of Lee County Organization _____
Address/Phone/E-mail _____

Recorder of Log Sheet John G. Beriault **Date Log Sheet Completed** 5-12-2020

Is this survey or project a continuation of a previous project? ☒No ☐Yes: **Previous survey #s (FMSF only)** _____

Project Area Mapping

Counties (select every county in which field survey was done; attach additional sheet if necessary)
1. Lee
2. _____
3. _____
4. _____
5. _____
6. _____

USGS 1:24,000 Map Names/Year of Latest Revision (attach additional sheet if necessary)
1. Name FORT MYERS Year 1991
2. Name _____ Year _____
3. Name _____ Year _____
4. Name _____ Year _____
5. Name _____ Year _____
6. Name _____ Year _____

Field Dates and Project Area Description

Fieldwork Dates: Start 5-6-2020 End 5-10-2020 **Total Area Surveyed** (fill in one) _____ hectares 60.33 acres
Number of Distinct Tracts or Areas Surveyed 1
If Corridor (fill in one for each) **Width:** _____ meters _____ feet **Length:** _____ kilometers _____ miles

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Phone 850.245.6440, Fax 850.245.6439, Email: SiteFile@dos.myflorida.com

Page 2 **Survey Log Sheet** Survey #_____

Research and Field Methods

Types of Survey (select all that apply): ☒archaeological ☐architectural ☐historical/archival ☐underwater ☐damage assessment ☐monitoring report ☐other(describe): _____

Scope/Intensity/Procedures

systematic/judgmental shovel testing over entire parcel

Preliminary Methods (select as many as apply to the project as a whole)

☒Florida Archives (Gray Building)	☐library research- *local public*	☐local property or tax records	☒other historic maps	☐LIDAR
☐Florida Photo Archives (Gray Building)	☐library-special collection	☐newspaper files	☒soils maps or data	☐other remote sensing
☒Site File property search	☐Public Lands Survey (maps at DEP)	☒literature search	☐windshield survey	
☒Site File survey search	☐local informant(s)	☐Sanborn Insurance maps	☒aerial photography	

☐other (describe): _____

Archaeological Methods (select as many as apply to the project as a whole)

☐Check here if **NO** archaeological methods were used.

☐surface collection, controlled	☐shovel test-other screen size	☐block excavation (at least 2x2 m)	☐metal detector
☒surface collection, **un**controlled	☐water screen	☐soil resistivity	☐other remote sensing
☒shovel test-1/4"screen	☐posthole tests	☐magnetometer	☐pedestrian survey
☐shovel test-1/8" screen	☐auger tests	☐side scan sonar	☐unknown
☐shovel test 1/16"screen	☐coring	☐ground penetrating radar (GPR)	
☐shovel test-unscreened	☐test excavation (at least 1x2 m)	☐LIDAR	

☐other (describe): _____

Historical/Architectural Methods (select as many as apply to the project as a whole)

☒Check here if **NO** historical/architectural methods were used.

☐building permits	☐demolition permits	☐neighbor interview	☐subdivision maps
☐commercial permits	☐windshield survey	☐occupant interview	☐tax records
☐interior documentation	☐local property records	☐occupation permits	☐unknown

☐other (describe): _____

Survey Results

Resource Significance Evaluated? ☒Yes ☐No

Count of Previously Recorded Resources 0 **Count of Newly Recorded Resources** 1

List Previously Recorded Site ID#s with Site File Forms Completed (attach additional pages if necessary)

List Newly Recorded Site ID#s (attach additional pages if necessary)

LL2822

Site Forms Used: ☒Site File Paper Forms ☐Site File PDF Forms

REQUIRED: Attach Map of Survey or Project Area Boundary

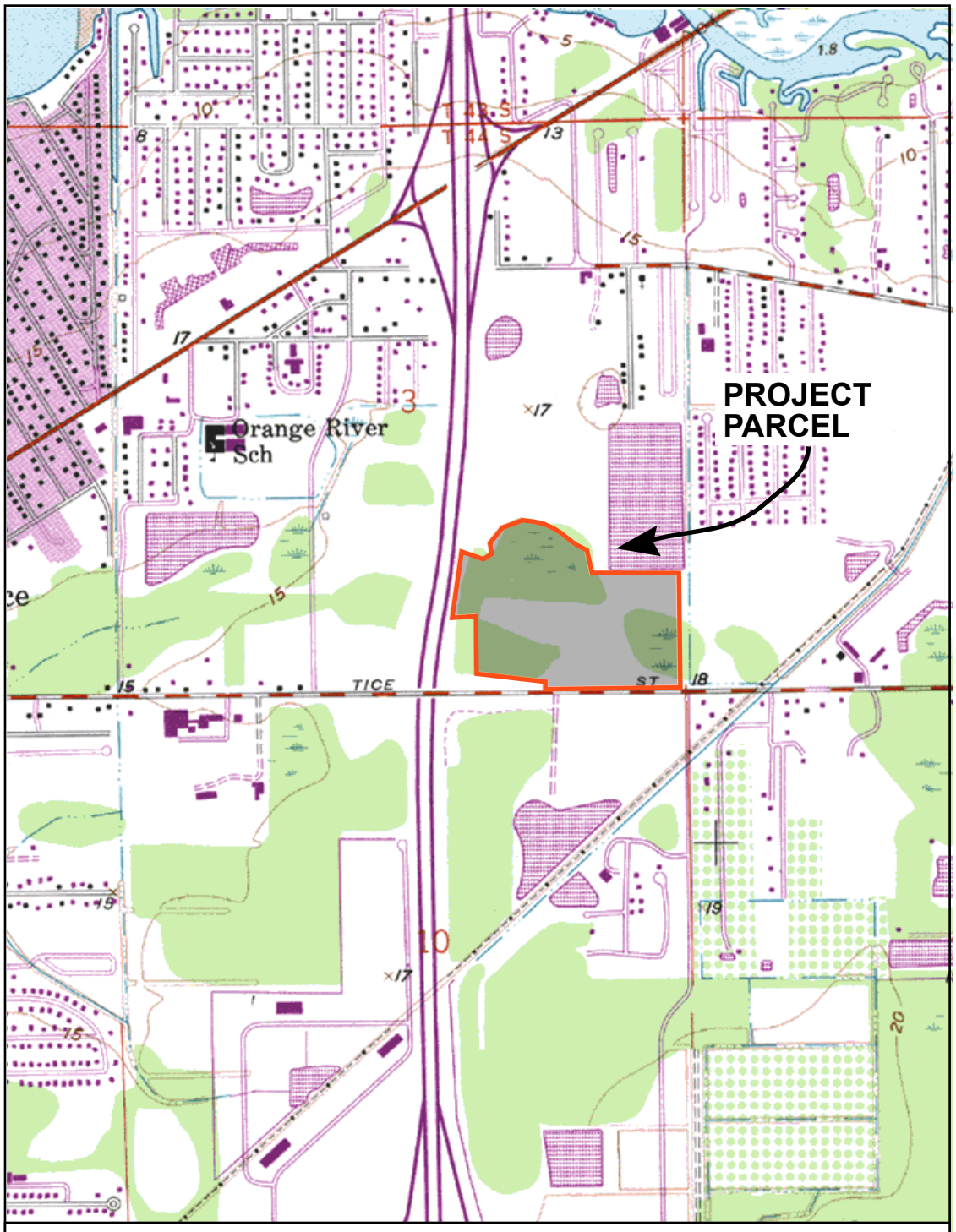
SHPO USE ONLY **SHPO USE ONLY** **SHPO USE ONLY**

Origin of Report: ☐872 ☐Public Lands ☐UW ☐1A32 # _____ ☐Academic ☐Contract ☐Avocational ☐Grant Project # _____ ☐Compliance Review: CRAT # _____

Type of Document: ☐Archaeological Survey ☐Historical/Architectural Survey ☐Marine Survey ☐Cell Tower CRAS ☐Monitoring Report ☐Overview ☐Excavation Report ☐Multi-Site Excavation Report ☐Structure Detailed Report ☐Library, Hist. or Archival Doc ☐Desktop Analysis ☐MPS ☐MRA ☐TG ☐Other: _____

Document Destination: Plottable Projects **Plotability:** _____

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USGS Map of the Tice Street parcel.

N

TOWNSHIP 44S, RANGE 25E, SECTION 3

USGS Map: FORT MYERS, REV. 1991

0	750	1500	3000 Feet
0	270	450	900 Meters

APPENDIX II: FLORIDA SITE FORM – 8LL2822

Page 1

☒Original
☐Update

ARCHAEOLOGICAL SITE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Consult *Guide to Archaeological Site Form* for detailed instructions

Site # LL02822
Field Date 5-10-2020
Form Date 5-12-2020
Recorder #

Site Name(s) Tice Street
Multiple Listing (DHR only)
Project Name Tice Street Phase I 2020.63
Survey # (DHR only)
Ownership: ☒private-profit ☐private-nonprofit ☐private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

USGS 7.5 Map Name FORT MYERS USGS Date 1991 Plat or Other Map
City/Town (within 3 miles) Fort Myers In City Limits? ☐yes ☒no ☐unknown County
Township 44S Range 25E Section 3 ¼ section: ☐NW ☐SW ☒SE ☐NE Irregular-name:
Township Range Section ¼ section: ☐NW ☐SW ☐SE ☐NE
Landgrant Tax Parcel #
UTM Coordinates: Zone ☐16 ☐17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: Y: Coordinate System & Datum
Address / Vicinity / Route to:

NE corner of intersection of Interstate 75 and Tice Street

Name of Public Tract (e.g., park)

TYPE OF SITE (select all that apply)

SETTING

☒Land (*terrestrial*)
☐Lake/Pond (*lacustrine*)
☐River/Stream/Creek (*riverine*)
☐Tidal (*estuarine*)
☐Saltwater (*marine*)
☐Wetland (*palustrine*)
☐usually flooded
☐usually dry
☐Cave/Sink (*subterranean*)
☐terrestrial
☐aquatic

STRUCTURES OR FEATURES

☐log boat
☒agric/farm building
☐burial mound
☐building remains
☐cemetery/grave
☐dump/refuse
☐earthworks (historic)
☐fort
☐midden
☐mill
☐mission
☐mound, nonspecific
☐plantation
☐platform mound
☐road segment
☐shell midden
☐shell mound
☐shipwreck
☐subsurface features
☐surface scatter
☐well

FUNCTION

☐campsite
☐extractive site
☐habitation (prehistoric)
☐homestead (historic)
☒farmstead
☐village (prehistoric)
☐town (historic)
☐quarry (prehistoric)

Other Features or Functions (Choose from the list or type a response.)
1. 2.

CULTURE PERIODS (select all that apply)

ABORIGINAL

☐Alachua
☐Archaic (nonspecific)
☐Archaic, Early
☐Archaic, Middle
☐Archaic, Late
☐Belle Glade
☐Cades Pond
☐Caloosahatchee
☐Deptford
☐Englewood
☐Fort Walton
☐Glades (nonspecific)
☐Glades I
☐Glades II
☐Glades III
☐Hickory Pond
☐Leon-Jefferson
☐Malabar I
☐Malabar II
☐Manasota
☐Mississippian
☐Mount Taylor
☐Norwood
☐Orange
☐Paleoindian
☐Pensacola
☐Perico Island
☐Safety Harbor
☐St. Augustine
☐St. Johns (nonspecific)
☐St. Johns I
☐St. Johns II
☐Santa Rosa
☐Santa Rosa-Swift Creek
☐Seminole (nonspecific)
☐Seminole: Colonization
☐Seminole: 1st War To 2nd
☐Seminole: 2nd War To 3rd
☐Seminole: 3rd War & After
☐Swift Creek (nonspecific)
☐Swift Creek, Early
☐Swift Creek, Late
☐Transitional
☐Weeden Island (nonspecific)
☐Weeden Island I
☐Weeden Island II
☐Prehistoric (nonspecific)
☐Prehistoric non-ceramic
☐Prehistoric ceramic

NON-ABORIGINAL

☐First Spanish 1513-99
☐First Spanish 1600-99
☐First Spanish 1700-1763
☐First Spanish (nonspecific)
☐British 1763-1783
☐Second Spanish 1783-1821
☐American Territorial 1821-45
☐American Civil War 1861-65
☐American 19th Century
☒American 20th Century
☐American (nonspecific)
☐African-American

Other Cultures (Choose from the list or type a response. For historic sites, give specific dates.)
1. 3.
2. 4.

OPINION OF RESOURCE SIGNIFICANCE

Potentially eligible individually for National Register of Historic Places? ☐yes ☒no ☐insufficient information
Potentially eligible as contributor to a National Register district? ☐yes ☒no ☐insufficient information
Explanation of Evaluation (required if evaluated; use separate sheet if needed)

The site lacked distinguishing significant features or cultural material. No historic documentation on the site could be found.

Recommendations for Owner or SHPO Action

No further action

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date ☐Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info Date Init. KEEPER – Determined eligible: ☐yes ☐no Date NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

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ARCHAEOLOGICAL SITE FORM

Site #8 LL02822

FIELD METHODS (select all that apply)

SITE DETECTION			SITE BOUNDARY		
☐no field check	☒exposed ground	☐screened shovel	☐bounds unknown	☐remote sensing	☐unscreened shovel
☒literature search	☐posthole tests	☒screened shovel-1/4"	☐none by recorder	☐exposed ground	☒screened shovel
☐informant report	☐auger tests	☐screened shovel-1/8"	☐literature search	☐posthole tests	☐block excavations
☐remote sensing	☐unscreened shovel	☐screened shovel-1/16"	☐informant report	☐auger tests	☐estimate or guess

Other methods; number, size, depth, pattern of units; screen size (attach site plan)

SITE DESCRIPTION

Extent/Size (m^2) 10,000 Depth/stratigraphy of cultural deposit (describe below)

0-35cmbs

Temporal Interpretation - Components (check one): ☒single component ☐multiple component ☐uncertain

Describe each occupation in plan (refer to attached large scale map) and stratigraphically. Discuss temporal and functional interpretations:

Historic 20th century ca.1920s to 1930s

Integrity - Overall disturbance: ☐none seen ☒minor ☐substantial ☐major ☐redeposited ☐destroyed-**document!** ☐unknown

Disturbances / threats / protective measures

Surface collection: area collected _____ m^2 # collection units_____ | Excavation: # noncontiguous blocks _____

ARTIFACTS

Total Artifacts #_____ Ocount Oestimate | Surface #_____ | Subsurface #_____

COLLECTION SELECTIVITY

☐unknown ☐unselective (all artifacts) ☒selective (some artifacts) ☐mixed selectivity

SPATIAL CONTROL

☐uncollected ☐general (not by subarea) ☐unknown ☐controlled (by subarea) ☐variable spatial control ☐other (describe in comments below)

ARTIFACT CATEGORIES and DISPOSITIONS

S - Glass
S - Metal

select a disposition from the list below for each artifact category selected at left

A - category always collected
S - some items in category collected
O - observed first hand, but not collected
R - collected and subsequently left at site
I - informant reported category present
U - unknown

Artifact Comments

DIAGNOSTICS (type or mode, and frequency: e.g., *Suwanee ppk, heat-treated chert, Deptford Check-stamped, ironstone/whiteware*)

1. Coca Cola Bottle	N= 1	4.	N=	7.	N=
2. Enamelware kettle	N= 1	5.	N=	8.	N=
3.	N=	6.	N=	9.	N=

ENVIRONMENT

Nearest fresh water: Type Pond < 5 acres Name cypress pond Distance from site (m) 200

Natural community STRAND SWAMP Topography Floodplain Elevation: Min 4 m Max 5 m

Local vegetation pine/cypress flatwoods and cypress strand dome

Present land use uncleared

SCS soil series _____ Soil association _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type All materials at one location Maintaining organization Archaeological & Historical Conservancy, Inc.
Document description _____ File or accession #'s _____

2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

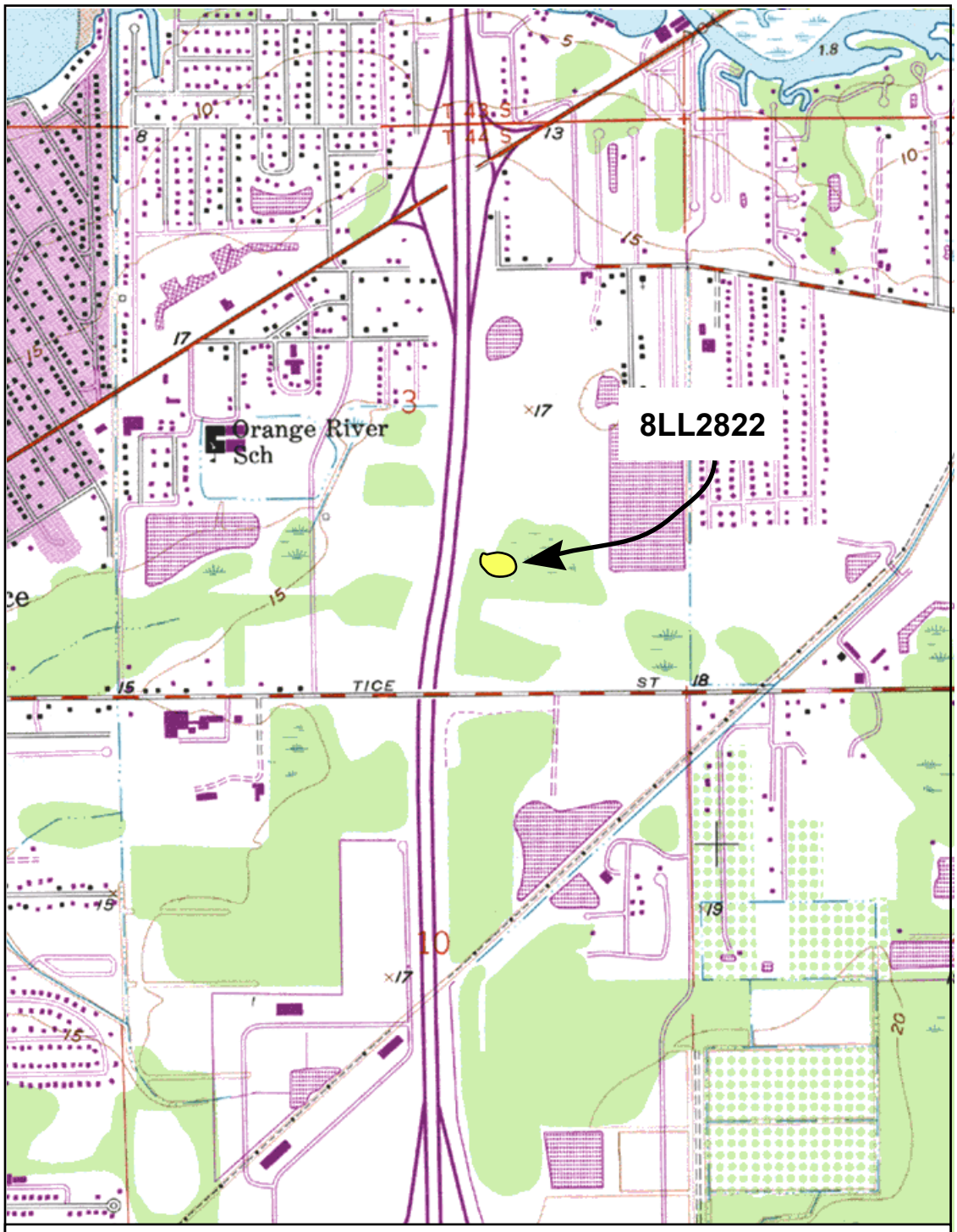
RECORDER & INFORMANT INFORMATION

Informant Information: Name _____
Address / Phone / E-mail _____

Recorder Information: Name John G. Beriault Affiliation Archaeological & Historical Conservancy, Inc.
Address / Phone / E-mail 4800 SW 64th Avenue Suite 107, Davie, FL 33314 954-792-9776 archlgcl@bellsouth.net

Required Attachments

❶ **PHOTOCOPY OF 7.5' USGS QUAD MAP WITH SITE BOUNDARIES MARKED *and* SITE PLAN**
Plan at 1:3,600 or larger. Show boundaries, scale, north arrow, test/collection units, landmarks and date.



USGS Map the location of site 8LL2822.

N

TOWNSHIP 44S, RANGE 25E, SECTION 3

USGS Map: FORT MYERS, REV. 1991

0	750	1500	3000 Feet
0	270	450	900 Meters

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APPENDIX C
2026 GENERAL PURPOSE PROTECTED SPECIES SURVEY



TICE INDUSTRIAL PARK

Protected Species Survey

FORT MYERS, FLORIDA 33912
SECTION 03, TOWNSHIP 44, RANGE 25 EAST

Prepared For:

Earth Tech Enterprises
c/o Chris Gehrig
6180 Federal Court
Fort Myers, FL 33905

Prepared By:

Earth Tech Environmental, LLC
10600 Jolea Avenue
Bonita Springs, FL 34135
239.304.0030
www.eteflorida.com

April 23, 2026

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Vicinity Map

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Crested Caracara Map

Florida Black Bear Map

Florida Bonneted Bat Map

Florida Panther Map

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1.0 INTRODUCTION

Earth Tech Environmental (ETE) conducted an assessment for protected species on the property referred to as Tice Environmental Park (Subject Property) prior to development. The assessment included a desktop review and field visit to evaluate the Subject Property for the potential presence and utilization of protected species based on the Florida Land Use, Cover and Forms Classification System (FLUCCS; FDOT, 1999). The field assessment occurred on March 23, 2026. A Protected Species Assessment was conducted in September 2019 by DexBender and did not identify any protected species on the property.

Under the Endangered Species Act of 1973, it is unlawful to "take" (harass, harm, capture, kill, etc.) a federally or state listed threatened or endangered species (16 U.S.C. 1531-1544). For the purposes of this report, protected species include federally and state listed threatened, endangered and special concern plant and animal species.

2.0 PROJECT LOCATION

The Subject Property consists of one parcel (STRAP # 03-44-25-L3-00008.0000) located in Lee County, Florida. The Subject property is located in the northeast quadrat of I-75 and Tice Street, approximately 0.90 miles south of Palm Beach Boulevard. According to the property boundary obtained from Earth Tech Enterprises, the Subject Property totals approximately 59.85 acres. See Appendix A for a Location Map and Aerial Map.

3.0 SPECIES SURVEY METHODS & MATERIALS

The species survey was conducted in accordance with the Lee County Administrative Code AC-13-10, specifically using the Endangered Species Survey Methodology (ESSM) as outlined by Southern Biomes and approved by Lee County. As outlined in the methodology, existing vegetation communities or land uses on the Subject Property were delineated on the most recent aerial photographs available (Lee County 2025) and designated a FLUCCS code (see Appendix A for a FLUCCS Map). The resulting FLUCCS codes were cross-referenced with a list of protected plants and animal species obtained from the following publications:

- Florida's Official Endangered and Threatened Species List, October 2025 (FWC, 2025).
- Lee County Protected Species List, April 20, 1994 (LCAC, 1994).
- Notes on Florida's Endangered and Threatened Plants, 2010 (FDACS, 2010).

During the field visit, each FLUCCS community was searched for protected species or signs of protected species. A meandering strip census survey methodology was utilized as described by the ESSM. This was accomplished using a series of meandering pedestrian transects spaced approximately 25 feet apart to achieve approximately 80% overall coverage throughout each vegetation community. If necessary, transect integrity was maintained using a handheld Global Positioning System (GPS) device in track mode. Signs or sightings of all species were recorded, and any associated nests, burrows, or tree cavities were flagged in the field and marked by GPS using a Trimble R1 GNSS Receiver for sub-meter accuracy.

Based on the habitat types identified on the Subject Property, particular attention was paid to the presence or assumed absence of protected species such as the Big Cypress fox squirrel (*Sciurus niger avicennia*) and gopher tortoise (*Gopherus polyphemus*).

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4.0 EXISTING SITE CONDITIONS

The Subject Property is vacant and undeveloped and contains a variety of habitats including forested uplands and wetlands and a lake (Other Surface Waters [OSWs]). A linear utilities easement is found along the eastern property boundary, as well as a ditch running north to south just east of the property boundary. The property is fenced along the western and southern boundaries. Access to the site is via a gate accessing an unpaved/somewhat unmaintained trail in the south-eastern portion of the property along Tice Street. See Appendix A for an Aerial Map.

The Subject Property has the following surrounding land uses:

North: Residential/Lake
East: Educational
South: Residential
West: I-75/Commercial

Table 1 lists the FLUCCS communities identified on the Subject Property. The community descriptions correspond to the FLUCCS Map included in Appendix A. See the FLUCCS Handbook for definitions (FDOT, 1999). A significant factor in mapping vegetative associations and local habitats is the invasion of exotic and invasive plant species. The Florida Invasive Species Council (FISC) provides a list of Category I and II invasive exotic plant species (FISC, 2025). Category I species are altering native plant communities by displacing native species, changing community structures or ecological functions, or hybridizing with natives. Category II species are increasing in abundance or frequency but have not yet altered Florida plant communities (FISC, 2025). These Category I and II plant species such as melaleuca (*Melaleuca quinquenervia*), earleaf acacia (*Acacia auriculiformis*), Brazilian pepper (*Schinus terebinthifolia*), Australian pine (*Casuarina equisetifolia*), and Caesarweed (*Urena lobata*), are collectively referred to as *exotics* in this report. Modifiers, or E- designators, are appended to the FLUCCS codes to indicate the approximate density of exotic vegetation in the canopy, mid-story and groundcover strata.

TABLE 1. FLUCCS COMMUNITIES WITHIN THE SUBJECT PROPERTY

FLUCCS CODE	DESCRIPTION	ACREAGE
411D-E3	Disturbed Pine Flatwoods (51-75% Exotics)	1.28
422	Brazilian pepper	26.05
427D-E4	Disturbed Live Oak (>75% Exotics)	9.01
510	Ditches	1.20
619	Exotic Wetland Hardwoods	2.26
621-E3	Cypress (51-75% Exotics)	15.39
740	Disturbed Lands	1.79
742	Borrow Pit	2.86
	Site Total:	**59.85**

E1 = Exotics <25% of total cover
E2 = Exotics 26-50% of total cover
E3 = Exotics 51-75% of total cover
E4 = Exotics <76% of total cover

FLUCCS COMMUNITY DESCRIPTIONS
* = exotic species

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FLUCCS 411D-E3, Disturbed Pine Flatwoods (51-75% Exotics)

This community is found in the southwestern portion of the Subject Property. Canopy vegetation consists primarily of live oak (*Quercus virginiana*), laurel oak (*Quercus laurifolia*), slash pine (*Pinus elliottii*), cabbage palm (*Sabal palmetto*), and *Java plum (*Syzygium cumini*). Mid-story is virtually absent except along the southern boundary, which contains abundant *earleaf acacia (*Acacia auriculiformis*). Groundcover consists primarily of greenbrier (*Smilax* spp.).

FLUCCS 422, Brazilian Pepper

This community is found throughout the majority of the southern portion of the Subject Property, and in the northeast portion, and is dominated almost entirely by *Brazilian pepper (*Schinus terebinthifolia*) at all strata.

FLUCCS 427D-E4, Disturbed Live Oak (>75% Exotics)

This community is found in the central portion of the Subject Property. Canopy vegetation consists primarily of live oak, laurel oak, cabbage palm, *earleaf acacia, and *Brazilian pepper, with lesser amounts of slash pine, myrsine (*Myrsine cubana*), and *Java plum. Mid-story is largely absent. Groundcover consists of high levels of greenbrier with lesser amounts of cabbage palm.

FLUCCS 510, Ditches

This community is found in the northwestern portion of the Subject Property and consists of five deep ditches approximately 300-500 feet long. The ditches are vegetated, especially along the berms. The canopy consists of live oak, laurel oak, cabbage palm, bald cypress, *Java plum, earleaf acacia, and *Brazilian pepper. Mid-story cover is minimal and consists of similar species. Ground cover is minimal and consists of greenbriar, Caesarweed (Urena lobata), and *earleaf acacia.

FLUCCS 619, Exotic Wetland Hardwoods

This community is found in the northwestern and eastern-central portions of the Subject Property. Canopy consists of bald cypress (*Taxodium distichum*), laurel oak, cabbage palm, *Java plum, and *melaleuca (*Melaleuca quinquenervia*). Mid-story is minimal and consists of similar species. High levels of exotic vegetation are present. Ground cover consists of greenbrier.

FLUCCS 621-E3, Cypress (51-75% Exotics)

This community is found in the northern, northwestern, and southeastern portions of the Subject Property. Canopy consists of large bald cypress and *Brazilian pepper with minimal Carolina willow (*Salix caroliniana*) and laurel oak. Mid-story consists of pond apple (*Annona glabra*) with minimal buttonbush (*Cephalanthus occidentalis*). Groundcover consists of swamp fern (*Telmatoblechnum serrulatum*), minimal alligator flag (*Thalia geniculata*), pickerelweed (*Pontederia cordata*), and abundant *aquatic soda apple (*Solanum tampicense*), with *American evergreen (*Syngonium podophyllum*) present in the northern communities.

FLUCCS 740, Disturbed Lands

This community is found in the north-eastern portion of the Subject Property and consists of cleared and filled areas containing *Brazilian pepper, *shrubby false buttonweed (*Spermacoce verticillata*), thoroughwort (*Eupatorium* spp.), *Caesarweed, and a variety of grasses.

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FLUCCS 742, Borrow Pit

This community is found in the south-central portion of the Subject Property and consists of a man-made lake. Standing water was observed in the lake during the site visit. Multiple human encampments were observed around the lake during the field assessment.

5.0 RESULTS

Temperatures during the fieldwork for this survey were in the low 80's with clear skies. Approximately 15 man-hours were logged on the Subject Property during the field assessment(s) (see Table 2).

TABLE 2. FIELD TIME SPENT ON THE SUBJECT PROPERTY

DATE	START TIME	END TIME	# ECOLOGISTS	MAN HOURS	TASK
March 23, 2026	8:30 am	2:00 pm	2	11	Protected Species Survey Fieldwork
April 11, 2026	9:30 am	1:30 pm	1	4	Squirrel Nest Monitoring

During the field visit, protected species observed included royal palm trees (*Roystonea regia*) and air plants (*Tillandsia* spp.). One unidentified structure constructed of palm fibers was observed approximately 15 feet high in a cabbage palm. No squirrels or other species were observed utilizing the nest during the initial field visit. Four hours of additional field time were spent observing the nest for animal activity. See Big Cypress fox squirrel discussion below.

All relevant species observed on the Subject Property are detailed in Table 3 and any protected species observed are specifically noted. Appendix A for a Transect and Results Map. Additional details for specific protected species are listed below.

TABLE 3. SPECIES OBSERVED ON THE SUBJECT PROPERTY

COMMON NAME	SCIENTIFIC NAME	OBSERVATION	STATUS
BIRDS			
Black vulture	*Coragyps atratus*	Flying	MBTA
Blue jay	*Cyanocitta cristata*	Calling	MBTA
Cormorant	*Nannopterum auritum*	Swimming, hunting	MBTA
Great crested flycatcher	*Myiarchus crinitus*	Calling	MBTA
Northern mockingbird	*Mimus polyglottos*	Flying	MBTA
Red-bellied woodpecker	*Melanerpes carolinus*	Flying, calling, drumming	MBTA
MAMMALS			
Armadillo	*Dasypus novemcinctus*	Burrow	-
Eastern grey squirrel	*Sciurus carolinensis*	Direct visual, nest	-
Raccoon	*Procyon lotor*	Scat	-
REPTILES			
Brown anole	*Anolis sagrei*	Running	NN
PLANTS			
Cardinal air plant	*Tillandsia fasciculata*	Direct visual	SE
Giant air plant	*Tillandsia utriculata*	Direct visual	SE
Northern needleleaf	*Tillandsia balbisiana*	Direct visual	ST
Royal palm	*Roystonea regia*	Direct visual	ST

= Protected Species *FE = Federally Endangered* *FT (S/A) = Federally Threatened Due to Similarity of Appearance*

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NN = Non-native
CE = Commercially Exploited
SSC = Species of Special Concern
FT = Federally Threatened
SE = State Endangered
ST = State Threatened
BGEPA = Protected under Bald and Golden Eagle Protection Act
MBTA = Protected under Migratory Bird Treaty Act

The Subject Property does have community types that additional protected species could potentially utilize. During permitting, the following protected species concerns **may** be raised by the agencies:

Bald Eagle (*Haliaeetus leucocephalus*)
While bald eagles are not federally or state listed as threatened or endangered, they are federally protected under the Bald and Golden Eagle Protection Act of 1940 (16 U.S.C. § 668) and the Migratory Bird Treaty Act of 1918 (16 U.S.C. §§ 703–712), which prohibit the take (including killing, capturing, selling, trading, and transport) of eagles and protected migratory bird species, respectively. No bald eagle nests were observed on the Subject Property. No additional FWC or Audubon Society-documented bald eagle nests have been documented within 660-feet of the Subject Property (see Appendix A for a Bald Eagle Map). 660 feet is the United States Fish and Wildlife Service's (USFWS) nest protection zone (USFWS, 2007). The closest documented bald eagle nest is approximately 1.25 miles south of the Subject Property (Audubon, 2026).

Big Cypress Fox Squirrel (*Sciurus niger avicennia*)
The Big Cypress fox squirrel (BCFS) is listed as state threatened. The Subject Property contains potentially suitable roosting and foraging habitat for BCFS due to the availability of cypress stands and live oak forests. During the field assessment, a palm fiber nest-like structure was observed in the western-central portion of the Subject Property. The structure was located approximately 15 feet high in a live cabbage palm tree, and constructed of palm fibers. BCFS nests are typically constructed of bromeliad and cypress bark and are located in cypress trees approximately 26 feet (8 meters) high (FWC, 2019). See Appendix A for a Transect and Results Map for the structure location. On April 11, 2026, approximately four hours of additional field time were spent observing the vicinity of the cabbage palm tree. Gray squirrels were observed in the area on two occasions and it is likely they were responsible for the structure in the cabbage palm. No BCFSs were observed during the field assessment(s).

Crested Caracara (*Caracara plancus audubonii*)
The crested caracara is listed as federally threatened. The Subject Property falls within the USFWS Consultation Area for crested caracara (USFWS, 2020), though it does not contain suitable roosting or foraging habitat due to the dense forested canopy and lack of pastures, agricultural fields and/or open land.

Florida Black Bear (*Ursus americanus floridanus*)
The Florida black bear is not a federally or state listed species, though is protected by rule 68A-4.009 in the Florida Administrative Code. The Subject Property falls within frequent black bear habitat (FWC, 2023) and contains suitable habitat. 110 black bear-related calls have been documented within a five-mile radius of the Subject Property between 1988 and 2023, to the north and south of the site (see Appendix A for a Florida Black Bear Map), though no calls have been documented on the Subject Property. Black bear utilization on the Subject Property is unlikely due to the property being partially fenced and surrounded by roadways and development.

Florida Bonneted Bat (*Eumops floridana*)
The Florida bonneted bat is listed as federally endangered. The Subject Property falls within the USFWS Florida Bonneted Bat Consultation Area and Assumed Presence Polygons, though does not fall within Critical Habitat (USFWS, 2024). See Appendix A for a Florida Bonneted Bat Map. Suitable roosting habitat

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exists on the Subject Property including forested wetlands and tree snags in forested uplands, though foraging opportunities are primarily limited to the lake on the Subject Property. During the field assessment, four slash pine tree snags that contained tree cavities were observed, primarily in the eastern portion of the Subject Property (see Appendix A for a Transect and Results Map for tree cavity locations). No guano or roost chatter was observed at any of the cavity trees. Cavity trees were flagged and labeled in the field.

Florida Panther (*Felis concolor coryi*)

The Florida panther is listed as federally endangered. The Subject Property falls outside of the USFWS Primary, Secondary, and Dispersal Panther Habitat Zones (USFWS, 2023a). No panther telemetry points were documented within a two-mile radius of the Subject Property between 2022 and 2025. See Appendix A for a Florida Panther Map. Panther utilization of the Subject Property is unlikely due to the surrounding development, proximity to major roadways, and distance from USFWS Panther Habitat Zones.

Gopher Tortoise (*Gopherus polyphemus*)

The gopher tortoise is listed as state threatened. Gopher tortoises and their burrows, as well as a 25-foot radius around the burrow, are protected (FWC, 2024a). The Subject Property contains suitable habitat for gopher tortoise burrowing and foraging. During the field assessment, no gopher tortoises or tortoise burrows were observed on the Subject Property.

Listed Plants

Royal palm trees (*Roystonea regia*) are listed as state endangered. Royal palms were observed in the eastern and north-west portions of the Subject Property, although these are likely the result of horticultural debris dumping. Heritage trees were observed scattered throughout the wetland and upland forested communities. A vegetation removal permit through Lee County will be required prior to any clearing activities. Giant air plants (*Tillandsia utriculata*) and cardinal air plants (*Tillandsia fasciculata*) are listed as state endangered, and northern needleleaf air plants (*Tillandsia balbisiana*) are listed as state threatened. These three species were observed scattered throughout the Subject Property, primarily in the cypress stands. These plants may be considered for relocation, if feasible and practical. See Appendix A, Transect and Results Map for locations of listed plants.

Listed Wading Birds

While the lake on the Subject Property may provide suitable foraging habitat for protected wading birds, the Subject Property lacks suitable roosting habitat due to land predators being able to access potential roost trees. During the field assessment, no wading birds were observed on the Subject Property.

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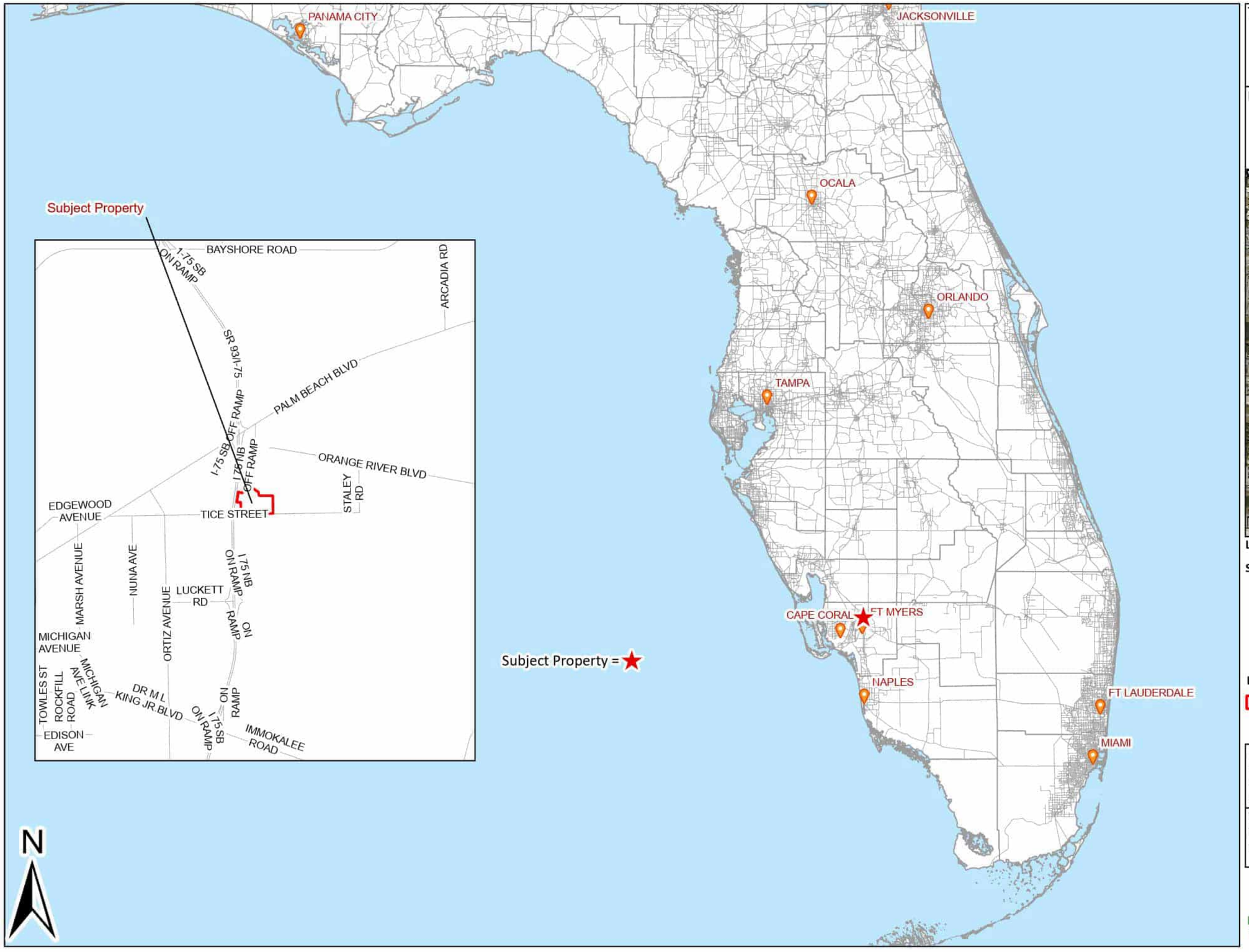
U.S. Fish and Wildlife Service (USFWS). 2024a. Florida Bonneted Bat Consultation Guidelines. https://www.fws.gov/media/2024-revision-florida-bonneted-bat-consultation-guidelines

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Weaver, R.E. and Anderson, P.J. 2010. Notes on Florida's Endangered and Threatened Plants. Bureau of Entomology, Nematology and Plant Pathology – Botany Section. Contribution No. 38, 5th Edition. https://ccmedia.fdacs.gov/content/download/25089/file/notes-on-floridas-endangered-and-threatened-plants.pdf

APPENDIX A

EXHIBITS



TITLE:
Location Map

PROJECT:
Tice Industrial Park



Lee County, Florida

S: 03 **T:** 44 **R:** 25

Legend

Subject Property (59.85 Ac)

Note:
1. 2025 Aerials obtained from Lee County Property Appraiser.
2. All acreages are approximate.

PROJECT MANAGER: Jeremy Sterk
DRAWN BY: Jessica Mee
DATE: 4/23/2026

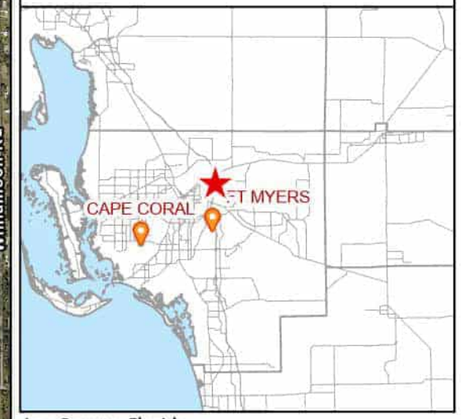
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Bonita Springs, FL 34135
www.eteflorida.com

Folder: G:\PROJECTS\LEE\2973 - Tice Industrial Park\GIS\General Location Maps\



TITLE:
Vicinity Map

PROJECT:
Tice Industrial Park



Lee County, Florida

Legend

Subject Property (59.85 Ac)

Note:
1. 2025 Aerials obtained from Lee County Property Appraiser.
2. All acreages are approximate.

PROJECT MANAGER: Jeremy Sterk
DRAWN BY: jmiller
DATE: 4/23/2026

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Folder: G:\PROJECTS\LEE\2973 - Tice Industrial Park\GIS\General Location Maps\



TITLE:
Aerial Map

PROJECT:
Tice Industrial Park



Lee County, Florida

Legend

Subject Property (59.85 Ac)

Note:
1. 2025 Aerials obtained from Lee County Property Appraiser.
2. All acreages are approximate.

PROJECT MANAGER: Jeremy Sterk
DRAWN BY: jmiller
DATE: 4/23/2026

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	Total Acres
411D-E3 - Disturbed Pine Flatwoods (51-75% Exotics)	1.28
422 - Brazillian Pepper	26.05
427D-E4 - Disturbed Live Oak (>75% Exotics)	9.01
510 - Ditches	1.20
619 - Exotic Wetland Hardwoods	2.26
621-E3 - Cypress (51-75% Exotics)	15.39
740 - Disturbed Lands	1.79
742 - Borrow Pit	2.86
Total Subject Property	**59.85**

TITLE:
FLUCCS Map

PROJECT:
Tice Industrial Park



Lee County, Florida

Legend
- Subject Property (59.85 Ac)
- FLUCCS Limits

Note:
1. 2025 Aerials obtained from Lee County Property Appraiser.
2. All acreages are approximate.

PROJECT MANAGER: Jeremy Sterk
DRAWN BY: jmiller
DATE: 8/7/2026

Earth Tech Environmental, LLC
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Bonita Springs, FL 34135
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Scale: 1 in = 250 ft

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Lee County, FL State of Florida, Microsoft, Vantor

Folder: G:\PROJECTS\LEE\2973 - Tice Industrial Park\GIS\General Location Maps\

	Total Acres
411D-E3 - Disturbed Pine Flatwoods (51-75% Exotics)	1.28
422 - Brazillian Pepper	26.05
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621-E3 - Cypress (51-75% Exotics)	15.39
740 - Disturbed Lands	1.79
742 - Borrow Pit	2.86
Total Subject Property	**59.85**

TITLE:
FLUCCS Map

PROJECT:
Tice Industrial Park



Lee County, Florida

Legend

Subject Property (59.85 Ac)

FLUCCS Mapping

- 411D-E3
- 422
- 427D-E4
- 510
- 619
- 621-E3
- 740
- 742

Note:
1. 2025 Aerials obtained from Lee County Property Appraiser.
2. All acreages are approximate.

PROJECT MANAGER: Jeremy Sterk
DRAWN BY: jmiller
DATE: 8/7/2026

Earth Tech Environmental, LLC
10600 Jolea Avenue,
Bonita Springs, FL 34135
www.eteflorida.com

Scale: 1 in = 250 ft

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Lee County, FL State of Florida, Microsoft, Vantor

Folder: G:\PROJECTS\LEE\2973 - Tice Industrial Park\GIS\General Location Maps\



	Total Acres
411D-E3 - Disturbed Pine Flatwoods (51-75% Exotics)	1.28
422 - Brazillian Pepper	26.05
427D-E4 - Disturbed Live Oak (>75% Exotics)	9.01
510 - Ditches	1.20
619 - Exotic Wetland Hardwoods	2.26
621-E3 - Cypress (51-75% Exotics)	15.39
740 - Disturbed Lands	1.79
742 - Borrow Pit	2.86
Total Subject Property	**59.85**

TITLE:

Transect & Results Map

PROJECT:

Tice Industrial Park



Lee County, Florida

Legend

- Subject Property (59.85 Ac)
- FLUCCS Limits

Species Observations (March 2026)

- Nest of palm fibers in Cabbage Palm (1)
- Cavity Trees (4)

Plants

- Florida Royal Palm (Roystonea regia) (5)
- Northern Needleleaf (Tillandsia balbisiana) (1)
- Giant Airplant (Tillandsia fasciculata) (1)
- Approx Transects

Note:

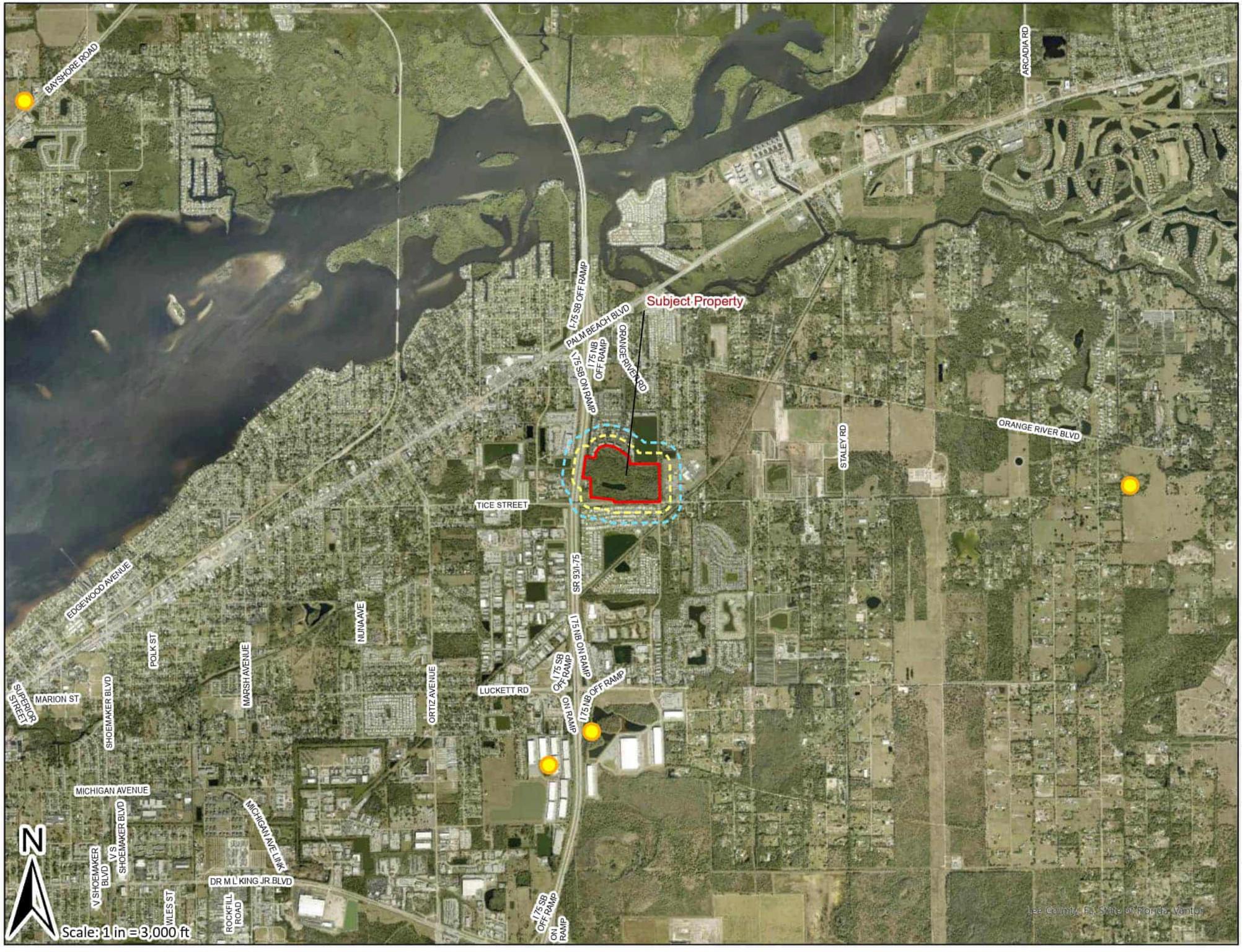
1. 2025 Aerials obtained from Lee County Property Appraiser.

2. All acreages are approximate.

PROJECT MANAGER: Jeremy Sterk
DRAWN BY: jmiller
DATE: 8/10/2026

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Folder: G:\PROJECTS\LEE\2973 - Tice Industrial Park\GIS\PSS Transect and Results Map March 2026\



TITLE:

Listed Species Map Package

Species: Bald Eagle

PROJECT:

Tice Industrial Park



Lee County, Florida

Legend

- Subject Property (59.85 Ac)
- Bald Eagle Nests - Eagle Watch OCT2023
- 660' USFWS Protection Zone
- 330' USFWS Protection Zone

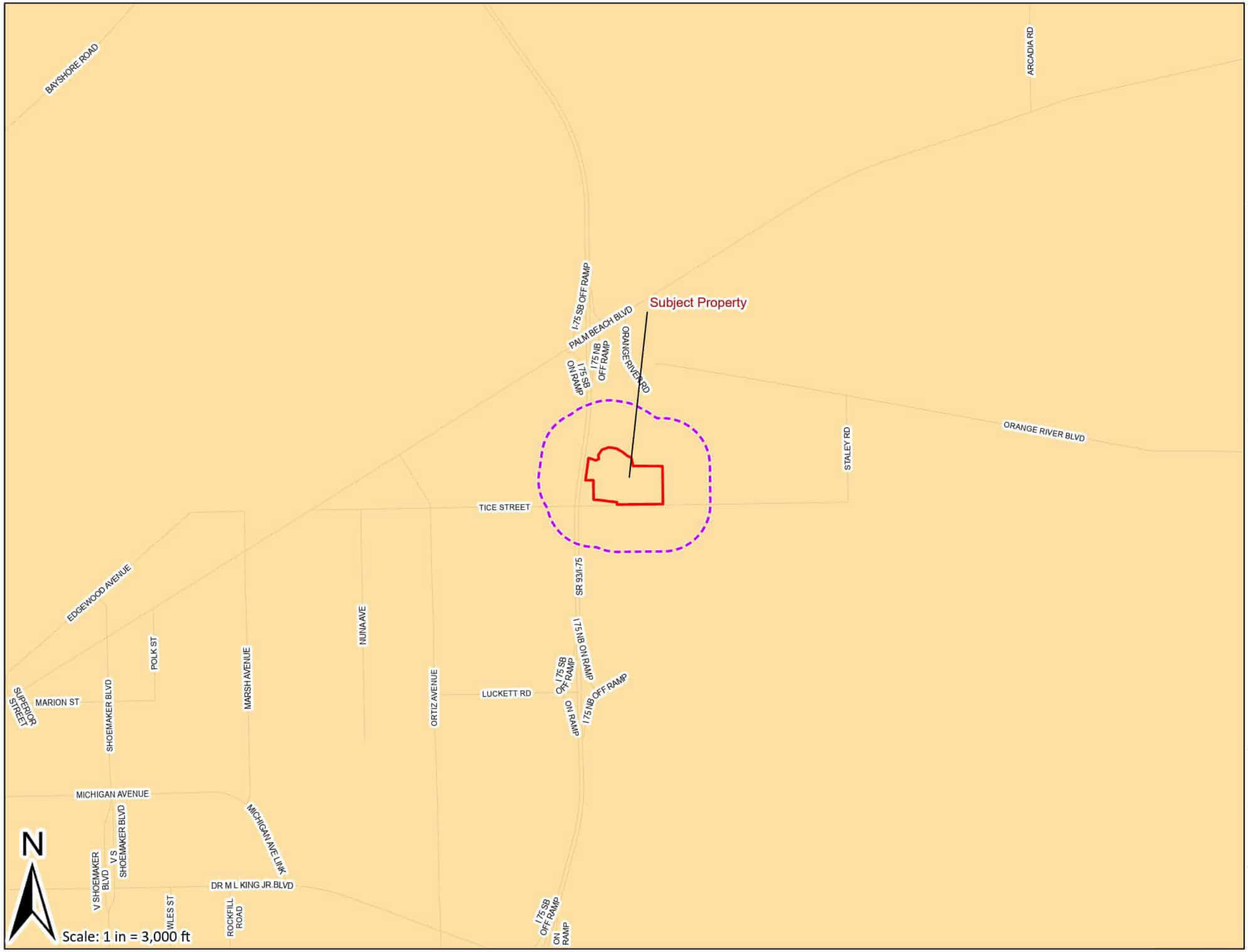
Note:

1. All acreages are approximate.

PROJECT MANAGER: Jennifer Bobka
DRAWN BY: jmiller
DATE: 4/23/2026

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Folder: G:\PROJECTS\LEE\2973 - Tice Industrial Park\GIS\Species Map Package\



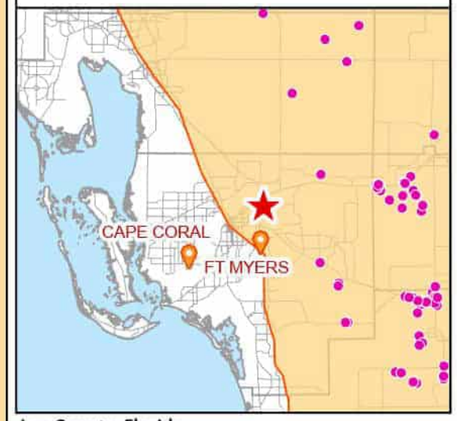
TITLE:

Listed Species Map Package

Species: Crested Caracara

PROJECT:

Tice Industrial Park



Lee County, Florida

Legend

- Subject Property (59.85 Ac)
- Crested Caracara USFWS Nest Points (1992-2025)
- Crested Caracara Consultation Area (USFWS)
- 1500 ft Buffer

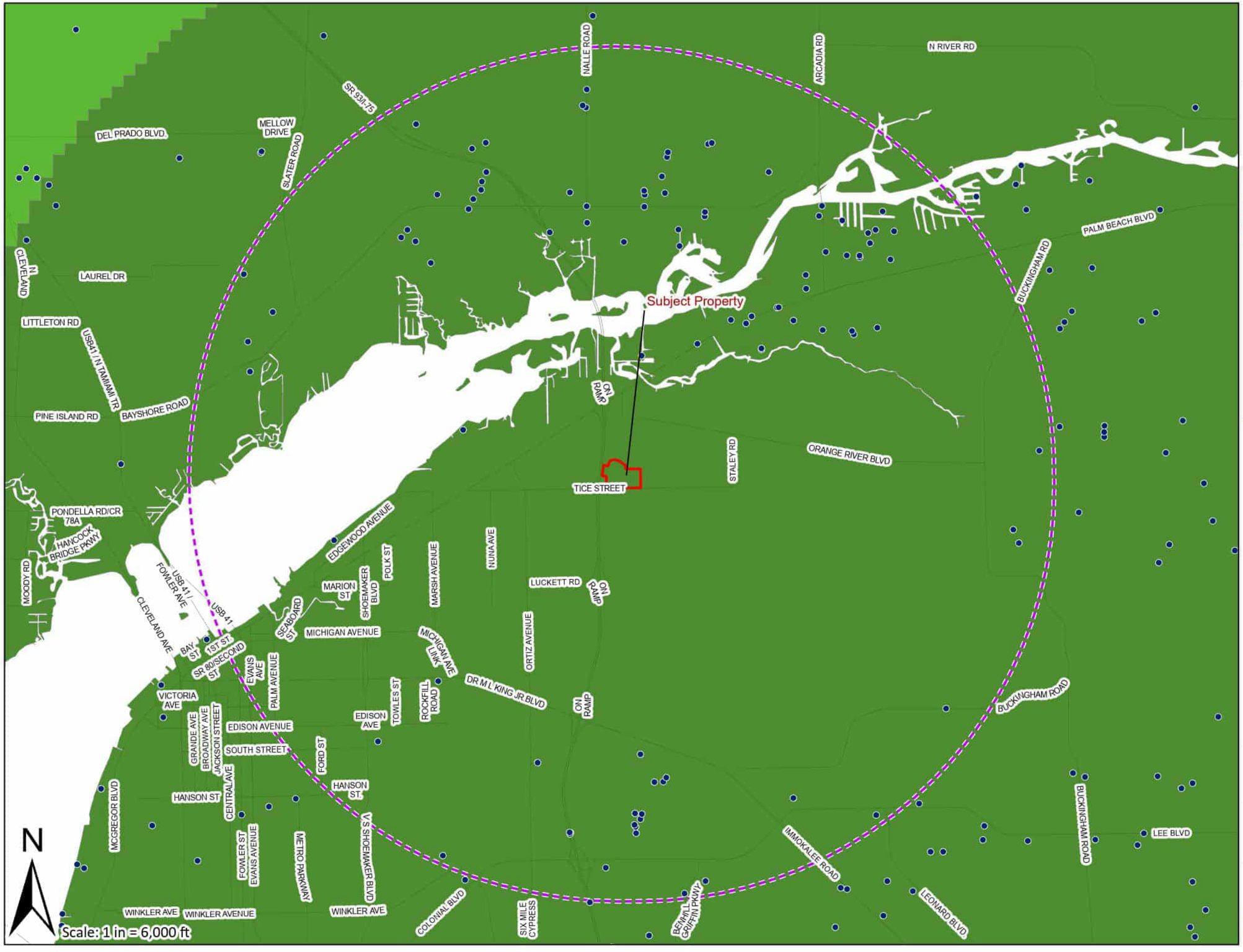
Note:

1. All acreages are approximate.

PROJECT MANAGER: Jennifer Bobka
DRAWN BY: jmiller
DATE: 4/23/2026

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Bonita Springs, FL 34135
www.eteflorida.com

Folder: G:\PROJECTS\LEE\2973 - Tice Industrial Park\GIS\Species Map Package\



TITLE:

Listed Species Map Package

Species: Black Bear

PROJECT:

Tice Industrial Park



Lee County, Florida

Legend

- Subject Property (59.85 Ac)
- 5 mile radius
- Black Bear Related Calls (FWC 1980-2025)

Black Bear Occurrence Range (FWC)

- Frequent
- Common
- Occasional
- Rare

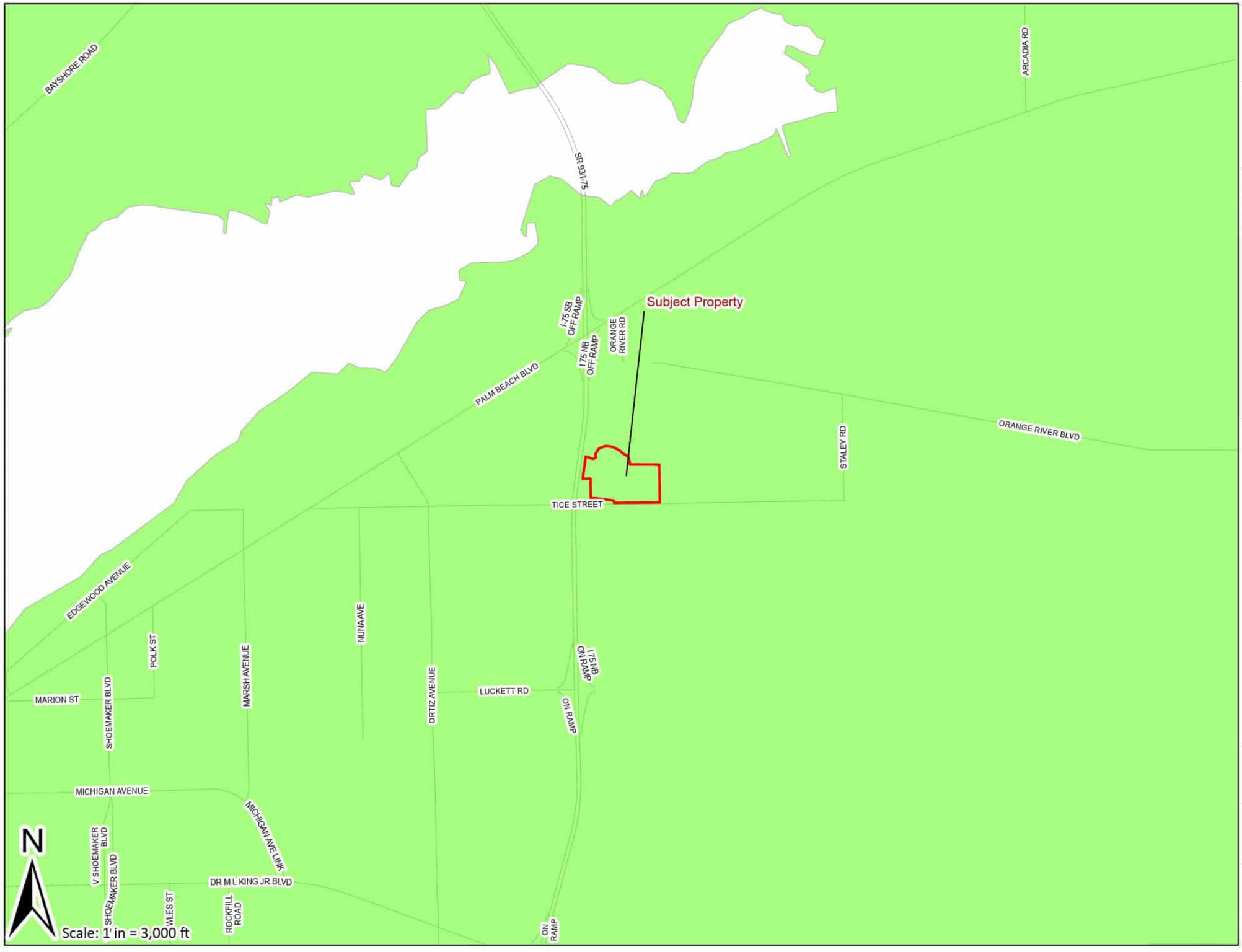
Note:

1. All acreages are approximate.

PROJECT MANAGER: Jennifer Bobka
DRAWN BY: jmiller
DATE: 4/23/2026

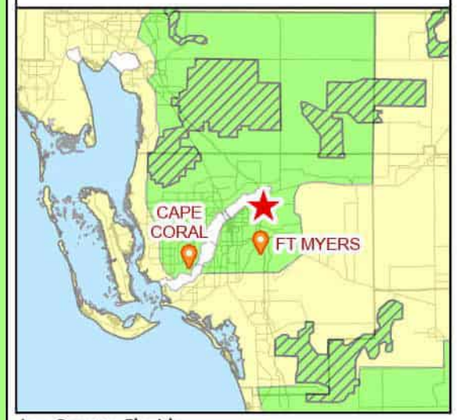
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Folder: G:\PROJECTS\LEE\2973 - Tice Industrial Park\GIS\Species Map Package\



TITLE:
Listed Species Map Package
Species: FL Bonneted Bat

PROJECT:
Tice Industrial Park



Lee County, Florida

Legend

- Subject Property (59.85 Ac)

Florida Bonneted Bat Consultation Area 2024

- 2024 Florida Bonneted Bat Consultation Area
- Florida Bonneted Bat Assumed Presence Polygons
- Florida Bonneted Bat Critical Habitat

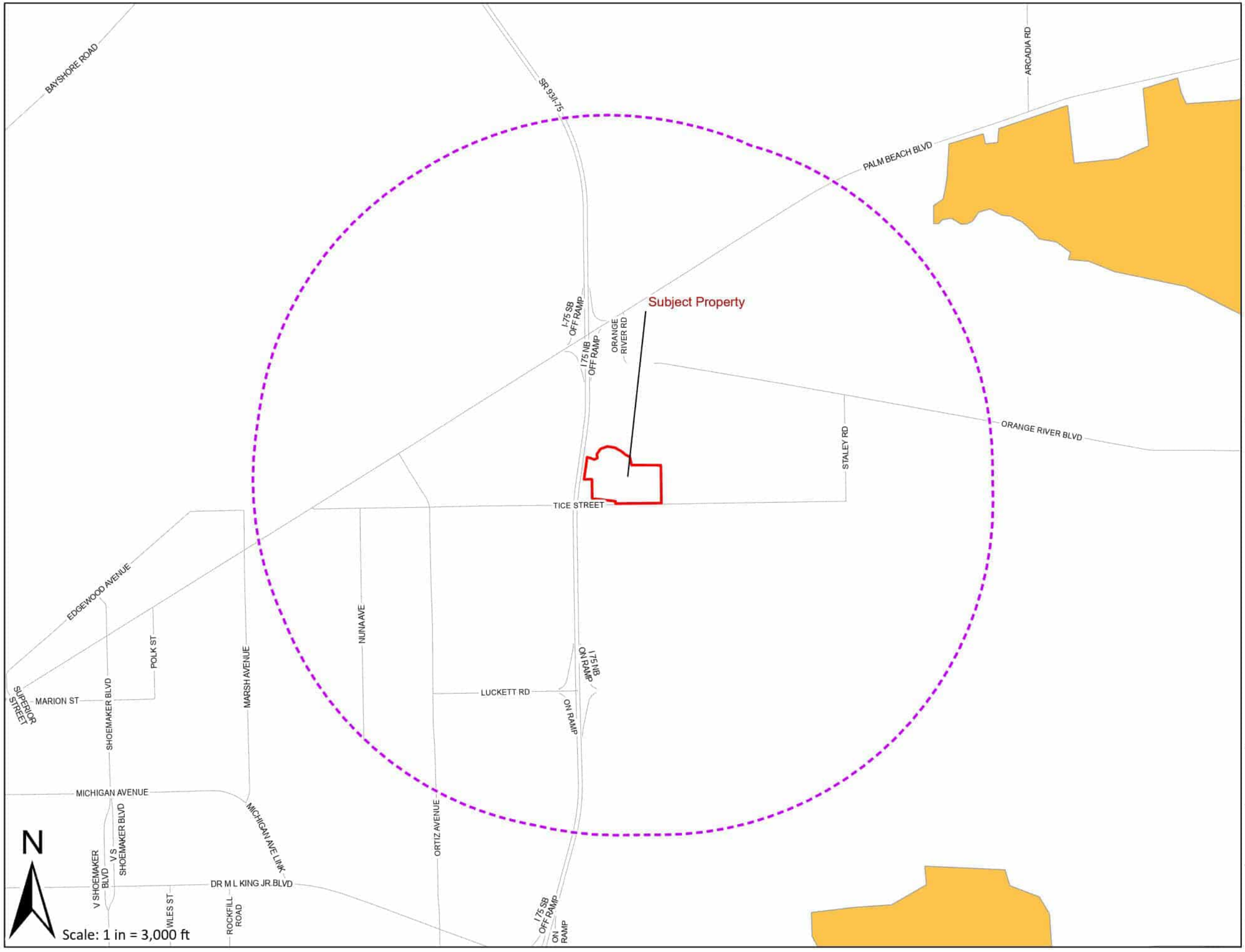
Note:

1. All acreages are approximate.

PROJECT MANAGER: Jennifer Bobka
DRAWN BY: jmiller
DATE: 4/23/2026

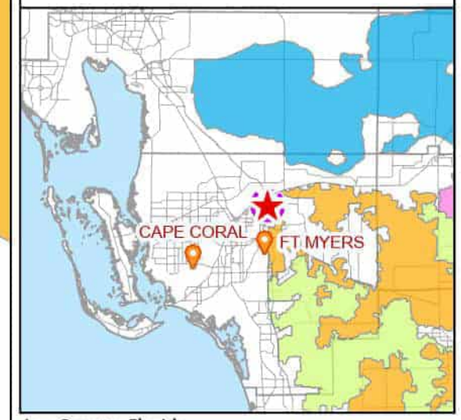
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Folder: G:\PROJECTS\LEE\2973 - Tice Industrial Park\GIS\Species Map Package\



TITLE:
Listed Species Map Package
Species: FL Panther

PROJECT:
Tice Industrial Park



Lee County, Florida

Legend

- Subject Property (59.85 Ac)
- FL Panther Telemetry Points (FWC Jan2022-Jan2025)
- 2 mile buffer

USFWS Panther Habitat Zones

- DISPERSAL HABITAT
- NORTH AREA
- PRIMARY PANTHER HABITAT
- SECONDARY PANTHER HABITAT

Note:

1. All acreages are approximate.

PROJECT MANAGER: Jennifer Bobka
DRAWN BY: jmiller
DATE: 4/23/2026

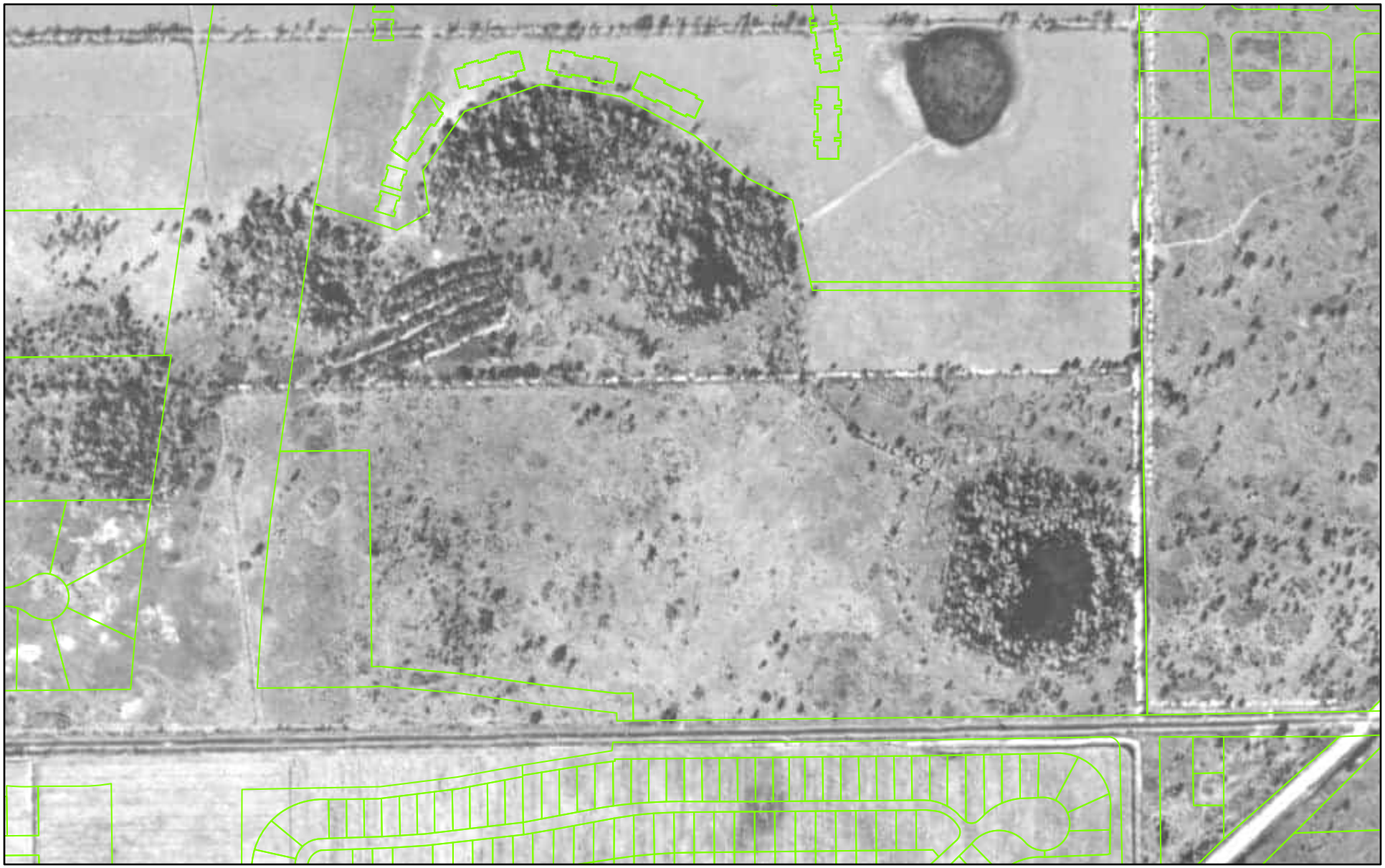
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DCI2026-00014 Lee County DigEplan Additional Info Dated 08-21-2026

APPENDIX D
HISTORIC AERIAL

LeeGIS Data Explorer



8/5/2026, 5:47:14 PM

Parcels 1953 Aerial Imagery Green: Green

Red: Red Blue: Blue

1:4,199

0 0.04 0.07 0.14 mi

0 0.05 0.1 0.2 km

Lee County GIS, Lee County Property Appraiser, Lee County GIS

Lee County GIS

This is not a survey. Lee County GIS Department has prepared this map for informational purposes only. Details shown may be unofficial determinations and may not be accompanied by warranty or guarantee.

DCI2026-00014 Lee County DigEplan Additional Info Dated 08-21-2026

APPENDIX E
UMAM SUMMARY TABLE

TICE UMAM SPREADSHEET SUMMARY

							Loc/Land		Water Environment		Community Structur		Overall UMAM							
Wetland ID - Assessment Area	Impact/Mit Type	Existing Habitat	Details	Post Habitat	Details	Herbaceous or Forested	Pre	Post	Pre	Post	Pre	Post	Pre	Post	Delta	Time Lag	Risk	[RFG] Delta/ (time lag x risk)	Acres	Units
Wetland A	Direct	619	Exotic Wetland Hardwoods	150	Industriual	NA	5	0	4	0	3	0	0.40	0.00	-0.40	1	1	-0.40	0.23	-0.092
Wetland A	Direct	621-E3	Cypress (51 - 75% Exotics)	150	Industriual	NA	5	0	5	0	4	0	0.47	0.00	-0.47	1	1	-0.47	2.15	-1.003
OSW-02	Direct	510	Ditches	150	Industriual	NA	5	0	4	0	3	0	0.40	0.00	-0.40	1	1	-0.40	0.06	-0.024
OSW-03	Direct	510	Ditches	150	Industriual	NA	5	0	4	0	3	0	0.40	0.00	-0.40	1	1	-0.40	0.13	-0.052
OSW-04	Direct	510	Ditches	150	Industriual	NA	5	0	4	0	3	0	0.40	0.00	-0.40	1	1	-0.40	0.27	-0.108
Wetland B	Direct	619	Exotic Wetland Hardwoods	150	Industriual	NA	5	0	4	0	3	0	0.40	0.00	-0.40	1	1	-0.40	0.07	-0.028
Wetland B	Direct	621-E3	Cypress (51 - 75% Exotics)	150	Industriual	NA	5	0	5	0	4	0	0.47	0.00	-0.47	1	1	-0.47	1.75	-0.817
Wetland A-s	Secondary	619	Exotic Wetland Hardwoods	621	Cypress	NA	5	3	4	3	3	2	0.40	0.27	-0.13	1	1	-0.13	0.06	-0.008
Wetland A-s	Secondary	621-E3	Cypress (51 - 75% Exotics)	621	Cypress	NA	5	3	5	4	4	3	0.47	0.33	-0.13	1	1	-0.13	0.43	-0.057
OSW-02-s	Secondary	510	Ditches	621	Cypress	F	5	3	4	3	3	2	0.40	0.27	-0.13	1	1	-0.13	0.04	-0.005
OSW-03-s	Secondary	510	Ditches	621	Cypress	F	5	3	4	3	3	2	0.40	0.27	-0.13	1	1	-0.13	0.05	-0.007
Wetland B-s	Secondary	619	Exotic Wetland Hardwoods	621	Cypress	NA	5	3	4	3	3	2	0.40	0.27	-0.13	1	1	-0.13	0.12	-0.016
Wetland B-s	Secondary	621-E3	Cypress (51 - 75% Exotics)	621	Cypress	NA	5	3	5	4	4	3	0.47	0.33	-0.13	1	1	-0.13	0.51	-0.068
Preserve A	Wetland Restoration	422	Brazillian Pepper	621	Cypress	F	3	3	3	7	3	9	0.30	0.63	0.33	1.46	1.25	0.18	0.001	0.0002
Preserve A	Upland Enhancement	427D-E3	Disturbed Live Oak (25-50% Exotics)	427	Live Oak	F	5	3	NA	NA	5	9	0.50	0.60	0.10	1.46	1.25	0.05	0.20	0.011
Preserve A	Wetland Enhancement	510	Ditches	510	Ditches	F	5	3	4	7	3	9	0.40	0.63	0.23	1.46	1.25	0.13	0.24	0.031
Preserve A	Wetland Enhancement	619	Exotic Wetland Hardwoods	621	Cypress	F	5	3	4	7	3	9	0.40	0.63	0.23	1.68	1.25	0.11	1.63	0.181
Preserve A	Wetland Enhancement	621-E3	Cypress (51 - 75% Exotics)	621	Cypress	F	5	3	5	7	4	9	0.47	0.63	0.17	1.68	1.25	0.08	7.11	0.564
Preserve B	Wetland Restoration	422	Brazillian Pepper	621	Cypress	F	3	3	3	7	3	9	0.30	0.63	0.33	1.46	1.25	0.18	0.25	0.046
Preserve B	Wetland Enhancement	619	Exotic Wetland Hardwoods	621	Cypress	F	5	3	4	7	3	9	0.40	0.63	0.23	1.68	1.25	0.11	0.26	0.029
Preserve B	Wetland Enhancement	621-E3	Cypress (51 - 75% Exotics)	621	Cypress	F	5	3	5	7	4	9	0.47	0.63	0.17	1.68	1.25	0.08	3.88	0.308

Functional Loss	**-2.285**
Functional Gain	**1.170**
Additional Mitigation Needed	**1.116**

DCI2026-00014 Lee County DigEplan Additional Info Dated 08-21-2026

APPENDIX F
UMAM WORKSHEETS

PART I – Qualitative Description
(See Section 62-345.400, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Tice Industrial Park	To Be Determined	Wetland A - 619

FLUCCs code	Further classification (optional)	Impact or Mitigation Site?	Assessment Area Size (ac)
619	Exotic Wetland Hardwoods	Direct Impact	0.23

Basin/Watershed Name/Number	Affected Waterbody (Class)	Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)
Tidal Caloosahatchee	N/A	None

Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands

The assessment area consists of a portion of a larger wetland, which is isolated on the site. Adjacent uplands exist to the south.

Assessment area description

The assessment area consists of forested wetlands which are heavily invaded with exotic vegetation.

Significant nearby features	Uniqueness (considering the relative rarity in relation to the regional landscape.)
I-75 immediately to the west. Caloosahatchee River ~1 mile to the north.	Not unique to the surrounding area

Functions	Mitigation for previous permit/other historic use
This area provides foraging and cover for some species, and connectivity to adjacent wetlands and uplands, though all wetlands and uplands are isolated to the property and do not extend offsite.	The property was a part of a larger proposed development under SFWMD ERP #36-102498-P, though no wetland impacts were proposed/mitigated for regarding the 59.85 acre property.

Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found)	Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)
Small mammals, bats, songbirds, reptiles	None

Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):

Songbirds, small mammals

Additional relevant factors:

Assessment conducted by:	Assessment date(s):
Jennifer Bobka/Rachel Tablada	3/26/2026

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Tice Industrial Park	To Be Determined	Wetland A - 619
Impact or Mitigation	**Assessment conducted by:**	**Assessment date:**
Direct Impact	Jennifer Bobka/Rachel Tablada	3/26/2026

Scoring Guidance	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

		w/o pres or current	with
.500(6)(a) Location and Landscape Support	Overall property is primarily fenced in, surrounded by development, and is bordered by I-75 to the west. Availability of surrounding habitats is fair. Majority of the plant community composition in proximity consists of invasive exotic vegetation. Wildlife access to and from habitats outside the assessment area is substantially limited. Land uses outside the assessment area have significant adverse impacts on fish and wildlife (I-75/roadways/development).	5	0
.500(6)(b)Water Environment (n/a for uplands)	Hydrology has been altered by surrounding development and appears to rarely have water above surface level. Vegetation in most strata is inappropriate for the type of system being evaluated, indicating atypical hydrological conditions. Presence or evidence of use by animal species with specific hydrologic requirements is greatly reduced from expected.	4	0
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	Exotic vegetation levels are quite high; the majority of plant cover is by inappropriate or undesireable and is comprised of invasive exotic species. Minimal evidence of regeneration or natural recruitment.	3	0

Score = sum of above scores/30 (if uplands, divide by 20)	current or w/o pres	with
	0.400	0.000

If preservation as mitigation,
Adjusted mitigation delta = 0

For impact assessment areas FL = delta x acres =
-0.092

Delta = [with-current]
-0.400

If mitigation
Time lag (t-factor) = 1.03
Risk factor = 1.5

For mitigation assessment areas
RFG = delta/(t-factor x risk) = 0.0

PART I – Qualitative Description
(See Section 62-345.400, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Tice Industrial Park	260424-63699	Wetland A - 621-E3

FLUCCs code	Further classification (optional)	Impact or Mitigation Site?	Assessment Area Size (ac)
621-E3	Cypress (51-75% Exotics)	Direct Impact	2.15

Basin/Watershed Name/Number	Affected Waterbody (Class)	Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)
Tidal Caloosahatchee	N/A	None

Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands

The assessment area consists of a portion of a larger wetland, which is isolated on the site. Adjacent uplands exist to the south.

Assessment area description

The assessment area consists of forested wetlands which are heavily invaded with exotic vegetation.

Significant nearby features	Uniqueness (considering the relative rarity in relation to the regional landscape.)
I-75 immediately to the west. Caloosahatchee River ~1 mile to the north.	Community contains mature cypress trees

Functions	Mitigation for previous permit/other historic use
This area provides foraging and cover for some species, and connectivity to adjacent wetlands and uplands, though all wetlands and uplands are isolated to the property and do not extend offsite.	The property was a part of a larger proposed development under SFWMD ERP #36-102498-P, though no wetland impacts were proposed/mitigated for regarding the 59.85 acre property.

Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found)	Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)
Small mammals, bats, songbirds, reptiles	Potentially FL bonneted bat (FE) roosting and foraging, Big Cypress fox squirrel (ST) nesting and foraging

Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):

Songbirds, small mammals

Additional relevant factors:

Assessment conducted by:	Assessment date(s):
Jennifer Bobka/Rachel Tablada	3/26/2026

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Tice Industrial Park	260424-63699	Wetland 1- 621-E3
Impact or Mitigation	**Assessment conducted by:**	**Assessment date:**
Direct Impact	Jennifer Bobka/Rachel Tablada	3/26/2026

Scoring Guidance	**Optimal (10)**	**Moderate(7)**	**Minimal (4)**	**Not Present (0)**
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

	w/o pres or current	with	
.500(6)(a) Location and Landscape Support	5	0	Overall property is primarily fenced in and surrounded by development and is bordered by I-75 to the west. Availability of surrounding habitats is fair. Majority of the plant community composition in proximity consists of invasive exotic vegetation. Wildlife access to and from habitats outside the assessment area is somewhat limited. Land uses outside the assessment area have significant adverse impacts on fish and wildlife (I-75/roadways/development).
.500(6)(b)Water Environment (n/a for uplands)	5	0	Hydrology has been altered by surrounding development and appears to rarely have water above surface level. Vegetation in lower stratums is inappropriate for the type of system being evaluated, indicating atypical hydrological conditions. Presence or evidence of use by animal species with specific hydrologic requirements is somewhat reduced from expected.
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	4	0	Exotic vegetation levels are high; the majority of plant cover is by inappropriate or undesireable and is comprised of invasive exotic species. Minimal evidence of regeneration or natural recruitment.

Score = sum of above scores/30 (if uplands, divide by 20)	current or w/o pres	with
	0.467	0.000

If preservation as mitigation,
Adjusted mitigation delta = 0

For impact assessment areas FL = delta x acres =
-1.003

Delta = [with-current]
-0.467

If mitigation
Time lag (t-factor) = 1.03
Risk factor = 1.5

For mitigation assessment areas
RFG = delta/(t-factor x risk) = 0.0

PART I – Qualitative Description
(See Section 62-345.400, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Tice Industrial Park	260424-63699	OSW-02 - 510

FLUCCs code	Further classification (optional)	Impact or Mitigation Site?	Assessment Area Size (ac)
510	Ditches	Direct Impact	0.06

Basin/Watershed Name/Number	Affected Waterbody (Class)	Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)
Tidal Caloosahatchee	N/A	None

Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands

The assessment area consists of a large (approximately 10ft) isolated ditch on the site within wetlands.

Assessment area description

The berm of the ditch consists of forested wetlands which are heavily invaded with exotic vegetation, the bottom of the ditches are largely unvegetated.

Significant nearby features	Uniqueness (considering the relative rarity in relation to the regional landscape.)
I-75 immediately to the west. Caloosahatchee River ~1 mile to the north.	The ditch is unusually deep.

Functions	Mitigation for previous permit/other historic use
This area provides foraging and cover for some species, and connectivity to adjacent wetlands and uplands, though all wetlands and uplands are isolated to the property and do not extend offsite.	The property was a part of a larger proposed development under SFWMD ERP #36-102498-P, though no wetland impacts were proposed/mitigated for regarding the 59.85 acre property.

Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found)	Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)
Small mammals, bats, songbirds, reptiles	Potentially FL bonneted bat (FE) roosting and foraging, Big Cypress fox squirrel (ST) nesting and foraging

Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):

Songbirds, small mammals

Additional relevant factors:

Assessment conducted by:	Assessment date(s):
Leah Reidenbach	6/25/2026

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Tice Industrial Park	260424-63699	OSW-02 - 510
Impact or Mitigation	**Assessment conducted by:**	**Assessment date:**
Direct Impact	Leah Reidenbach	6/25/2026

Scoring Guidance	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

	w/o pres or current	with	
.500(6)(a) Location and Landscape Support	5	0	Overall property is primarily fenced in and surrounded by development and is bordered by I-75 to the west. Availability of surrounding habitats is fair. Majority of the plant community composition in proximity consists of invasive exotic vegetation. Wildlife access to and from habitats outside the assessment area is somewhat limited. Land uses outside the assessment area have significant adverse impacts on fish and wildlife (I-75/roadways/development).
.500(6)(b)Water Environment (n/a for uplands)	4	0	There was minimal water in the ditch during the site assessment however the area had been experiencing a drought at the time and the ditches have potential to hold water. The berms of the ditches caintained mature trees indicating that they ditches are not likely to hold water to the top of the berm even in normal hydological conditions. Presence or evidence of use by animal species with specific hydrologic requirements is somewhat reduced from expected.
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	3	0	Exotic vegetation levels are high; the majority of plant cover is by inappropriate or undesireable and is comprised of invasive exotic species. Minimal evidence of regeneration or natural recruitment.

Score = sum of above scores/30 (if uplands, divide by 20)	current or w/o pres	with
	0.400	0.000

If preservation as mitigation,
Adjusted mitigation delta = 0

For impact assessment areas FL = delta x acres =
-0.024

Delta = [with-current]
-0.400

If mitigation
Time lag (t-factor) = 1.03
Risk factor = 1.5

For mitigation assessment areas
RFG = delta/(t-factor x risk) = 0.0

PART I – Qualitative Description
(See Section 62-345.400, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Tice Industrial Park	260424-63699	OSW-03 - 510

FLUCCs code	Further classification (optional)	Impact or Mitigation Site?	Assessment Area Size (ac)
510	Ditches	Direct Impact	0.13

Basin/Watershed Name/Number	Affected Waterbody (Class)	Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)
Tidal Caloosahatchee	N/A	None

Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands

The assessment area consists of a large (approximately 10ft) isolated ditch on the site within wetlands.

Assessment area description

The berm of the ditch consists of forested wetlands which are heavily invaded with exotic vegetation, the bottom of the ditches are largely unvegetated.

Significant nearby features	Uniqueness (considering the relative rarity in relation to the regional landscape.)
I-75 immediately to the west. Caloosahatchee River ~1 mile to the north.	The ditch is unusually deep.

Functions	Mitigation for previous permit/other historic use
This area provides foraging and cover for some species, and connectivity to adjacent wetlands and uplands, though all wetlands and uplands are isolated to the property and do not extend offsite.	The property was a part of a larger proposed development under SFWMD ERP #36-102498-P, though no wetland impacts were proposed/mitigated for regarding the 59.85 acre property.

Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found)	Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)
Small mammals, bats, songbirds, reptiles	Potentially FL bonneted bat (FE) roosting and foraging, Big Cypress fox squirrel (ST) nesting and foraging

Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):

Songbirds, small mammals

Additional relevant factors:

Assessment conducted by:	Assessment date(s):
Leah Reidenbach	6/25/2026

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Tice Industrial Park	260424-63699	OSW-03 - 510
Impact or Mitigation	**Assessment conducted by:**	**Assessment date:**
Direct Impact	Leah Reidenbach	6/25/2026

Scoring Guidance	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

		w/o pres or current	with
.500(6)(a) Location and Landscape Support	Overall property is primarily fenced in and surrounded by development and is bordered by I-75 to the west. Availability of surrounding habitats is fair. Majority of the plant community composition in proximity consists of invasive exotic vegetation. Wildlife access to and from habitats outside the assessment area is somewhat limited. Land uses outside the assessment area have significant adverse impacts on fish and wildlife (I-75/roadways/development).	5	0
.500(6)(b)Water Environment (n/a for uplands)	There was minimal water in the ditch during the site assessment however the area had been experiencing a drought at the time and the ditches have potential to hold water. The berms of the ditches caintained mature trees indicating that they ditches are not likely to hold water to the top of the berm even in normal hydological conditions. Presence or evidence of use by animal species with specific hydrologic requirements is somewhat reduced from expected.	4	0
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	Exotic vegetation levels are high; the majority of plant cover is by inappropriate or undesireable and is comprised of invasive exotic species. Minimal evidence of regeneration or natural recruitment.	3	0

Score = sum of above scores/30 (if uplands, divide by 20)	current or w/o pres	with
	0.400	0.000

If preservation as mitigation,
Adjusted mitigation delta = 0

For impact assessment areas FL = delta x acres =
-0.052

Delta = [with-current]
-0.400

If mitigation
Time lag (t-factor) = 1.03
Risk factor = 1.5

For mitigation assessment areas
RFG = delta/(t-factor x risk) = 0.0

PART I – Qualitative Description
(See Section 62-345.400, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Tice Industrial Park	260424-63699	OSW-04 - 510

FLUCCs code	Further classification (optional)	Impact or Mitigation Site?	Assessment Area Size (ac)
510	Ditches	Direct Impact	0.27

Basin/Watershed Name/Number	Affected Waterbody (Class)	Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)
Tidal Caloosahatchee	N/A	None

Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands

The assessment area consists of a large (approximately 10ft) isolated ditch on the site within wetlands.

Assessment area description

The berm of the ditch consists of forested wetlands which are heavily invaded with exotic vegetation, the bottom of the ditches are largely unvegetated.

Significant nearby features	Uniqueness (considering the relative rarity in relation to the regional landscape.)
I-75 immediately to the west. Caloosahatchee River ~1 mile to the north.	The ditch is unusually deep.

Functions	Mitigation for previous permit/other historic use
This area provides foraging and cover for some species, and connectivity to adjacent wetlands and uplands, though all wetlands and uplands are isolated to the property and do not extend offsite.	The property was a part of a larger proposed development under SFWMD ERP #36-102498-P, though no wetland impacts were proposed/mitigated for regarding the 59.85 acre property.

Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found)	Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)
Small mammals, bats, songbirds, reptiles	Potentially FL bonneted bat (FE) roosting and foraging, Big Cypress fox squirrel (ST) nesting and foraging

Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):

Songbirds, small mammals

Additional relevant factors:

Assessment conducted by:	Assessment date(s):
Leah Reidenbach	6/25/2026

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Tice Industrial Park	260424-63699	OSW-04 - 510
Impact or Mitigation	**Assessment conducted by:**	**Assessment date:**
Direct Impact	Leah Reidenbach	6/25/2026

Scoring Guidance	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

	w/o pres or current	with	
.500(6)(a) Location and Landscape Support	5	0	Overall property is primarily fenced in and surrounded by development and is bordered by I-75 to the west. Availability of surrounding habitats is fair. Majority of the plant community composition in proximity consists of invasive exotic vegetation. Wildlife access to and from habitats outside the assessment area is somewhat limited. Land uses outside the assessment area have significant adverse impacts on fish and wildlife (I-75/roadways/development).
.500(6)(b)Water Environment (n/a for uplands)	4	0	There was minimal water in the ditch during the site assessment however the area had been experiencing a drought at the time and the ditches have potential to hold water. The berms of the ditches caintained mature trees indicating that they ditches are not likely to hold water to the top of the berm even in normal hydological conditions. Presence or evidence of use by animal species with specific hydrologic requirements is somewhat reduced from expected.
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	3	0	Exotic vegetation levels are high; the majority of plant cover is by inappropriate or undesireable and is comprised of invasive exotic species. Minimal evidence of regeneration or natural recruitment.

Score = sum of above scores/30 (if uplands, divide by 20)	current or w/o pres	with
	0.400	0.000

If preservation as mitigation,
Adjusted mitigation delta = 0

For impact assessment areas FL = delta x acres =
-0.108

Delta = [with-current]
-0.400

If mitigation
Time lag (t-factor) = 1.03
Risk factor = 1.5

For mitigation assessment areas
RFG = delta/(t-factor x risk) = 0.0

PART I – Qualitative Description
(See Section 62-345.400, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Tice Industrial Park	260424-63699	Wetland B- 619

FLUCCs code	Further classification (optional)	Impact or Mitigation Site?	Assessment Area Size (ac)
619	Exotic Wetland Hardwoods	Direct Impact	0.07

Basin/Watershed Name/Number	Affected Waterbody (Class)	Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)
Tidal Caloosahatchee	N/A	None

Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands

The assessment area consists of a portion of a larger wetland, which is isolated on the site. Adjacent uplands exist to the south.

Assessment area description

The assessment area consists of forested wetlands which are heavily invaded with exotic vegetation.

Significant nearby features	Uniqueness (considering the relative rarity in relation to the regional landscape.)
I-75 to the west. Caloosahatchee River ~1 mile to the north.	None

Functions	Mitigation for previous permit/other historic use
This area provides foraging and cover for some species, and connectivity to adjacent wetlands and uplands, though all wetlands and uplands are isolated to the property and do not extend offsite.	The property was a part of a larger proposed development under SFWMD ERP #36-102498-P, though no wetland impacts were proposed/mitigated for regarding the 59.85 acre property.

Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found)	Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)
Small mammals, bats, songbirds, reptiles	None

Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):

Songbirds, small mammals

Additional relevant factors:

Assessment conducted by:	Assessment date(s):
Jennifer Bobka/Rachel Tablada	3/26/2026

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Tice Industrial Park	260424-63699	Wetland B- 619
Impact or Mitigation	**Assessment conducted by:**	**Assessment date:**
Direct Impact	Jennifer Bobka/Rachel Tablada	3/26/2026

Scoring Guidance	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

	w/o pres or current	with	
.500(6)(a) Location and Landscape Support	5	0	Overall property is primarily fenced in and surrounded by development and is bordered by I-75 to the west. Availability of surrounding habitats is fair. Majority of the plant community composition in proximity consists of invasive exotic vegetation. Wildlife access to and from habitats outside the assessment area is somewhat limited. Land uses outside the assessment area have significant adverse impacts on fish and wildlife (roadways/development).
.500(6)(b)Water Environment (n/a for uplands)	4	0	Hydrology has been altered by surrounding development and appears to rarely have water above surface level. Vegetation in all strata is inappropriate for the type of system being evaluated, indicating atypical hydrological conditions. Presence or evidence of use by animal species with specific hydrologic requirements is substantially reduced from expected.
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	3	0	Exotic vegetation levels are very high; the majority of plant cover is by inappropriate or undesireable and is comprised of invasive exotic species. Minimal evidence of regeneration or natural recruitment.

Score = sum of above scores/30 (if uplands, divide by 20)	current or w/o pres	with
	0.400	0.000

If preservation as mitigation,
Adjusted mitigation delta = 0

For impact assessment areas FL = delta x acres =
-0.028

Delta = [with-current]
-0.400

If mitigation
Time lag (t-factor) = 1.03
Risk factor = 1.5

For mitigation assessment areas
RFG = delta/(t-factor x risk) = 0.0

PART I – Qualitative Description
(See Section 62-345.400, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Tice Industrial Park	260424-63699	Wetland B - 621-E3

FLUCCs code	Further classification (optional)	Impact or Mitigation Site?	Assessment Area Size (ac)
621-E3	Cypress (51-75% Exotics)	Direct Impact	1.75

Basin/Watershed Name/Number	Affected Waterbody (Class)	Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)
Tidal Caloosahatchee	N/A	None

Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands

The assessment area consists of a portion of a larger wetland, which is isolated on the site. Adjacent uplands exist to the south.

Assessment area description

The assessment area consists of forested wetlands which are heavily invaded with exotic vegetation.

Significant nearby features	Uniqueness (considering the relative rarity in relation to the regional landscape.)
I-75 to the west. Caloosahatchee River ~1 mile to the north.	Community contains mature cypress trees

Functions	Mitigation for previous permit/other historic use
This area provides foraging and cover for some species, and connectivity to adjacent wetlands and uplands, though all wetlands and uplands are isolated to the property and do not extend offsite.	The property was a part of a larger proposed development under SFWMD ERP #36-102498-P, though no wetland impacts were proposed/mitigated for regarding the 59.85 acre property.

Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found)	Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)
Small mammals, bats, songbirds, reptiles	Potentially FL bonneted bat (FE) roosting and foraging, Big Cypress fox squirrel (ST) nesting and foraging

Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):

Songbirds, small mammals

Additional relevant factors:

Assessment conducted by:	Assessment date(s):
Jennifer Bobka/Rachel Tablada	3/26/2026

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Tice Industrial Park	260424-63699	Wetland B- 621-E3
Impact or Mitigation	**Assessment conducted by:**	**Assessment date:**
Direct Impact	Jennifer Bobka/Rachel Tablada	3/26/2026

Scoring Guidance	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

		w/o pres or current	with
.500(6)(a) Location and Landscape Support	Overall property is primarily fenced in and surrounded by development and is bordered by I-75 to the west. Availability of surrounding habitats is degraded. Majority of the plant community composition in proximity consists of invasive exotic vegetation. Wildlife access to and from habitats outside the assessment area is somewhat limited. Land uses outside the assessment area have significant adverse impacts on fish and wildlife (roadways/development).	5	0
.500(6)(b)Water Environment (n/a for uplands)	Hydrology has been altered by surrounding development and appears to rarely have water above surface level. Vegetation in lower stratums is inappropriate for the type of system being evaluated, indicating atypical hydrological conditions. Presence or evidence of use by animal species with specific hydrologic requirements is somewhat reduced from expected.	5	0
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	Exotic vegetation levels are high; the majority of lower strata plant cover is by inappropriate or undesireable and is comprised of invasive exotic species. Minimal evidence of regeneration or natural recruitment.	4	0

Score = sum of above scores/30 (if uplands, divide by 20)	current or w/o pres	with
	0.467	0.000

If preservation as mitigation,
Adjusted mitigation delta = 0

For impact assessment areas FL = delta x acres =
-0.817

Delta = [with-current]
-0.467

If mitigation
Time lag (t-factor) = 1.03
Risk factor = 1.5

For mitigation assessment areas
RFG = delta/(t-factor x risk) = 0.0

PART I – Qualitative Description
(See Section 62-345.400, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Tice Industrial Park	260424-63699□ □	Wetland 1s- 619

FLUCCs code	Further classification (optional)	Impact or Mitigation Site?	Assessment Area Size (ac)
619	Exotic Wetland Hardwoods	Secondary Impact	0.06

Basin/Watershed Name/Number	Affected Waterbody (Class)	Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)
Tidal Caloosahatchee	N/A	None

Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands

The assessment area consists of a portion of a larger wetland, which is isolated on the site. Adjacent uplands exist to the south.

Assessment area description

The assessment area consists of forested wetlands which are heavily invaded with exotic vegetation.

Significant nearby features	Uniqueness (considering the relative rarity in relation to the regional landscape.)
I-75 immediately to the west. Caloosahatchee River ~1 mile to the north.	Not unique to the surrounding area

Functions	Mitigation for previous permit/other historic use
This area provides foraging and cover for some species, and connectivity to adjacent wetlands and uplands, though all wetlands and uplands are isolated to the property and do not extend offsite.	The property was a part of a larger proposed development under SFWMD ERP #36-102498-P, though no wetland impacts were proposed/mitigated for regarding the 59.85 acre property.

Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found)	Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)
Small mammals, bats, songbirds, reptiles	None

Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):

Songbirds, small mammals

Additional relevant factors:

Assessment conducted by:	Assessment date(s):
Jennifer Bobka/Rachel Tablada	3/26/2026

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Tice Industrial Park	260424-63699□ □	Wetland As- 619
Impact or Mitigation	**Assessment conducted by:**	**Assessment date:**
Secondary Impact	Jennifer Bobka/Rachel Tablada	3/26/2026

Scoring Guidance	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support	w/o pres or current: 5	with: 3	Overall property is primarily fenced in and surrounded by development and is bordered by I-75 to the west. Availability of surrounding habitats is fair. Majority of the plant community composition in proximity consists of invasive exotic vegetation. Wildlife access to and from habitats outside the assessment area is substantially limited. Land uses outside the assessment area have significant adverse impacts on fish and wildlife (I-75/roadways/development).
.500(6)(b)Water Environment (n/a for uplands)	w/o pres or current: 4	with: 3	Hydrology has been altered by surrounding development and appears to rarely have water above surface level. Vegetation in most strata is inappropriate for the type of system being evaluated, indicating atypical hydrological conditions. Presence or evidence of use by animal species with specific hydrologic requirements is greatly reduced from expected.
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	w/o pres or current: 3	with: 2	Exotic vegetation levels are quite high; the majority of plant cover is by inappropriate or undesireable and is comprised of invasive exotic species. Minimal evidence of regeneration or natural recruitment.

Score = sum of above scores/30 (if uplands, divide by 20)		
current or w/o pres: 0.400	with: 0.267	

If preservation as mitigation,
Adjusted mitigation delta = 0

For impact assessment areas FL = delta x acres =
-0.008

Delta = [with-current]
-0.133

If mitigation
Time lag (t-factor) = 1.03
Risk factor = 1.5

For mitigation assessment areas
RFG = delta/(t-factor x risk) = 0.0

PART I – Qualitative Description
(See Section 62-345.400, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Tice Industrial Park	260424-63699□	Wetland As- 621-E3

FLUCCs code	Further classification (optional)	Impact or Mitigation Site?	Assessment Area Size (ac)
621-E3	Cypress (51-75% Exotics)	Secondary Impact	0.43

Basin/Watershed Name/Number	Affected Waterbody (Class)	Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)
Tidal Caloosahatchee	N/A	None

Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands

The assessment area consists of a portion of a larger wetland, which is isolated on the site. Adjacent uplands exist to the south.

Assessment area description

The assessment area consists of forested wetlands which are heavily invaded with exotic vegetation.

Significant nearby features	Uniqueness (considering the relative rarity in relation to the regional landscape.)
I-75 immediately to the west. Caloosahatchee River ~1 mile to the north.	Community contains mature cypress trees

Functions	Mitigation for previous permit/other historic use
This area provides foraging and cover for some species, and connectivity to adjacent wetlands and uplands, though all wetlands and uplands are isolated to the property and do not extend offsite.	The property was a part of a larger proposed development under SFWMD ERP #36-102498-P, though no wetland impacts were proposed/mitigated for regarding the 59.85 acre property.

Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found)	Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)
Small mammals, bats, songbirds, reptiles	Potentially FL bonneted bat (FE) roosting and foraging, Big Cypress fox squirrel (ST) nesting and foraging

Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):

Songbirds, small mammals

Additional relevant factors:

Assessment conducted by:	Assessment date(s):
Jennifer Bobka/Rachel Tablada	3/26/2026

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Tice Industrial Park	To Be Determined	Wetland As- 621-E3
Impact or Mitigation	**Assessment conducted by:**	**Assessment date:**
Secondary Impact	Jennifer Bobka/Rachel Tablada	3/26/2026

Scoring Guidance	**Optimal (10)**	**Moderate(7)**	**Minimal (4)**	**Not Present (0)**
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

	w/o pres or current	with	
.500(6)(a) Location and Landscape Support	5	3	Overall property is primarily fenced in and surrounded by development and is bordered by I-75 to the west. Availability of surrounding habitats is fair. Majority of the plant community composition in proximity consists of invasive exotic vegetation. Wildlife access to and from habitats outside the assessment area is somewhat limited. Land uses outside the assessment area have significant adverse impacts on fish and wildlife (I-75/roadways/development).
.500(6)(b)Water Environment (n/a for uplands)	5	4	Hydrology has been altered by surrounding development and appears to rarely have water above surface level. Vegetation in lower stratums is inappropriate for the type of system being evaluated, indicating atypical hydrological conditions. Presence or evidence of use by animal species with specific hydrologic requirements is somewhat reduced from expected.
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	4	3	Exotic vegetation levels are high; the majority of plant cover is by inappropriate or undesireable and is comprised of invasive exotic species. Minimal evidence of regeneration or natural recruitment.

Score = sum of above scores/30 (if uplands, divide by 20)	current or w/o pres	with
	0.467	0.333

If preservation as mitigation,
Adjusted mitigation delta = 0

For impact assessment areas FL = delta x acres =
-0.057

Delta = [with-current]
-0.133

If mitigation
Time lag (t-factor) = 1.03
Risk factor = 1.5

For mitigation assessment areas
RFG = delta/(t-factor x risk) = 0.0

PART I – Qualitative Description
(See Section 62-345.400, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Tice Industrial Park	260424-63699	OSW-02 - 510

FLUCCs code	Further classification (optional)	Impact or Mitigation Site?	Assessment Area Size (ac)
510	Ditches	Direct Impact	0.04

Basin/Watershed Name/Number	Affected Waterbody (Class)	Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)
Tidal Caloosahatchee	N/A	None

Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands

The assessment area consists of a large (approximately 10ft) isolated ditch on the site within wetlands.

Assessment area description

The berm of the ditch consists of forested wetlands which are heavily invaded with exotic vegetation, the bottom of the ditches are largely unvegetated.

Significant nearby features	Uniqueness (considering the relative rarity in relation to the regional landscape.)
I-75 immediately to the west. Caloosahatchee River ~1 mile to the north.	The ditch is unusually deep.

Functions	Mitigation for previous permit/other historic use
This area provides foraging and cover for some species, and connectivity to adjacent wetlands and uplands, though all wetlands and uplands are isolated to the property and do not extend offsite.	The property was a part of a larger proposed development under SFWMD ERP #36-102498-P, though no wetland impacts were proposed/mitigated for regarding the 59.85 acre property.

Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found)	Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)
Small mammals, bats, songbirds, reptiles	Potentially FL bonneted bat (FE) roosting and foraging, Big Cypress fox squirrel (ST) nesting and foraging

Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):

Songbirds, small mammals

Additional relevant factors:

Assessment conducted by:	Assessment date(s):
Leah Reidenbach	6/25/2026

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Tice Industrial Park	260424-63699	OSW-02s - 510
Impact or Mitigation	**Assessment conducted by:**	**Assessment date:**
Direct Impact	Leah Reidenbach	6/25/2026

Scoring Guidance	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

	w/o pres or current	with	
.500(6)(a) Location and Landscape Support	5	3	Overall property is primarily fenced in and surrounded by development and is bordered by I-75 to the west. Availability of surrounding habitats is fair. Majority of the plant community composition in proximity consists of invasive exotic vegetation. Wildlife access to and from habitats outside the assessment area is somewhat limited. Land uses outside the assessment area have significant adverse impacts on fish and wildlife (I-75/roadways/development).
.500(6)(b)Water Environment (n/a for uplands)	4	3	There was minimal water in the ditch during the site assessment however the area had been experiencing a drought at the time and the ditches have potential to hold water. The berms of the ditches caintained mature trees indicating that they ditches are not likely to hold water to the top of the berm even in normal hydological conditions. Presence or evidence of use by animal species with specific hydrologic requirements is somewhat reduced from expected.
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	3	2	Exotic vegetation levels are high; the majority of plant cover is by inappropriate or undesireable and is comprised of invasive exotic species. Minimal evidence of regeneration or natural recruitment.

Score = sum of above scores/30 (if uplands, divide by 20)	current or w/o pres	with
	0.400	0.267

If preservation as mitigation,
Adjusted mitigation delta = 0

For impact assessment areas FL = delta x acres =
-0.005

Delta = [with-current]
-0.133

If mitigation
Time lag (t-factor) = 1.03
Risk factor = 1.5

For mitigation assessment areas
RFG = delta/(t-factor x risk) = 0.0

PART I – Qualitative Description
(See Section 62-345.400, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Tice Industrial Park	260424-63699	OSW-03s - 510

FLUCCs code	Further classification (optional)	Impact or Mitigation Site?	Assessment Area Size (ac)
510	Ditches	Direct Impact	0.05

Basin/Watershed Name/Number	Affected Waterbody (Class)	Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)
Tidal Caloosahatchee	N/A	None

Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands

The assessment area consists of a large (approximately 10ft) isolated ditch on the site within wetlands.

Assessment area description

The berm of the ditch consists of forested wetlands which are heavily invaded with exotic vegetation, the bottom of the ditches are largely unvegetated.

Significant nearby features	Uniqueness (considering the relative rarity in relation to the regional landscape.)
I-75 immediately to the west. Caloosahatchee River ~1 mile to the north.	The ditch is unusually deep.

Functions	Mitigation for previous permit/other historic use
This area provides foraging and cover for some species, and connectivity to adjacent wetlands and uplands, though all wetlands and uplands are isolated to the property and do not extend offsite.	The property was a part of a larger proposed development under SFWMD ERP #36-102498-P, though no wetland impacts were proposed/mitigated for regarding the 59.85 acre property.

Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found)	Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)
Small mammals, bats, songbirds, reptiles	Potentially FL bonneted bat (FE) roosting and foraging, Big Cypress fox squirrel (ST) nesting and foraging

Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):

Songbirds, small mammals

Additional relevant factors:

Assessment conducted by:	Assessment date(s):
Leah Reidenbach	6/25/2026

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Tice Industrial Park	260424-63699	OSW-03s - 510
Impact or Mitigation	**Assessment conducted by:**	**Assessment date:**
Direct Impact	Leah Reidenbach	6/25/2026

Scoring Guidance	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

	w/o pres or current	with	
.500(6)(a) Location and Landscape Support	5	3	Overall property is primarily fenced in and surrounded by development and is bordered by I-75 to the west. Availability of surrounding habitats is fair. Majority of the plant community composition in proximity consists of invasive exotic vegetation. Wildlife access to and from habitats outside the assessment area is somewhat limited. Land uses outside the assessment area have significant adverse impacts on fish and wildlife (I-75/roadways/development).
.500(6)(b)Water Environment (n/a for uplands)	4	3	There was minimal water in the ditch during the site assessment however the area had been experiencing a drought at the time and the ditches have potential to hold water. The berms of the ditches caintained mature trees indicating that they ditches are not likely to hold water to the top of the berm even in normal hydological conditions. Presence or evidence of use by animal species with specific hydrologic requirements is somewhat reduced from expected.
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	3	2	Exotic vegetation levels are high; the majority of plant cover is by inappropriate or undesireable and is comprised of invasive exotic species. Minimal evidence of regeneration or natural recruitment.

Score = sum of above scores/30 (if uplands, divide by 20)	current or w/o pres	with
	0.400	0.267

If preservation as mitigation,
Adjusted mitigation delta = 0

For impact assessment areas FL = delta x acres =
-0.007

Delta = [with-current]
-0.133

If mitigation
Time lag (t-factor) = 1.03
Risk factor = 1.5

For mitigation assessment areas
RFG = delta/(t-factor x risk) = 0.0

PART I – Qualitative Description
(See Section 62-345.400, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Tice Industrial Park	260424-63699□	Wetland Bs- 619

FLUCCs code	Further classification (optional)	Impact or Mitigation Site?	Assessment Area Size (ac)
619	Exotic Wetland Hardwoods	Secondary Impact	0.12

Basin/Watershed Name/Number	Affected Waterbody (Class)	Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)
Tidal Caloosahatchee	N/A	None

Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands

The assessment area consists of a portion of a larger wetland, which is isolated on the site. Adjacent uplands exist to the south.

Assessment area description

The assessment area consists of forested wetlands which are heavily invaded with exotic vegetation.

Significant nearby features	Uniqueness (considering the relative rarity in relation to the regional landscape.)
I-75 to the west. Caloosahatchee River ~1 mile to the north.	None

Functions	Mitigation for previous permit/other historic use
This area provides foraging and cover for some species, and connectivity to adjacent wetlands and uplands, though all wetlands and uplands are isolated to the property and do not extend offsite.	The property was a part of a larger proposed development under SFWMD ERP #36-102498-P, though no wetland impacts were proposed/mitigated for regarding the 59.85 acre property.

Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found)	Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)
Small mammals, bats, songbirds, reptiles	None

Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):

Songbirds, small mammals

Additional relevant factors:

Assessment conducted by:	Assessment date(s):
Jennifer Bobka/Rachel Tablada	3/26/2026

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Tice Industrial Park	To Be Determined	Wetland 2s- 619
Impact or Mitigation	**Assessment conducted by:**	**Assessment date:**
Secondary Impact	Jennifer Bobka/Rachel Tablada	3/26/2026

Scoring Guidance	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

		w/o pres or current	with
.500(6)(a) Location and Landscape Support	Overall property is primarily fenced in and surrounded by development and is bordered by I-75 to the west. Availability of surrounding habitats is fair. Majority of the plant community composition in proximity consists of invasive exotic vegetation. Wildlife access to and from habitats outside the assessment area is somewhat limited. Land uses outside the assessment area have significant adverse impacts on fish and wildlife (roadways/development).	5	3
.500(6)(b)Water Environment (n/a for uplands)	Hydrology has been altered by surrounding development and appears to rarely have water above surface level. Vegetation in all strata is inappropriate for the type of system being evaluated, indicating atypical hydrological conditions. Presence or evidence of use by animal species with specific hydrologic requirements is substantially reduced from expected.	4	3
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	Exotic vegetation levels are very high; the majority of plant cover is by inappropriate or undesireable and is comprised of invasive exotic species. Minimal evidence of regeneration or natural recruitment.	3	2

Score = sum of above scores/30 (if uplands, divide by 20)	current or w/o pres	with
	0.400	0.267

If preservation as mitigation,
Adjusted mitigation delta = 0

For impact assessment areas FL = delta x acres =
-0.016

Delta = [with-current]
-0.133

If mitigation
Time lag (t-factor) = 1.03
Risk factor = 1.5

For mitigation assessment areas
RFG = delta/(t-factor x risk) = 0.0

PART I – Qualitative Description
(See Section 62-345.400, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Tice Industrial Park	260424-63699□	Wetland Bs- 621-E3

FLUCCs code	Further classification (optional)	Impact or Mitigation Site?	Assessment Area Size (ac)
621-E3	Cypress (51-75% Exotics)	Secondary Impact	0.51

Basin/Watershed Name/Number	Affected Waterbody (Class)	Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)
Tidal Caloosahatchee	N/A	None

Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands

The assessment area consists of a portion of a larger wetland, which is isolated on the site. Adjacent uplands exist to the south.

Assessment area description

The assessment area consists of forested wetlands which are heavily invaded with exotic vegetation.

Significant nearby features	Uniqueness (considering the relative rarity in relation to the regional landscape.)
I-75 to the west. Caloosahatchee River ~1 mile to the north.	Community contains mature cypress trees

Functions	Mitigation for previous permit/other historic use
This area provides foraging and cover for some species, and connectivity to adjacent wetlands and uplands, though all wetlands and uplands are isolated to the property and do not extend offsite.	The property was a part of a larger proposed development under SFWMD ERP #36-102498-P, though no wetland impacts were proposed/mitigated for regarding the 59.85 acre property.

Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found)	Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)
Small mammals, bats, songbirds, reptiles	Potentially FL bonneted bat (FE) roosting and foraging, Big Cypress fox squirrel (ST) nesting and foraging

Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):

Songbirds, small mammals

Additional relevant factors:

Assessment conducted by:	Assessment date(s):
Jennifer Bobka/Rachel Tablada	3/26/2026

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Tice Industrial Park	260424-63699	Wetland Bs- 621-E3
Impact or Mitigation	**Assessment conducted by:**	**Assessment date:**
Secondary Impact	Jennifer Bobka/Rachel Tablada	3/26/2026

Scoring Guidance	**Optimal (10)**	**Moderate(7)**	**Minimal (4)**	**Not Present (0)**
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

	w/o pres or current	with	
.500(6)(a) Location and Landscape Support	5	3	Overall property is primarily fenced in and surrounded by development and is bordered by I-75 to the west. Availability of surrounding habitats is degraded. Majority of the plant community composition in proximity consists of invasive exotic vegetation. Wildlife access to and from habitats outside the assessment area is somewhat limited. Land uses outside the assessment area have significant adverse impacts on fish and wildlife (roadways/development).
.500(6)(b)Water Environment (n/a for uplands)	5	4	Hydrology has been altered by surrounding development and appears to rarely have water above surface level. Vegetation in lower stratums is inappropriate for the type of system being evaluated, indicating atypical hydrological conditions. Presence or evidence of use by animal species with specific hydrologic requirements is somewhat reduced from expected.
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	4	3	Exotic vegetation levels are high; the majority of lower strata plant cover is by inappropriate or undesireable and is comprised of invasive exotic species. Minimal evidence of regeneration or natural recruitment.

Score = sum of above scores/30 (if uplands, divide by 20)	current or w/o pres	with
	0.467	0.333

If preservation as mitigation,
Adjusted mitigation delta = 0

For impact assessment areas FL = delta x acres =
-0.068

Delta = [with-current]
-0.133

If mitigation
Time lag (t-factor) = 1.03
Risk factor = 1.5

For mitigation assessment areas
RFG = delta/(t-factor x risk) = 0.0

PART I – Qualitative Description
(See Section 62-345.400, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Tice Industrial Park	260424-63699	Preserve A- 422

FLUCCs code	Further classification (optional)	Impact or Mitigation Site?	Assessment Area Size (ac)
621	Cypress	Mitigation	0.001

Basin/Watershed Name/Number	Affected Waterbody (Class)	Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)
Tidal Caloosahatchee	N/A	None

Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands

The assessment area consists of a tiny portion of a larger wetland, which is isolated on the site. Adjacent uplands exist to the south.

Assessment area description

The assessment area consists of Brazilian Pepper. Under preserve conditions it will be a forested cypress wetland.

Significant nearby features	Uniqueness (considering the relative rarity in relation to the regional landscape.)
I-75 immediately to the west. Caloosahatchee River ~1 mile to the north.	None

Functions	Mitigation for previous permit/other historic use
This area provides foraging and cover for some species, and connectivity to adjacent wetlands and uplands, though all wetlands and uplands are isolated to the property and do not extend offsite.	The property was a part of a larger proposed development under SFWMD ERP #36-102498-P, though no wetland impacts were proposed/mitigated for regarding the 59.85 acre property.

Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found)	Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)
Small mammals, bats, songbirds, reptiles	Potentially FL bonneted bat (FE) roosting and foraging, Big Cypress fox squirrel (ST) nesting and foraging

Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):

Songbirds, small mammals

Additional relevant factors:

Assessment conducted by:	Assessment date(s):
Jennifer Bobka/Rachel Tablada	3/26/2026

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Tice Industrial Park	260424-63699	Preserve A- 422
Impact or Mitigation	**Assessment conducted by:**	**Assessment date:**
Mitigation	Leah Reidenbach	8/5/2026

Scoring Guidance	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

	w/o pres or current	with	
.500(6)(a) Location and Landscape Support	3	3	The Subject Property is primarily fenced, surrounded by existing development, and bordered by I-75 to the west. Availability of surrounding native habitats is fair, with adjacent plant communities largely dominated by invasive exotic vegetation. Wildlife access to and from off-site habitats is substantially limited, as surrounding land uses (I-75, arterial roadways, and surrounding urban development) exert significant adverse impacts on wildlife utilization. Following post-development buildout of the proposed industrial subdivision, surrounding available habitat will be further reduced, increasing edge effects and limiting surrounding landscape support for the preserve.
.500(6)(b)Water Environment (n/a for uplands)	3	7	With the installation of the surface water management system, hydrology within the preserve areas will be protected and improved. Post-development design features will restore historic hydroperiods, mitigate localized drawdown effects associated with historical agricultural ditching on-site, and attenuate stormwater discharge to maintain appropriate seasonal high water (SHW) elevations.
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	3	9	The current condition exotic vegetation levels are high, with a significant portion of plant cover comprised of Category I and II invasive exotic species. Under post-development preserve conditions, an exotic species management and maintenance plan will be implemented to eradicate existing invasives and permanently maintain exotic cover at less than 5% across all vegetative strata.

Score = sum of above scores/30 (if uplands, divide by 20)	current or w/o pres	with
	0.300	0.633

If preservation as mitigation,
Adjusted mitigation delta = 0

For impact assessment areas FL = delta x acres =

Delta = [with-current]
0.333

If mitigation
Time lag (t-factor) = 1.46
Risk factor = 1.25

For mitigation assessment areas
RFG = delta/(t-factor x risk) = 0.18

PART I – Qualitative Description
(See Section 62-345.400, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Tice Industrial Park	260424-63699	Preserve A - 427DE3

FLUCCs code	Further classification (optional)	Impact or Mitigation Site?	Assessment Area Size (ac)
427	Live Oak	Mitigation	0.20

Basin/Watershed Name/Number	Affected Waterbody (Class)	Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)
Tidal Caloosahatchee	N/A	None

Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands

The assessment area consists of a portion of a larger wetland, which is isolated on the site. Adjacent uplands exist to the south.

Assessment area description

The assessment area consists of forested wetlands which are heavily invaded with exotic vegetation. After preservation, the area will be free from exotics.

Significant nearby features	Uniqueness (considering the relative rarity in relation to the regional landscape.)
I-75 immediately to the west. Caloosahatchee River ~1 mile to the north.	Not unique to the surrounding area

Functions	Mitigation for previous permit/other historic use
This area provides foraging and cover for some species, and connectivity to adjacent wetlands and uplands, though all wetlands and uplands are isolated to the property and do not extend offsite.	The property was a part of a larger proposed development under SFWMD ERP #36-102498-P, though no wetland impacts were proposed/mitigated for regarding the 59.85 acre property.

Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found)	Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)
Small mammals, bats, songbirds, reptiles	None

Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):

Songbirds, small mammals

Additional relevant factors:

Assessment conducted by:	Assessment date(s):
Jennifer Bobka/Rachel Tablada	3/26/2026

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Tice Industrial Park	260424-63699	Preserve A - 427DE3
Impact or Mitigation	**Assessment conducted by:**	**Assessment date:**
Mitigation	Leah Reidenbach	8/5/2026

Scoring Guidance	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support	w/o pres or current: 5	with: 3	The Subject Property is primarily fenced, surrounded by existing development, and bordered by I-75 to the west. Availability of surrounding native habitats is fair, with adjacent plant communities largely dominated by invasive exotic vegetation. Wildlife access to and from off-site habitats is substantially limited, as surrounding land uses (I-75, arterial roadways, and surrounding urban development) exert significant adverse impacts on wildlife utilization. Following post-development buildout of the proposed industrial subdivision, surrounding available habitat will be further reduced, increasing edge effects and limiting surrounding landscape support for the preserve.
.500(6)(b)Water Environment (n/a for uplands)	w/o pres or current: NA	with: NA	
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	w/o pres or current: 5	with: 9	The current condition exotic vegetation levels are high, with a significant portion of plant cover comprised of Category I and II invasive exotic species. Under post-development preserve conditions, an exotic species management and maintenance plan will be implemented to eradicate existing invasives and permanently maintain exotic cover at less than 5% across all vegetative strata.

Score = sum of above scores/30 (if uplands, divide by 20)	
current or w/o pres: 0.500	with: 0.600

If preservation as mitigation,
Adjusted mitigation delta = 0

For impact assessment areas
FL = delta x acres =

Delta = [with-current]
0.100

If mitigation
Time lag (t-factor) = 1.46
Risk factor = 1.25

For mitigation assessment areas
RFG = delta/(t-factor x risk) = 0.05

PART I – Qualitative Description
(See Section 62-345.400, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Tice Industrial Park	260424-63699	Preserve A - 510

FLUCCs code	Further classification (optional)	Impact or Mitigation Site?	Assessment Area Size (ac)
510	Ditches	Direct Impact	0.24

Basin/Watershed Name/Number	Affected Waterbody (Class)	Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)
Tidal Caloosahatchee	N/A	None

Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands

The assessment area consists of a large (approximately 10ft) isolated ditch on the site within wetlands.

Assessment area description

The berm of the ditch consists of forested wetlands which are heavily invaded with exotic vegetation, the bottom of the ditches are largely unvegetated.

Significant nearby features	Uniqueness (considering the relative rarity in relation to the regional landscape.)
I-75 immediately to the west. Caloosahatchee River ~1 mile to the north.	The ditch is unusually deep.

Functions	Mitigation for previous permit/other historic use
This area provides foraging and cover for some species, and connectivity to adjacent wetlands and uplands, though all wetlands and uplands are isolated to the property and do not extend offsite.	The property was a part of a larger proposed development under SFWMD ERP #36-102498-P, though no wetland impacts were proposed/mitigated for regarding the 59.85 acre property.

Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found)	Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)
Small mammals, bats, songbirds, reptiles	Potentially FL bonneted bat (FE) roosting and foraging, Big Cypress fox squirrel (ST) nesting and foraging

Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):

Songbirds, small mammals

Additional relevant factors:

Assessment conducted by:	Assessment date(s):
Leah Reidenbach	6/25/2026

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Tice Industrial Park	260424-63699	Preserve A - 510
Impact or Mitigation	**Assessment conducted by:**	**Assessment date:**
Mitigation	Leah Reidenbach	6/25/2026

Scoring Guidance	**Optimal (10)**	**Moderate(7)**	**Minimal (4)**	**Not Present (0)**
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

		w/o pres or current	with
.500(6)(a) Location and Landscape Support	The Subject Property is primarily fenced, surrounded by existing development, and bordered by I-75 to the west. Availability of surrounding native habitats is fair, with adjacent plant communities largely dominated by invasive exotic vegetation. Wildlife access to and from off-site habitats is substantially limited, as surrounding land uses (I-75, arterial roadways, and surrounding urban development) exert significant adverse impacts on wildlife utilization. Following post-development buildout of the proposed industrial subdivision, surrounding available habitat will be further reduced, increasing edge effects and limiting surrounding landscape support for the preserve.	5	3
.500(6)(b)Water Environment (n/a for uplands)	With the installation of the surface water management system, hydrology within the preserve areas will be protected and improved. Post-development design features will restore historic hydroperiods, mitigate localized drawdown effects associated with historical agricultural ditching on-site, and attenuate stormwater discharge to maintain appropriate seasonal high water (SHW) elevations.	4	7
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	The current condition exotic vegetation levels are high, with a significant portion of plant cover comprised of Category I and II invasive exotic species. Under post-development preserve conditions, an exotic species management and maintenance plan will be implemented to eradicate existing invasives and permanently maintain exotic cover at less than 5% across all vegetative strata.	3	9

Score = sum of above scores/30 (if uplands, divide by 20)	current or w/o pres	with
	0.400	0.633

If preservation as mitigation,
Adjusted mitigation delta = 0

For impact assessment areas FL = delta x acres =

Delta = [with-current]
0.233

If mitigation
Time lag (t-factor) = 1.46
Risk factor = 1.25

For mitigation assessment areas
RFG = delta/(t-factor x risk) = 0.13

PART I – Qualitative Description
(See Section 62-345.400, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Tice Industrial Park	260424-63699	Preserve A - 619

FLUCCs code	Further classification (optional)	Impact or Mitigation Site?	Assessment Area Size (ac)
621	Cypress	Mitigation	1.63

Basin/Watershed Name/Number	Affected Waterbody (Class)	Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)
Tidal Caloosahatchee	N/A	None

Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands

The assessment area consists of a portion of a larger wetland, which is isolated on the site. Adjacent uplands exist to the south.

Assessment area description

The assessment area consists of forested wetlands which are heavily invaded with exotic vegetation. Under preserve conditions it will be a forested cypress wetland.

Significant nearby features	Uniqueness (considering the relative rarity in relation to the regional landscape.)
I-75 immediately to the west. Caloosahatchee River ~1 mile to the north.	Not unique to the surrounding area

Functions	Mitigation for previous permit/other historic use
This area provides foraging and cover for some species, and connectivity to adjacent wetlands and uplands, though all wetlands and uplands are isolated to the property and do not extend offsite.	The property was a part of a larger proposed development under SFWMD ERP #36-102498-P, though no wetland impacts were proposed/mitigated for regarding the 59.85 acre property.

Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found)	Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)
Small mammals, bats, songbirds, reptiles	None

Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):

Songbirds, small mammals

Additional relevant factors:

Assessment conducted by:	Assessment date(s):
Jennifer Bobka/Rachel Tablada	3/26/2026

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Tice Industrial Park	260424-63699	Preserve A - 619
Impact or Mitigation	**Assessment conducted by:**	**Assessment date:**
Mitigation	Leah Reidenbach	8/5/2026

Scoring Guidance	**Optimal (10)**	**Moderate(7)**	**Minimal (4)**	**Not Present (0)**
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support	w/o pres or current: 5	with: 3	The Subject Property is primarily fenced, surrounded by existing development, and bordered by I-75 to the west. Availability of surrounding native habitats is fair, with adjacent plant communities largely dominated by invasive exotic vegetation. Wildlife access to and from off-site habitats is substantially limited, as surrounding land uses (I-75, arterial roadways, and surrounding urban development) exert significant adverse impacts on wildlife utilization. Following post-development buildout of the proposed industrial subdivision, surrounding available habitat will be further reduced, increasing edge effects and limiting surrounding landscape support for the preserve.
.500(6)(b)Water Environment (n/a for uplands)	w/o pres or current: 4	with: 7	With the installation of the surface water management system, hydrology within the preserve areas will be protected and improved. Post-development design features will restore historic hydroperiods, mitigate localized drawdown effects associated with historical agricultural ditching on-site, and attenuate stormwater discharge to maintain appropriate seasonal high water (SHW) elevations.
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	w/o pres or current: 3	with: 9	The current condition exotic vegetation levels are high, with a significant portion of plant cover comprised of Category I and II invasive exotic species. Under post-development preserve conditions, an exotic species management and maintenance plan will be implemented to eradicate existing invasives and permanently maintain exotic cover at less than 5% across all vegetative strata.

Score = sum of above scores/30 (if uplands, divide by 20)		If preservation as mitigation,	For impact assessment areas
current or w/o pres: 0.400	with: 0.633	Adjusted mitigation delta = 0	FL = delta x acres =

Delta = [with-current]	If mitigation	For mitigation assessment areas
0.233	Time lag (t-factor) = 1.68 Risk factor = 1.25	RFG = delta/(t-factor x risk) = 0.11

PART I – Qualitative Description
(See Section 62-345.400, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Tice Industrial Park	260424-63699	Preserve A - 621-E3

FLUCCs code	Further classification (optional)	Impact or Mitigation Site?	Assessment Area Size (ac)
621	Cypress	Mitigation	7.11

Basin/Watershed Name/Number	Affected Waterbody (Class)	Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)
Tidal Caloosahatchee	N/A	None

Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands

The assessment area consists of a portion of a larger wetland, which is isolated on the site. Adjacent uplands exist to the south.

Assessment area description

The assessment area consists of forested wetlands which are heavily invaded with exotic vegetation. Under preserve conditions it will be a forested cypress wetland.

Significant nearby features	Uniqueness (considering the relative rarity in relation to the regional landscape.)
I-75 immediately to the west. Caloosahatchee River ~1 mile to the north.	Community contains mature cypress trees

Functions	Mitigation for previous permit/other historic use
This area provides foraging and cover for some species, and connectivity to adjacent wetlands and uplands, though all wetlands and uplands are isolated to the property and do not extend offsite.	The property was a part of a larger proposed development under SFWMD ERP #36-102498-P, though no wetland impacts were proposed/mitigated for regarding the 59.85 acre property.

Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found)	Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)
Small mammals, bats, songbirds, reptiles	Potentially FL bonneted bat (FE) roosting and foraging, Big Cypress fox squirrel (ST) nesting and foraging

Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):

Songbirds, small mammals

Additional relevant factors:

Assessment conducted by:	Assessment date(s):
Jennifer Bobka/Rachel Tablada	3/26/2026

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Tice Industrial Park	260424-63699	Preserve A- 621-E3
Impact or Mitigation	**Assessment conducted by:**	**Assessment date:**
Mitigation	Leah Reidenbach	8/5/2026

Scoring Guidance	**Optimal (10)**	**Moderate(7)**	**Minimal (4)**	**Not Present (0)**
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

	w/o pres or current	with	
.500(6)(a) Location and Landscape Support	5	3	The Subject Property is primarily fenced, surrounded by existing development, and bordered by I-75 to the west. Availability of surrounding native habitats is fair, with adjacent plant communities largely dominated by invasive exotic vegetation. Wildlife access to and from off-site habitats is substantially limited, as surrounding land uses (I-75, arterial roadways, and surrounding urban development) exert significant adverse impacts on wildlife utilization. Following post-development buildout of the proposed industrial subdivision, surrounding available habitat will be further reduced, increasing edge effects and limiting surrounding landscape support for the preserve.
.500(6)(b)Water Environment (n/a for uplands)	5	7	With the installation of the surface water management system, hydrology within the preserve areas will be protected and improved. Post-development design features will restore historic hydroperiods, mitigate localized drawdown effects associated with historical agricultural ditching on-site, and attenuate stormwater discharge to maintain appropriate seasonal high water (SHW) elevations.
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	4	9	The current condition exotic vegetation levels are high, with a significant portion of plant cover comprised of Category I and II invasive exotic species. Under post-development preserve conditions, an exotic species management and maintenance plan will be implemented to eradicate existing invasives and permanently maintain exotic cover at less than 5% across all vegetative strata.

Score = sum of above scores/30 (if uplands, divide by 20)	current or w/o pres	with
	0.467	0.633

Delta = [with-current]
0.167

If preservation as mitigation,
Adjusted mitigation delta = 0

If mitigation
Time lag (t-factor) = 1.68
Risk factor = 1.25

For impact assessment areas
FL = delta x acres =

For mitigation assessment areas
RFG = delta/(t-factor x risk) = 0.08

PART I – Qualitative Description
(See Section 62-345.400, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Tice Industrial Park	260424-63699	Preserve B- 422

FLUCCs code	Further classification (optional)	Impact or Mitigation Site?	Assessment Area Size (ac)
621	Cypress	Mitigation	0.25

Basin/Watershed Name/Number	Affected Waterbody (Class)	Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)
Tidal Caloosahatchee	N/A	None

Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands

The assessment area consists of a portion of a larger wetland, which is isolated on the site. Adjacent uplands exist to the south.

Assessment area description

The assessment area consists of forested wetlands which are heavily invaded with exotic vegetation.Under preserve conditions it will be a forested cypress wetland.

Significant nearby features	Uniqueness (considering the relative rarity in relation to the regional landscape.)
I-75 to the west. Caloosahatchee River ~1 mile to the north.	None

Functions	Mitigation for previous permit/other historic use
This area provides foraging and cover for some species, and connectivity to adjacent wetlands and uplands, though all wetlands and uplands are isolated to the property and do not extend offsite.	The property was a part of a larger proposed development under SFWMD ERP #36-102498-P, though no wetland impacts were proposed/mitigated for regarding the 59.85 acre property.

Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found)	Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)
Small mammals, bats, songbirds, reptiles	None

Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):

Songbirds, small mammals

Additional relevant factors:

Assessment conducted by:	Assessment date(s):
Jennifer Bobka/Rachel Tablada	3/26/2026

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Tice Industrial Park	To Be Determined	Preserve B- 422
Impact or Mitigation	**Assessment conducted by:**	**Assessment date:**
Direct Impact	Jennifer Bobka/Rachel Tablada	3/26/2026

Scoring Guidance	**Optimal (10)**	**Moderate(7)**	**Minimal (4)**	**Not Present (0)**
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

	w/o pres or current	with	
.500(6)(a) Location and Landscape Support	3	3	The Subject Property is primarily fenced, surrounded by existing development, and bordered by I-75 to the west. Availability of surrounding native habitats is fair, with adjacent plant communities largely dominated by invasive exotic vegetation. Wildlife access to and from off-site habitats is substantially limited, as surrounding land uses (I-75, arterial roadways, and surrounding urban development) exert significant adverse impacts on wildlife utilization. Following post-development buildout of the proposed industrial subdivision, surrounding available habitat will be further reduced, increasing edge effects and limiting surrounding landscape support for the preserve.
.500(6)(b)Water Environment (n/a for uplands)	3	7	With the installation of the surface water management system, hydrology within the preserve areas will be protected and improved. Post-development design features will restore historic hydroperiods, mitigate localized drawdown effects associated with historical agricultural ditching on-site, and attenuate stormwater discharge to maintain appropriate seasonal high water (SHW) elevations.
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	3	9	The current condition exotic vegetation levels are high, with a significant portion of plant cover comprised of Category I and II invasive exotic species. Under post-development preserve conditions, an exotic species management and maintenance plan will be implemented to eradicate existing invasives and permanently maintain exotic cover at less than 5% across all vegetative strata.

Score = sum of above scores/30 (if uplands, divide by 20)	current or w/o pres	with
	0.300	0.633

If preservation as mitigation,
Adjusted mitigation delta = 0

For impact assessment areas FL = delta x acres =

Delta = [with-current]
0.333

If mitigation
Time lag (t-factor) = 1.46
Risk factor = 1.25

For mitigation assessment areas
RFG = delta/(t-factor x risk) = 0.18

PART I – Qualitative Description
(See Section 62-345.400, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Tice Industrial Park	260424-63699	Preserve B - 619

FLUCCs code	Further classification (optional)	Impact or Mitigation Site?	Assessment Area Size (ac)
621	Cypress	Mitigation	0.26

Basin/Watershed Name/Number	Affected Waterbody (Class)	Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)
Tidal Caloosahatchee	N/A	None

Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands

The assessment area consists of a portion of a larger wetland, which is isolated on the site. Adjacent uplands exist to the south.

Assessment area description

The assessment area consists of forested wetlands which are heavily invaded with exotic vegetation. Under preserve conditions it will be a forested cypress wetland.

Significant nearby features	Uniqueness (considering the relative rarity in relation to the regional landscape.)
I-75 to the west. Caloosahatchee River ~1 mile to the north.	None

Functions	Mitigation for previous permit/other historic use
This area provides foraging and cover for some species, and connectivity to adjacent wetlands and uplands, though all wetlands and uplands are isolated to the property and do not extend offsite.	The property was a part of a larger proposed development under SFWMD ERP #36-102498-P, though no wetland impacts were proposed/mitigated for regarding the 59.85 acre property.

Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found)	Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)
Small mammals, bats, songbirds, reptiles	None

Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):

Songbirds, small mammals

Additional relevant factors:

Assessment conducted by:	Assessment date(s):
Jennifer Bobka/Rachel Tablada	3/26/2026

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Tice Industrial Park	260424-63699	Preserve B - 619
Impact or Mitigation	**Assessment conducted by:**	**Assessment date:**
Mitigiation	Leah Reidenbach	8/5/2026

Scoring Guidance	**Optimal (10)**	**Moderate(7)**	**Minimal (4)**	**Not Present (0)**
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

	w/o pres or current	with	
.500(6)(a) Location and Landscape Support	5	3	The Subject Property is primarily fenced, surrounded by existing development, and bordered by I-75 to the west. Availability of surrounding native habitats is fair, with adjacent plant communities largely dominated by invasive exotic vegetation. Wildlife access to and from off-site habitats is substantially limited, as surrounding land uses (I-75, arterial roadways, and surrounding urban development) exert significant adverse impacts on wildlife utilization. Following post-development buildout of the proposed industrial subdivision, surrounding available habitat will be further reduced, increasing edge effects and limiting surrounding landscape support for the preserve.
.500(6)(b)Water Environment (n/a for uplands)	4	7	With the installation of the surface water management system, hydrology within the preserve areas will be protected and improved. Post-development design features will restore historic hydroperiods, mitigate localized drawdown effects associated with historical agricultural ditching on-site, and attenuate stormwater discharge to maintain appropriate seasonal high water (SHW) elevations.
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	3	9	The current condition exotic vegetation levels are high, with a significant portion of plant cover comprised of Category I and II invasive exotic species. Under post-development preserve conditions, an exotic species management and maintenance plan will be implemented to eradicate existing invasives and permanently maintain exotic cover at less than 5% across all vegetative strata.

Score = sum of above scores/30 (if uplands, divide by 20)	current or w/o pres	with
	0.400	0.633

If preservation as mitigation,
Adjusted mitigation delta = 0

For impact assessment areas FL = delta x acres =

Delta = [with-current]
0.233

If mitigation
Time lag (t-factor) = 1.68
Risk factor = 1.25

For mitigation assessment areas
RFG = delta/(t-factor x risk) = 0.11

PART I – Qualitative Description
(See Section 62-345.400, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Tice Industrial Park	260424-63699	Preserve B - 621-E3

FLUCCs code	Further classification (optional)	Impact or Mitigation Site?	Assessment Area Size (ac)
621	Cypress	Mitigation	3.88

Basin/Watershed Name/Number	Affected Waterbody (Class)	Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)
Tidal Caloosahatchee	N/A	None

Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands

The assessment area consists of a portion of a larger wetland, which is isolated on the site. Adjacent uplands exist to the south.

Assessment area description

The assessment area consists of forested wetlands which are heavily invaded with exotic vegetation.

Significant nearby features	Uniqueness (considering the relative rarity in relation to the regional landscape.)
I-75 to the west. Caloosahatchee River ~1 mile to the north.	Community contains mature cypress trees

Functions	Mitigation for previous permit/other historic use
This area provides foraging and cover for some species, and connectivity to adjacent wetlands and uplands, though all wetlands and uplands are isolated to the property and do not extend offsite.	The property was a part of a larger proposed development under SFWMD ERP #36-102498-P, though no wetland impacts were proposed/mitigated for regarding the 59.85 acre property.

Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found)	Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)
Small mammals, bats, songbirds, reptiles	Potentially FL bonneted bat (FE) roosting and foraging, Big Cypress fox squirrel (ST) nesting and foraging

Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):

Songbirds, small mammals

Additional relevant factors:

Assessment conducted by:	Assessment date(s):
Jennifer Bobka/Rachel Tablada	3/26/2026

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Tice Industrial Park	260424-63699	Preserve B - 621-E3
Impact or Mitigation	**Assessment conducted by:**	**Assessment date:**
Mitigation	Leah Reidenbach	8/5/2026

Scoring Guidance	**Optimal (10)**	**Moderate(7)**	**Minimal (4)**	**Not Present (0)**
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

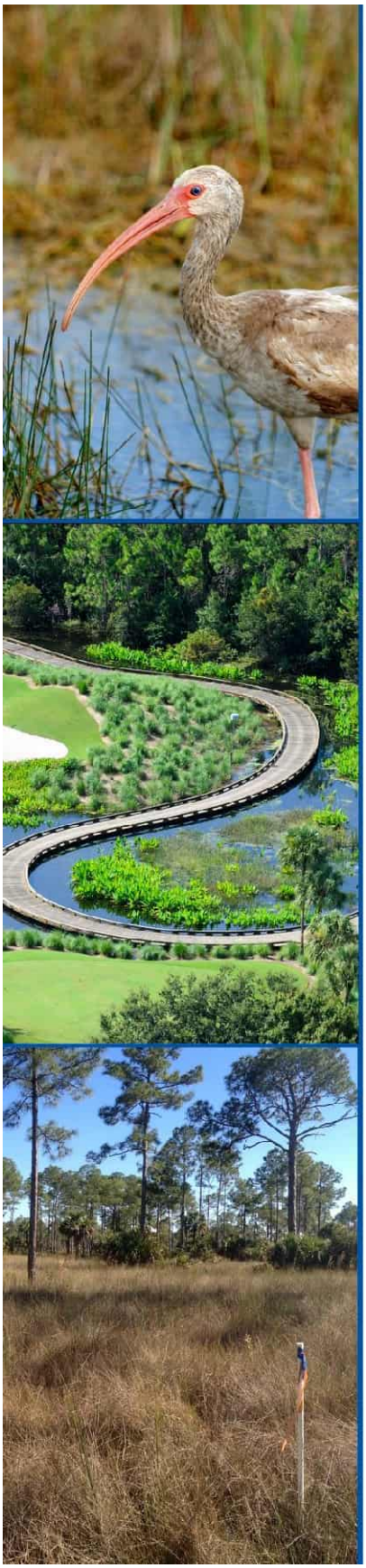
.500(6)(a) Location and Landscape Support	w/o pres or current: 5	with: 3	The Subject Property is primarily fenced, surrounded by existing development, and bordered by I-75 to the west. Availability of surrounding native habitats is fair, with adjacent plant communities largely dominated by invasive exotic vegetation. Wildlife access to and from off-site habitats is substantially limited, as surrounding land uses (I-75, arterial roadways, and surrounding urban development) exert significant adverse impacts on wildlife utilization. Following post-development buildout of the proposed industrial subdivision, surrounding available habitat will be further reduced, increasing edge effects and limiting surrounding landscape support for the preserve.
.500(6)(b)Water Environment (n/a for uplands)	w/o pres or current: 5	with: 7	With the installation of the surface water management system, hydrology within the preserve areas will be protected and improved. Post-development design features will restore historic hydroperiods, mitigate localized drawdown effects associated with historical agricultural ditching on-site, and attenuate stormwater discharge to maintain appropriate seasonal high water (SHW) elevations.
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	w/o pres or current: 4	with: 9	The current condition exotic vegetation levels are high, with a significant portion of plant cover comprised of Category I and II invasive exotic species. Under post-development preserve conditions, an exotic species management and maintenance plan will be implemented to eradicate existing invasives and permanently maintain exotic cover at less than 5% across all vegetative strata.

Score = sum of above scores/30 (if uplands, divide by 20)		If preservation as mitigation,	For impact assessment areas
current or w/o pres: 0.467	with: 0.633	Adjusted mitigation delta = 0	FL = delta x acres =

Delta = [with-current]	If mitigation	For mitigation assessment areas
0.167	Time lag (t-factor) = 1.68 Risk factor = 1.25	RFG = delta/(t-factor x risk) = 0.08

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APPENDIX G
WETLAND MITIGATION, MAINTENANCE, AND MONITORING PLAN



TICE INDUSTRIAL PARK

WETLAND MITIGATION, MONITORING, AND MAINTENANCE PLAN

SFWMD ERP APPLICATION NO. 260424-63699
SECTION 03, TOWNSHIP 44 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

Prepared For:

South Florida Water Management District
Lower West Coast Service Center
2301 McGregor Boulevard
Fort Myers, FL 33901

Prepared By:

Earth Tech Environmental, LLC
10600 Jolea Avenue
Bonita Springs, FL 34135
239.304.0030
www.eteflorida.com

August 2026

DCI2026-00014 Lee County DigEplan Additional Info Dated 08-21-2026

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Aerial Map
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Site Plan Map
Preserve Areas Map - Existing Conditions
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1.0 INTRODUCTION

The purpose of this plan is to detail the proposed wetland mitigation, monitoring activities, and preserve management for the project referred to as Tice Industrial Park (Subject Property). The project proposes a master industrial subdivision consisting of thirteen (13) industrial lots, a right-of-way tract, wet detention lake, retention areas, and wetland preserves. A South Florida Water Management District (SFWMD) Environmental Resource Permit (ERP) Major Modification application was submitted on April 24, 2026 (Application No. 260424-63699) for the current approved ERP (Permit No. 36-102498-P).

2.0 PROPERTY LOCATION

The Subject Property consists of one parcel (STRAP # 03-44-25-L3-00008.0000) located in Section 03, Township 44 South, Range 25 East, in Lee County, Florida. Specifically, the Subject Property is located in the northeast quadrant of I-75 and Tice Street, approximately 0.90 miles south of Palm Beach Boulevard in Fort Myers, Florida. According to the property boundary provided by Quattrone & Associates, Inc., the overall Subject Property totals approximately 59.85 acres (see Appendix A for Location, Vicinity, and Aerial Maps).

3.0 MITIGATION PROVIDED

Construction of the project will result in a total of 4.66 acres of direct wetland impacts (4.20 acres in wetlands and 0.46 acres in OSWs in wetlands) and 1.21 acres of secondary wetland impacts (1.12 acres in wetlands and 0.09 in OSWs). To offset the loss of wetland functions from development activities, the applicant is proposing a combination of on-site and offsite mitigation. A total of 13.12 acres of wetlands will be enhanced and preserved on-site (Appendix A: Preserve Areas Map – After Managment). Additionally, there is 0.58 acre FDOT easement for a total of 13.70 acres of wetlands that will not be impacted on the Subject Property. Enhancement activities will include the removal and long-term management of exotic species, as well as supplemental planting. This mitigation work will be performed concurrently with the construction of infrastructure and the surface water management system. Off-site mitigation consists of 1.12 freshwater forested credits which will be purchased from a SFWMD approved mitigation bank.

4.0 ON-SITE MITIGATION ACTIVITIES

The proposed on-site preserves consist of two (2) preserves with a total of 13.571 acres. The preserve to the north (Preserve A) consists of ±9.18 acres of undeveloped land consisting of 8.98 acres of wetlands and 0.20 acres of uplands. The preserve to the south (Preserve B) consists of 4.39 acres of undeveloped land, primarily forested wetlands (4.14 acres) and smaller portions of forested uplands (0.25 acres) (Appendix A: Preserve Areas Map – Existing Conditions). There is also a 0.58 acre FDOT easement to the west of Preserve A. The proposed on-site preserves currently consist of the following land uses, which were identified using the Florida Land Use Cover Classification System (FLUCCS) (FDOT, 1999) (See Appendix A for FLUCCS map).

TABLE 1. FLUCCS COMMUNITIES AND ACREAGES WITHIN PROPOSED PRESERVE

FLUCCS CODE	DESCRIPTION	ACREAGE
422	Brazilian Pepper	**0.251**
427D-E4	Disturbed Live Oak (26%-50% Exotics)	**0.20**
510	Ditches	**0.24**
619	Exotic Wetland Hardwoods	**1.89**
621-E3	Cypress (51%-75% Exotics)	**10.99**
	Total:	**13.571**

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E1 = Exotics <25% of total cover
E2 = Exotics 26-50% of total cover
E3 = Exotics 51-75% of total cover
E4 = Exotics >75% of total cover
FLUCCS COMMUNITY DESCRIPTIONS
*Exotic species

Upland Mitigation Habitats

FLUCCS 422, Brazilian Pepper
This community is found in a small sliver of the northern portion of Preserve B and in a small part of preserve A in the southeastern corner and is dominated almost entirely by *Brazilian pepper (*Schinus terebinthifolia*) at all strata.

FLUCCS 427D-E4, Disturbed Live Oak (>75% Exotics)
This community is found in the central, southern portion of Preserve A. Canopy vegetation consists primarily of live oak (*Quercus virginiana*), laurel oak (*Quercus laurifolia*), cabbage palm (*Sabal palmetto*), *earleaf acacia (*Acacia auriculiformis*), and *Brazilian pepper, with lesser amounts of slash pine (*Pinus elliottii*), myrsine (*Myrsine cubana*), and *Java plum (*Syzygium cumini*). Mid-story is largely absent. Groundcover consists of high levels of greenbrier (*Smilax* spp.) with lesser amounts of cabbage palm.

FLUCCS 510, Ditches
This community is found in the western portion of Preserve A and consists of five deep ditches approximately 300-500 feet long. The ditches are vegetated, especially along the berms. The canopy consists of live oak, laurel oak, cabbage palm, bald cypress (*Taxodium distichum*), *Java plum, *earleaf acacia, and *Brazilian pepper. Mid-story cover is minimal and consists of similar species. Ground cover is minimal and consists of greenbrier, *Caesarweed (*Urena lobata*), and *earleaf acacia.

Wetland Mitigation Habitats

FLUCCS 619, Exotic Wetland Hardwoods
This community is found in the southwestern and central, southern portion of Preserve A and in a small section in the northern portion of Preserve B. Canopy consists of bald cypress, laurel oak, cabbage palm, *Java plum, and *melaleuca (*Melaleuca quinquenervia*). Mid-story is minimal and consists of similar species. High levels of exotic vegetation are present. Ground cover consists of greenbrier.

FLUCCS 621-E3, Cypress (51-75% Exotics)
This community is found in the majority of both Preserve A and Preserve B. Canopy consists of large bald cypress and *Brazilian pepper with minimal Carolina willow (*Salix caroliniana*) and laurel oak. Mid-story consists of pond apple (*Annona glabra*) with minimal buttonbush (*Cephalanthus occidentalis*). Ground cover consists of swamp fern (*Telmatoblechnum serrulatum*), minimal alligator flag (*Thalia geniculata*), pickerelweed (*Pontederia cordata*), and abundant *aquatic soda apple (*Solanum tampicense*), with *American evergreen (*Syngonium podophyllum*) present in the northern communities.

DCI2026-00014 Lee County DigEplan Additional Info Dated 08-21-2026

5.0 ON-SITE PRESERVE MAINTENANCE

5.1 INITIAL EXOTIC REMOVAL

All Category I and II invasive plant species as defined by the Florida Invasive Species Council (FISC) 2026 plant list will be removed. These categories identify invasive exotics known to alter native plant communities by displacing native species, changing community structure, or altering ecological functions. Exotic maintenance control methods will consist of hand removal, cutting and stump treatment of all woody exotic species, foliar treatment of all saplings and/or herbaceous exotics species, and/or hand pulling. A Florida Department of Agriculture and Consumer Services (FDACS) pesticide applicator licensed to apply herbicide in natural and aquatic areas will supervise activities. All tree stumps that are cut will be treated with a U.S. Environmental Protection Agency (EPA) approved herbicide and visual tracer dye.

Cut exotic vegetation will be hand removed for disposal when possible. Exotics within the preserve may be approved to be treated in place if it is determined that physical removal could cause more damage to native vegetation. Treatment in place options include girdling and spray treatment or cutting to the stump and spray treatment. The number of girdled trees will be limited to scattered trees in the landscape.
All nuisance and exotic vegetation debris, including any fallen debris that result from herbicide spraying or girdling, will be physically removed from the preserve areas and no stockpiling of these materials will be allowed. Mechanically treated areas will utilize low pounds per square inch (PSI) machinery within the preserve.

5.2 ONGOING PRESERVE MAINTENANCE

A maintenance program will be implemented for the preserve area to ensure the long-term integrity and viability of the mitigation activities. The primary goal of this program is to ensure that the total coverage of exotic and nuisance plant species remains at or below 5%. These species are defined using the FISC 2026 List (Category I & II). While intensive treatment events will aim to make the preserve temporarily exotic-free, the 5% threshold is the required maximum coverage allowed between maintenance activities. The preserve will be exotic-free shortly after an herbicidal treatment event.

Qualified biologists or maintenance staff will conduct periodic assessments at least semi-annually to identify any new or potential infestations that require treatment. Maintenance will be performed on a quarterly, semi-annual, or annual basis, as appropriate for the target species and specific site conditions.

Treatment methods may consist of, but are not limited to:

- The use of EPA-approved herbicides applied by state-licensed pesticide applicators, strictly in accordance with all label directions and material safety data sheets.
- The manual removal and proper off-site disposal of nuisance or exotic plant species.

6.0 SUPPLEMENTAL PLANTING

Following initial exotic removal, supplemental plantings will be conducted within the wetland and upland preserve areas based on the degree of original exotic coverage and the success of natural recruitment.

<u>Initial Planting (Immediate)</u>
Supplemental plantings will occur immediately in all wetland preserve areas where the initial exotic vegetation coverage exceeds 50 percent.

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- Tree Plantings: A minimum of two species listed in Table 2.
- Shrub Plantings: A minimum of three species listed in Table 2.
- Ground Cover Plantings: A minimum of three species listed in Table 2.

Contingency Planting (After Two Years)

All wetland preserve areas will be evaluated after two (2) years to determine if supplemental planting is necessary due to unsuccessful natural recruitment of desirable native vegetation. If required, these plantings will also follow the species requirements specified in Table 2.

TABLE 2. WETLAND PRESERVE PLANTING LIST

Common Name	Scientific Name	Minimum Height	Minimum Container Size	Spacing (on center)
Canopy				
Bald cypress	*Taxodium distichum*	6 ft.	3 gal	15 ft.
Dahoon holly	*Ilex cassine*	6 ft.	3 gal	15 ft.
Slash pine	*Pinus elliottii*	6 ft.	3 gal	15 ft.
Shrub				
Cocoplum	*Chrysobalanus icaco*	2 ft.	1 gal	10 ft.
Myrsine	*Myrsine cubana*	2 ft.	1 gal	10 ft.
Wax myrtle	*Morella cerifera*	2 ft.	1 gal	10 ft.
Corkwood	*Stillingia aquatica*	2 ft.	1 gal	10 ft.
Ground Cover				
Cordgrass	*Spartina bakeri*	12 in.	2 in	3 ft.
Fakahatchee grass	*Tripsacum dactyloides*	12 in.	2 in	3 ft.
Maidencane	*Panicum hemitomon*	12 in.	2 in	3 ft.
Bushy bluestem	*Andropogon glomeratus*	12 in.	2 in	3 ft.
Gulf paspalum	*Paspalum monostachyum*	12 in.	2 in	3 ft.

All upland preserve areas will be evaluated after two (2) years to determine if supplemental planting is necessary due to unsuccessful natural recruitment of desirable native vegetation. Should supplemental plantings be required after this two-year assessment, they must also adhere to the species requirements outlined in Table 3.

TABLE 3. UPLAND PRESERVE PLANTING LIST

Common Name	Scientific Name	Minimum Height	Minimum Container Size	Spacing (on center)
Canopy				
Live oak	*Quercus virginiana*	5 ft.	3 gal	15 ft.
Slash pine	*Pinus elliottii*	5 ft.	3 gal	15 ft.
Gumbo limbo	*Bursera simaruba*	5 ft.	3 gal	15 ft.
Shrub				
Seagrape	*Coccoloba uvifera*	5 ft.	3 gal	15 ft.
Coco plum	*Chrysobalanus icaco*	2 ft.	1 gal	10 ft.
Myrsine	*Myrsine cubana*	2 ft.	1 gal	10 ft.

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Wax myrtle	*Morella cerifera*	2 ft.	1 gal	10 ft.
Firebush	*Hamelia patens*	2 ft.	1 gal	10 ft.
Ground Cover				
Muhly grass	*Muhlenbergia capillaris*	12 in.	4 in	3 ft.
Sand cordgrass	*Spartina bakeri*	12 in.	4 in	3 ft.
Fakahatchee grass	*Tripsacum dactyloides*	12 in.	4 in	3 ft.
Wiregrass	*Aristida stricta*	12 in.	4 in	3 ft.

7.0 MITIGATION MONITORING REQUIREMENTS

The purpose of the monitoring program is to evaluate the success and trends of all mitigation activities using established protocols. This program will also be used to evaluate and recommend any necessary changes to the mitigation and/or maintenance plan.

This monitoring program is divided into three distinct categories, each fulfilling a specific function:

Baseline Monitoring

The objective of the one-time baseline monitoring event is to document the existing condition of the preserves prior to any mitigation activities, establishing a standardized benchmark to track restoration progress over time. To accurately measure the anticipated shifts in vegetative composition and wildlife utilization over time, baseline data collection must be comprehensive and methodologically repeatable. To achieve this, permanent, site-specific linear transects and monitoring stations will be established as depicted on the Preserve Monitoring Map (Appendix A). Collected data will include vegetative cover, wildlife observations, fixed-point photography, and hydrology. These findings will be compiled into a formal Baseline Monitoring report and submitted to the South Florida Water Management District (SFWMD) within 30 days of the data collection event.

Time Zero Monitoring

The goal of Time Zero monitoring is to document conditions within the preserve immediately following the completion of initial enhancement activities (e.g., comprehensive exotic removal and supplemental planting). This event provides the official starting point against which all future success will be measured. Monitoring will be conducted along the same permanent transects and at the same study plots and photo stations established during the Baseline event. The Time Zero report will document the immediate success of exotic species removal, the condition of any installed plantings, and the overall site conditions post-enhancement. The data and photographs will be compiled in a report and submitted to the SFWMD within 60 days of data collection.

Annual Monitoring

The goal of annual monitoring is to track the success of mitigation activities over time. Monitoring will be conducted annually for a period of five years, or until the preserve is deemed successful by the permitting agencies. All monitoring will follow the same methodologies used during the baseline and time zero events, including data collection at all permanent transects, plots, and photo stations.

8.0 MONITORING METHODOLOGY

This comprehensive monitoring plan is designed to meet the regulatory requirements of Section 10.3.3 of the Environmental Resource Permit Handbook, Volume I. Each monitoring category will consist of vegetation monitoring, wildlife utilization, photographic documentation, hydrologic monitoring, and planted material survivability (if applicable) Each component is described below.

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1. Vegetation Monitoring:
   Vegetation monitoring will include quantitative vegetation sampling along three (3) permanent transects established within the preserve area during the Baseline monitoring event (see Appendix A: Preserve Monitoring Map). Each transect will contain two (2) to three (3) monitoring stations. Each monitoring station will consist of a 15m x 15m plot. Within each station, visual sampling will be conducted to determine the percent cover of vegetation by species in the canopy (woody plants and palms with a trunk four inches or greater in diameter at breast height, except vines), mid-story (plant stratum composed of all woody plants and palms, exclusive of the canopy, with a trunk or main stem with a DBH between one and four inches, except vines), and herbaceous (groundcover, all plants not found in the canopy or subcanopy, except vines and aquatic plants). strata. Overall percent cover of Category I & II exotic species (FISC, 2026) and nuisance species will be recorded. The condition of planted material will also be documented as well as recommendations for corrective measures (if applicable).

2. Wildlife Utilization:
   Wildlife observations will be documented during each monitoring event to include direct sightings and indirect evidence of wildlife (i.e., vocalizations, burrows, nests, tracks, scat, remains).

3. Photographic Documentation:
   Photo stations will be established at each monitoring station (seven (7) total). One (1) panoramic photograph will be taken at each photo station looking into the assessment area. Photographs will be provided in each monitoring report.

4. Hydrologic monitoring will be conducted to document water levels within the preserve. One (1) monitoring well will be installed in the wetland portion of each preserve. An auto-logging water level sensor will be deployed to record water levels and programmed to record measurements twice daily to the nearest 0.01 foot. All water level data will be referenced to natural ground elevation. To correlate water level fluctuations with precipitation, daily rainfall totals will be obtained from the nearby NOAA rain gauge (Network: GHCND, ID: US1FLLE0037) and plotted alongside the well data. Hydrologic data will be included in all subsequent monitoring reports.

Monitoring reports will include a summary of monitoring methodologies, results, whether success criteria have been demonstrated, recommendations for corrective action, a graph of water level data, and site photographs. Reports will be submitted to the SFWMD annually.

Activities associated with the implementation of wetland mitigation, monitoring, and maintenance shall be in accordance with the following work schedule:

TABLE 4. ON-SITE MONITORING WORK SCHEDULE

Activity	Completion Date
Baseline Monitoring Report	December 2026
Record Conservation Easement	December 2026
Initial Exotic Removal	January 2027
Time Zero Monitoring Report	January 2027
First Annual Monitoring Report	January 2028

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Second Annual Monitoring Report	January 2029
Third Annual Monitoring Report	January 2030
Fourth Annual Monitoring Report	January 2031
Fifth Annual Monitoring Report	January 2032
Final Inspection	February 2032

9.0 MITIGATION SUCCESS CRITERIA

The following criteria must be met to ensure the long-term ecological success of the preserve and mitigation areas, as defined in the permit.

Monitoring of the preserve areas shall be conducted for a minimum of five years, with annual reports submitted to the District. At the end of the initial monitoring period, the mitigation area shall contain an 80% survival rate of planted vegetation. The 80% survival rate shall be maintained throughout the remainder of the monitoring program, with replanting as necessary. If native wetland, transitional, and upland species (in upland preserve areas) do not achieve an 80% coverage within the initial two years of the monitoring program (obligate and facultative wet species must exceed facultative species in wetland areas), native species shall be planted in accordance with the approved maintenance program. At the end of the monitoring program, the entire mitigation area shall contain an 80% survival rate of planted vegetation and 80% coverage of desirable obligate and facultative wetland species.

The combined limit of coverage for both exotic and nuisance plant species within the preserve areas shall not exceed 5% at any time during the monitoring period and in perpetuity thereafter. The preserve areas will be managed such that exotic/nuisance plant species do not dominate any single section or localized area within the preserves. This management focus is also applicable to native vegetation to ensure adequate species diversity is maintained within the wetland habitats.

Perpetual maintenance of the preserve areas is required to ensure that coverage by native desirable vegetation is maintained as specified in the permit and to prevent the re-establishment of exotic or nuisance species.

If monitoring reports or other information show the preserved wetlands have been negatively affected by the permitted development in a manner that is irreversible (such as impounding the wetland and drowning the existing vegetation or a reduction in the hydroperiod resulting in the transition of wetlands into upland/transitional habitat), the permittee shall be required to submit a remediation plan within 30 days of notification by the District's Environmental Resource Compliance staff of such conditions. The remediation plan may include on-site or offsite mitigation as necessary to address any deficiencies.

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10.0 ON-SITE PRESERVE COST ESTIMATE

Table 5 below constitutes a cost estimate of all proposed on-site mitigation activities.

TABLE 5. ON-SITE PRESERVE COST ESTIMATE

Time Frame	Task	Units	Estimated Cost Per Unit	Total
Year 1	Herbicidal Treatment Event	13.57	$1,500	$20,355
	Well Installation	2	$1,000	$2,000
	Time Zero Monitoring Report	1	$1,500	$1,500
	Permanent Preserve Staking	1	$500	$500
	Quarterly Maintenance Events	4	$750	$3,000
Year 2	Quarterly Maintenance Events	4	$750	$3,000
	1st Annual Monitoring Report	1	$2,000	$2,000
Year 3-5	Semi-Annual Maintenance Events	6	$750	$4,500
	2-5 Annual Monitoring Reports	4	$1,500	$6,000
	Sign off inspection, credit release, misc.	1	$500	$500
			Total:	$43,355
			110% of Total	$47,691

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11.0 REFERENCES

Lee County Property Appraiser. https://www.leepa.org

Environmental Resource Permit Applicant's Handbook, Volume I. June 1, 2018. https://floridadep.gov/sites/default/files/AH_I_thru_Appendix_D_Compare_SB7040_Clean.pdf

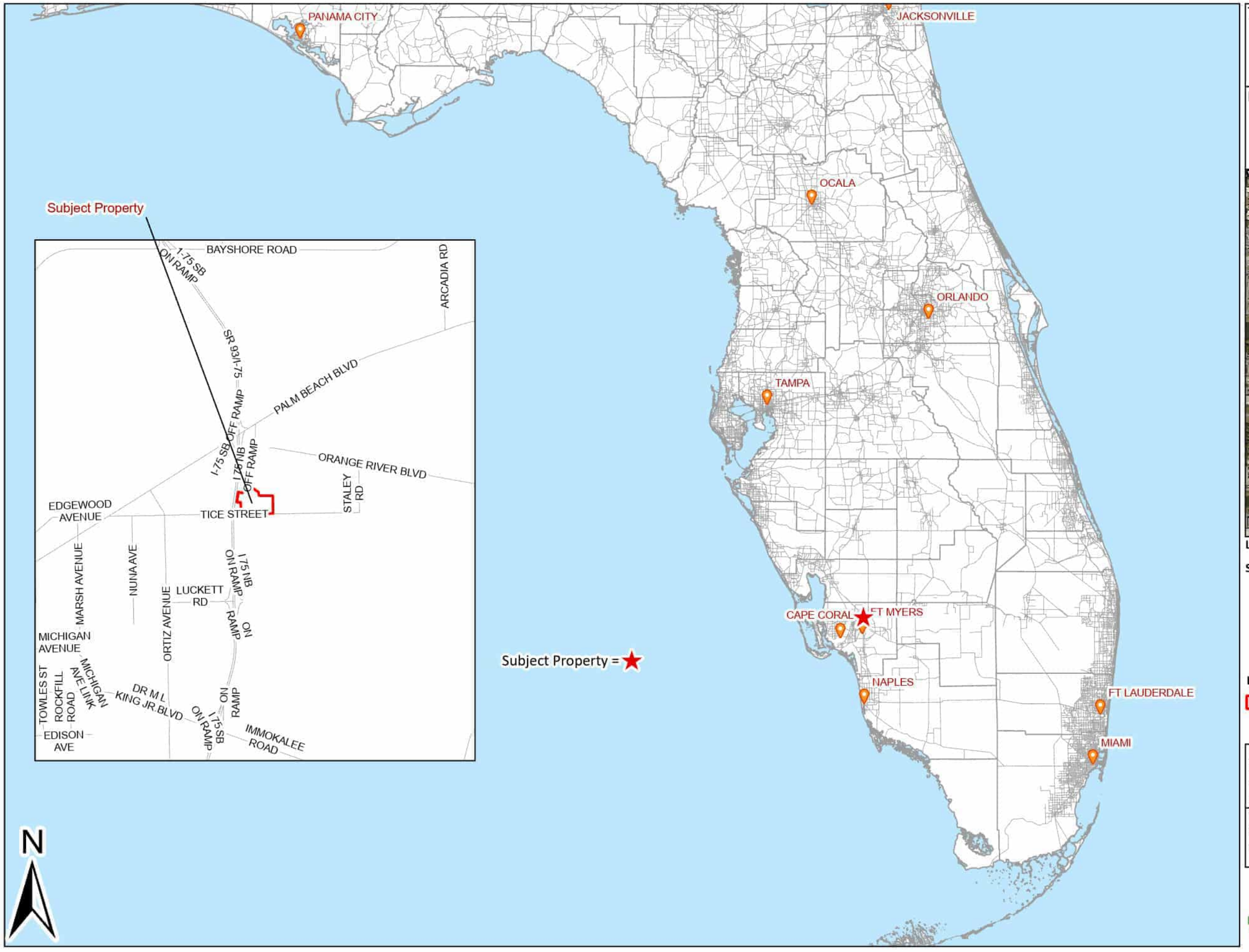
Florida Department of Transportation (FDOT) 1999. Florida Land Use, Cover and Forms Classification (FLUCCS) Handbook. Surveying and Mapping Geographic Mapping Section. https://nwfwater.com/content/download/4688/32122/fluccmanual.pdf

Florida Invasive Species Council (FISC). 2026. List of Invasive Plant Species. https://www.floridainvasives.org/plant-list/2023-invasive-plant-species/

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APPENDIX A

EXHIBITS



TITLE:
Location Map

PROJECT:
Tice Industrial Park



Lee County, Florida

S: 03 **T:** 44 **R:** 25

Legend

Subject Property (59.85 Ac)

Note:
1. 2025 Aerials obtained from Lee County Property Appraiser.
2. All acreages are approximate.

PROJECT MANAGER: Jeremy Sterk
DRAWN BY: Jessica Mee
DATE: 4/23/2026

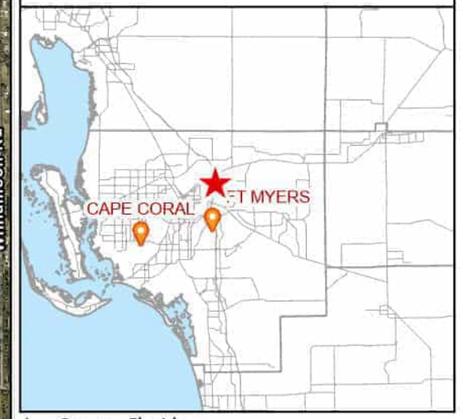
Earth Tech Environmental, LLC
10600 Jolea Avenue,
Bonita Springs, FL 34135
www.eteflorida.com

Folder: G:\PROJECTS\LEE\2973 - Tice Industrial Park\GIS\General Location Maps\



TITLE:
Vicinity Map

PROJECT:
Tice Industrial Park



Lee County, Florida

Legend

Subject Property (59.85 Ac)

Note:
1. 2025 Aerials obtained from Lee County Property Appraiser.
2. All acreages are approximate.

PROJECT MANAGER: Jeremy Sterk
DRAWN BY: jmiller
DATE: 4/23/2026

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TITLE:
Aerial Map

PROJECT:
Tice Industrial Park



Lee County, Florida

Legend

Subject Property (59.85 Ac)

Note:
1. 2025 Aerials obtained from Lee County Property Appraiser.
2. All acreages are approximate.

PROJECT MANAGER: Jeremy Sterk
DRAWN BY: jmiller
DATE: 4/23/2026

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TITLE:
NRCS Soils Map

PROJECT:
Tice Industrial Park



Lee County, Florida

Legend

Subject Property (59.85 Ac)

NRCS Soils Map

Non-hydric

- 11,MYAKKA FINE SAND
- 13,BOCA FINE SAND
- 33,OLDSMAR SAND
- 42,WABASSO SAND, LIMESTONE SUBSTRATUM

Hydric

- 6,HALLANDALE FINE SAND
- 45,COPELAND SANDY LOAM, DEPRESSIONAL

Note:
1. Aerials obtained from Esri.
2. All acreages are approximate.

PROJECT MANAGER: Jeremy Sterk
DRAWN BY: jmiller
DATE: 4/23/2026

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	Total Acres
411D-E3 - Disturbed Pine Flatwoods (51-75% Exotics)	1.28
422 - Brazillian Pepper	26.05
427D-E4 - Disturbed Live Oak (>75% Exotics)	9.01
510 - Ditches	1.20
619 - Exotic Wetland Hardwoods	2.26
621-E3 - Cypress (51-75% Exotics)	15.39
740 - Disturbed Lands	1.79
742 - Borrow Pit	2.86
Total Subject Property	**59.85**

TITLE:
FLUCCS Map

PROJECT:
Tice Industrial Park



Lee County, Florida

Legend

- Subject Property (59.85 Ac)
- FLUCCS Limits

Note:
1. 2025 Aerials obtained from Lee County Property Appraiser.
2. All acreages are approximate.

PROJECT MANAGER: Jeremy Sterk
DRAWN BY: jmiller
DATE: 8/7/2026

Earth Tech Environmental, LLC
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Bonita Springs, FL 34135
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427D-E4 - Disturbed Live Oak (>75% Exotics)	9.01
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619 - Exotic Wetland Hardwoods	2.26
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740 - Disturbed Lands	1.79
742 - Borrow Pit	2.86
Total Subject Property	**59.85**

TITLE:
FLUCCS Map

PROJECT:
Tice Industrial Park



Lee County, Florida

Legend

Subject Property (59.85 Ac)

FLUCCS Mapping

- 411D-E3
- 422
- 427D-E4
- 510
- 619
- 621-E3
- 740
- 742

Note:
1. 2025 Aerials obtained from Lee County Property Appraiser.
2. All acreages are approximate.

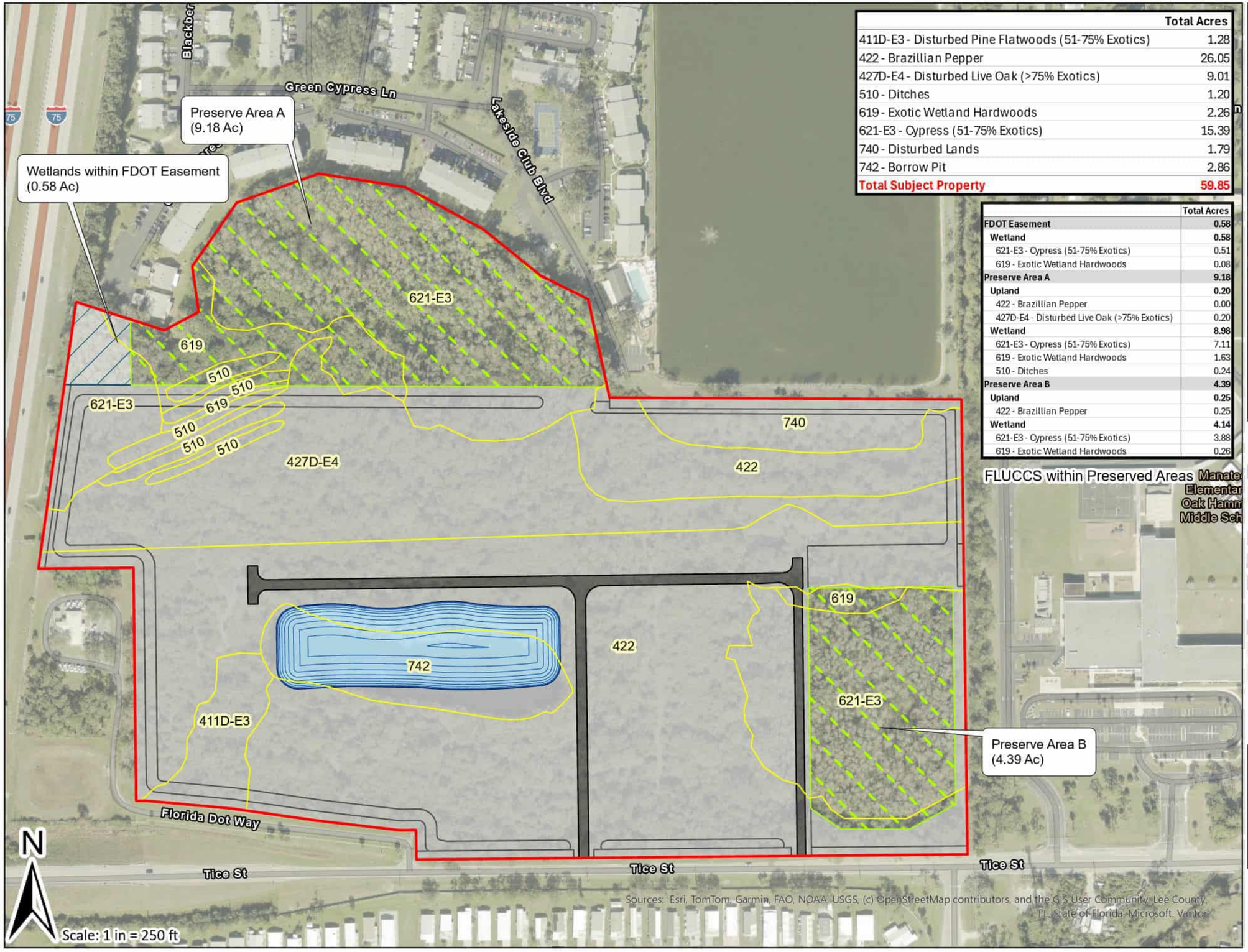
PROJECT MANAGER: Jeremy Sterk
DRAWN BY: jmiller
DATE: 8/7/2026

Earth Tech Environmental, LLC
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Bonita Springs, FL 34135
www.eteflorida.com

Scale: 1 in = 250 ft

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Lee County, FL State of Florida, Microsoft, Vantor

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	Total Acres
411D-E3 - Disturbed Pine Flatwoods (51-75% Exotics)	1.28
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621-E3 - Cypress (51-75% Exotics)	15.39
740 - Disturbed Lands	1.79
742 - Borrow Pit	2.86
Total Subject Property	**59.85**

	Total Acres
FDOT Easement	**0.58**
Wetland	**0.58**
621-E3 - Cypress (51-75% Exotics)	0.51
619 - Exotic Wetland Hardwoods	0.08
Preserve Area A	**9.18**
Upland	**0.20**
422 - Brazillian Pepper	0.00
427D-E4 - Disturbed Live Oak (>75% Exotics)	0.20
Wetland	**8.98**
621-E3 - Cypress (51-75% Exotics)	7.11
619 - Exotic Wetland Hardwoods	1.63
510 - Ditches	0.24
Preserve Area B	**4.39**
Upland	**0.25**
422 - Brazillian Pepper	0.25
Wetland	**4.14**
621-E3 - Cypress (51-75% Exotics)	3.88
619 - Exotic Wetland Hardwoods	0.26

TITLE:
Preserve Areas Map - Existing Conditions

PROJECT:
Tice Industrial Park



Lee County, Florida

Legend

- Subject Property (59.85 Ac)
- FLUCCS Limits - Existing Conditions

Site Plan

- Developed Area
- Pond
- Roadway

Preserved Areas

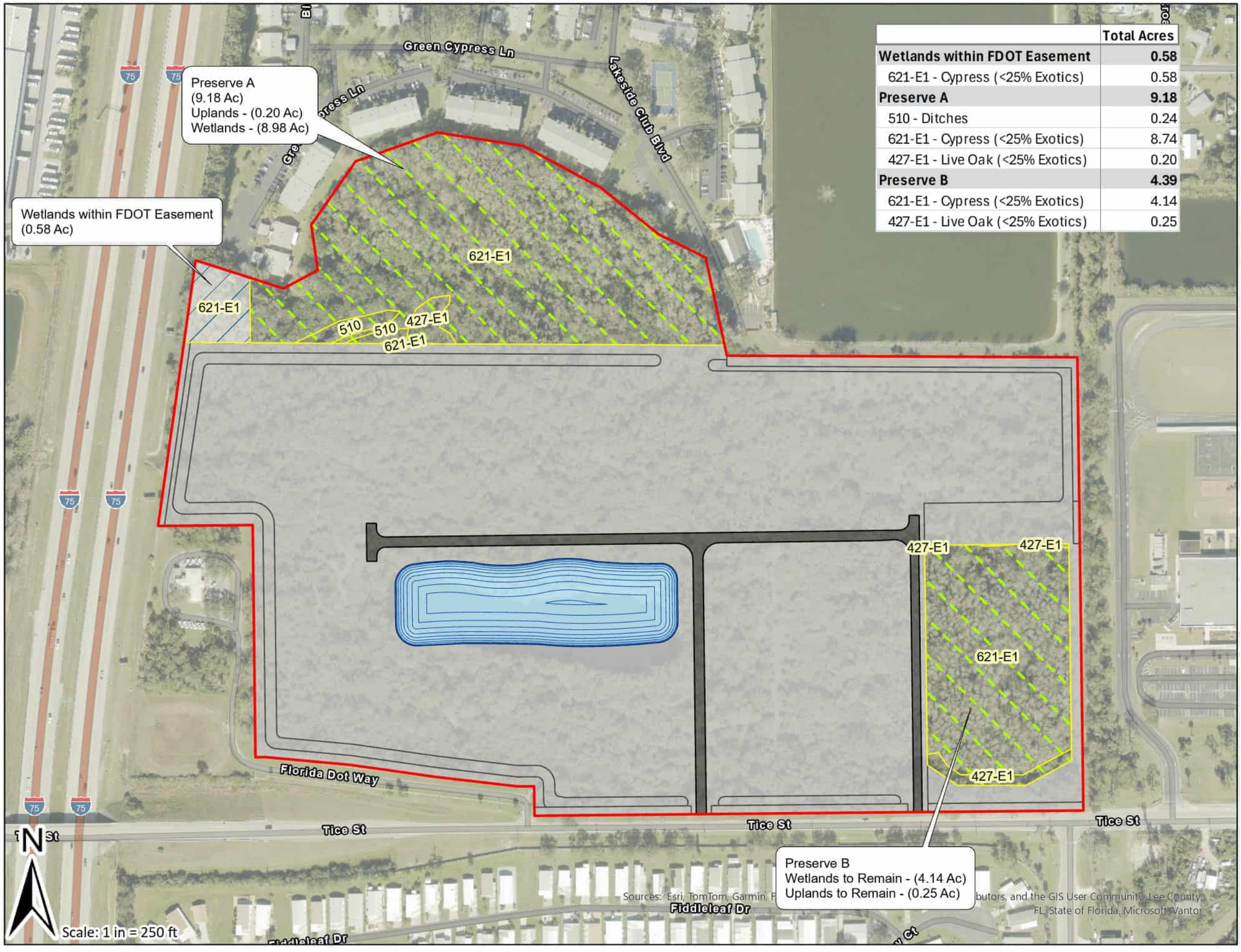
- FDOT Easement (0.58 Ac)
- Preserve Area A (9.18 Ac)
- Preserve Area B (4.39 Ac)

Note:
1. 2025 Aerials obtained from Lee County Property Appraiser.
2. All acreages are approximate.

PROJECT MANAGER: Jeremy Sterk
DRAWN BY: jmiller
DATE: 8/12/2026

Earth Tech Environmental, LLC
10600 Jolea Avenue,
Bonita Springs, FL 34135
www.eteflorida.com

Folder: G:\PROJECTS\LEE\2973 - Tice Industrial Park\GIS\WL Mitigation Monitoring Maintenance Plan\



	Total Acres
Wetlands within FDOT Easement	**0.58**
621-E1 - Cypress (<25% Exotics)	0.58
Preserve A	**9.18**
510 - Ditches	0.24
621-E1 - Cypress (<25% Exotics)	8.74
427-E1 - Live Oak (<25% Exotics)	0.20
Preserve B	**4.39**
621-E1 - Cypress (<25% Exotics)	4.14
427-E1 - Live Oak (<25% Exotics)	0.25

TITLE:
Preserve Areas Map - After Management

PROJECT:
Tice Industrial Park



Lee County, Florida

Legend

- Subject Property (59.85 Ac)
- FLUCCS Limits - After Management

Site Plan

- Developed Area
- Pond
- Roadway

Preserved Areas

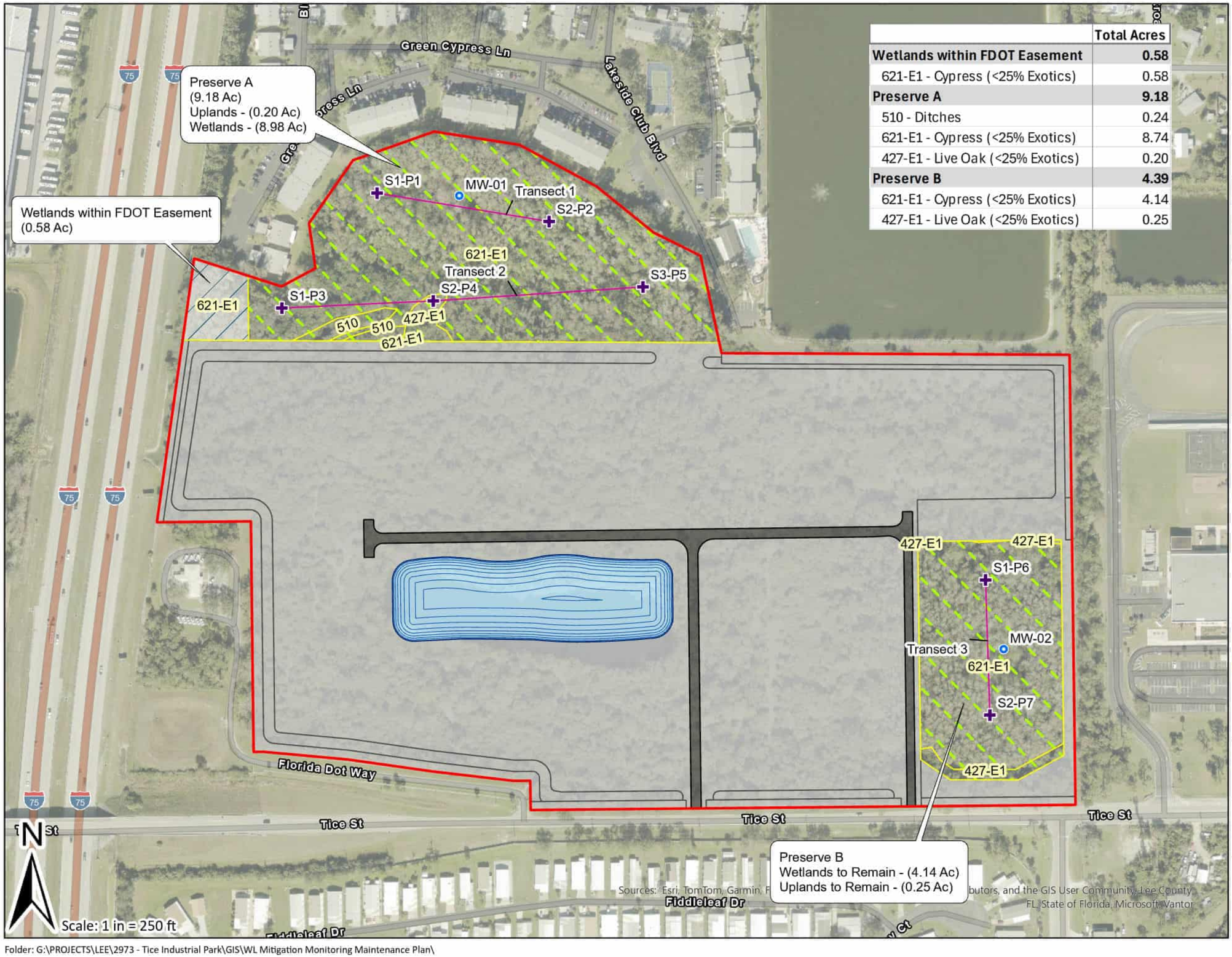
- FDOT Easement (0.58 Ac)
- Preserve Area A (9.18 Ac)
- Preserve Area B (4.39 Ac)

Note:
1. 2025 Aerials obtained from Lee County Property Appraiser.
2. All acreages are approximate.

PROJECT MANAGER: Jeremy Sterk
DRAWN BY: jmiller
DATE: 8/12/2026

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	Total Acres
Wetlands within FDOT Easement	**0.58**
621-E1 - Cypress (<25% Exotics)	0.58
Preserve A	**9.18**
510 - Ditches	0.24
621-E1 - Cypress (<25% Exotics)	8.74
427-E1 - Live Oak (<25% Exotics)	0.20
Preserve B	**4.39**
621-E1 - Cypress (<25% Exotics)	4.14
427-E1 - Live Oak (<25% Exotics)	0.25

TITLE:
Preserve Monitoring

PROJECT:
Tice Industrial Park



Lee County, Florida

Legend

- Subject Property (59.85 Ac)
- FLUCCS Limits - After Management

Site Plan

- Developed Area
- Pond
- Roadway

Preserved Areas

- FDOT Easement (0.58 Ac)
- Preserve Area A (9.18 Ac)
- Preserve Area B (4.39 Ac)
- Monitoring Transects (3)
- Monitoring Wells (2)
- Monitoring and Photo Stations (7)

Note:
1. 2025 Aerials obtained from Lee County Property Appraiser.
2. All acreages are approximate.

PROJECT MANAGER: Jeremy Sterk
DRAWN BY: jmiller
DATE: 8/12/2026

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Quattrone & Associates, Inc.
Engineers, Planners & Development Consultants
4301 Veronica Shoemaker Boulevard, Fort Myers, FL 33912
239.936.5222 | QAINC.NET | f 239.936.7228

TICE INDUSTRIAL PARK

ZONING TRAFFIC STUDY

August 2026

PREPARED FOR:
Tice Street Development, LLC
6941 Sable Ridge Lane
Naples, FL 34109

PREPARED BY:
Carson Tucker, E.I.

ENGINEER OF RECORD:

This item has been digitally signed by Jamie W. Rivera on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electric copies.

QAI PROJECT #251101

Jamie W. Rivera, P.E.
FL. P.E. #94320

Quattrone & Associates, Inc.

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- LOS ANALYSIS
- TRIP GENERATION ANALYSIS
- TRIP GENERATION GRAPHS
- TRAFFIC REPORT & DOCUMENTS
- TCDS DATA

Tice Industrial Park
STRAP#: 03-44-25-L3-00008.0000
Access Undetermined, Fort Myers FL 33912

The purpose of the Zoning Traffic Study is to analyze the potential traffic impacts and identify any improvements required as a result of rezoning. The applicant is requesting approval for an Industrial Planned Development (IPD) for a 59.85 ± acre site within the Fort Myers Shores Planning Community. The subject site is located within the Central Urban Future Land Use zone.

EXISTING CONDITIONS

OVERVIEW

The subject site is currently vacant and has portions zoned as multi-family residential (RM-8) and Agricultural (AG-2). The site is bordered to the north by multi-family land use under RM-8 and AG-2 zoning. To the east is the Hyde Point RPD, which is currently developed as the Manatee Elementary School and Oak Hammock Middle School. To the south is Tice Street Right-of-Way; opposite of site, across Tice Street, is Crystal Lakes Manufactured Homes Community, zoned as MH-1. To the west is I-75 Right-of-Way and the Florida DOT Test Lab CPD.

ROADWAY INFORMATION

Tice Street is an east/west two-lane undivided major collector owned and maintained by Lee County. Tice Street has a posted speed limit of 45 mph.

PROPOSED REZONING

The applicant is requesting to establish an IPD over the subject site to permit development up to 450,000 square feet of light industrial uses, a maximum of one lot for convenience store with gas, and a maximum of one lot for a food truck park.

The proposed rezoning is of a light industrial purpose, as outlined in the schedule of uses within the same submittal package of this report. For the purpose of trip calculations, the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 12th Edition, was used. The land use code (LUC) which most accurately represents the proposed 400,000 square feet maximum industrial use is LUC 130 – Industrial Park. Per ITE, this land use typically consists of several facilities that are a mix of manufacturing, service, and warehousing. These uses within the Land Use Code are also assumed to have supplementary office space as necessary for administrative operations.

LUC – 821 Shopping Plaza (40-150k) will serve as a general representation of the commercial uses. Per ITE this land use typically consists of office space, a movie theater, restaurants, a post office, banks, a health club, and recreational facilities, as well as retail merchandise facilities; many of which are intensive land uses. The term "plaza" acts only as a land use name for defining similar land uses (shopping center or strip retail plaza) by ranges of square footages. Shopping Plaza has been selected as its range (40-150k SF) includes the proposed maximum commercial development area of 50,000 square feet.

LUC 945 – Convenience Store/Gas Station – VFP (9-15) has been selected to represent the one lot maximum allowed convenience food and beverage store land use. The size of the land use was determined from multiple gas stations within Fort Myers, based on a 2-acre site, fueling positions, and building size. A

4,000 square feet convenience store/gas station with 9-15 fueling positions has been analyzed for trip estimation.

LUC 926 – Food Cart Pod has been selected to represent the one lot maximum for Food Truck Park uses. Per ITE, this land use code contains either food carts or food trucks congregated in an established location. The site was analyzed with an independent variable for the number of food trucks. For a 2-acre site that is built for the purpose of food trucks, this has been determined to be eight trucks. Backyard Social, located at 16371 Corporate Commerce Way, Fort Myers, Florida 33913, has a parcel area of 1.93 acres and has 8 dedicated positions for food trucks. For trip generation, ITE combines food trucks and food carts into one independent variable labeled "food carts". The 12th Edition of the Trip Generation Manual does not provide calculations for time periods other than the peak hour of adjacent street traffic, one hour between 5 and 6 p.m. It is assumed that the food trucks will not be open during morning hours. It is assumed that during lunch hours, the large majority of customers will originate internally to the overall IPD; thus, negligible traffic will be added to the surrounding roadway network during lunch hours. It is assumed that during the p.m. Peak Hour time period, most trips will originate external to the overall IPD as nearby communities enter the IPD to access the food truck park for dinner.

LUC 210 – Single Family Detached Housing will be used to calculate the maximum allowable trips of the existing zoning for a net trip comparison. The subject site is within the Central Urban Future Land Use Category and allows a maximum of 10 dwelling units per acre. The current RM-8 zoning allows single family detached housing, which has been proposed for a net trip comparison analysis of existing zoning to the proposed IPD.

Below are the land use codes utilized to calculate the estimated trips:

LUC 130 – Industrial Park	**400 (per 1,000 SF)**
LUC 821 – Shopping Plaza (40-150k)	**50 (per 1,000 SF)**
LUC 945 – Convenience Store/Gas Station – VFP (9-15)	**4 (per 1,000 SF)**
LUC 926 – Food Cart Pod	**8 (# of Food Carts)**
LUC 210 – Single Family Detached Housing	**603 (Dwelling Units)**

The Institute of Transportation Engineers land use codes above were determined to have the best fitting description for the proposed activities of the development. Additional description and trip generation graphs of these land use codes can be found in the **Trip Generation Graphs** appendix.

TRIP GENERATION

The trip generation proposed for the development was determined using OTISS software which references the ITE report, titled *Trip Generation,* 12th Edition. **Table 1** tabulates the anticipated weekday A.M. and P.M. peak hour and daily trip generation of the existing zoning at maximum allowable use. The best fit equation was used for all time periods.

Table 1
Trip Generation - Existing Zoning

Land Use	Peak AM			Peak PM			Weekday
	Entry	Exit	Total	Entry	Exit	Total	(Two-Way)
210 - Single Family Detached Housing	111	299	410	312	191	503	5132

Table 2 tabulates the anticipated weekday A.M. and P.M. peak hour and daily trip generation of the proposed IPD. The average rate was used for LUC 945 and LUC 821 as ITE could not provide best fit equations, despite being within data ranges. LUC 130 and LUC 926 were analyzed with linear best fit equations as provided by ITE.

Table 2
Trip Generation - Proposed IPD

Land Use	Peak AM			Peak PM			Weekday
	Entry	Exit	Total	Entry	Exit	Total	(Two-Way)
945 - Convenience Store/Gas Station - VFP (9-15)	97	97	194	100	100	200	1620
821 - Shopping Plaza (40-150k) - Supermarket - No	49	30	79	117	121	238	1620
130 - Industrial Park	140	42	182	50	128	178	1620
945 - Convenience Store/Gas Station	0	0	0	24	24	48	1620
TOTAL	**286**	**169**	**455**	**291**	**373**	**664**	**6480**

Table 3 tabulates the anticipated weekday A.M. and P.M. peak hour and daily trips in a net comparison of the existing and proposed zoning. The net trips tabulated below will be used for area of influence determination and LOS analysis, if required. No reductions to the trips are being proposed as internal capture and pass-by traffic is unlikely for the subject land uses.

Table 3
Trip Generation - Net Trip Comparison

Land Use	Peak AM			Peak PM			Weekday
	Entry	Exit	Total	Entry	Exit	Total	(Two-Way)
Total Proposed Trips	286	169	455	291	373	664	6480
210 - Single Family Detached Housing (-)	111	299	410	312	191	503	5132
NET TOTAL	**175**	**-130**	**45**	**-21**	**182**	**161**	**1348**

A red shaded cell in the "TOTAL" row indicates a net increase in trips. A green shaded cell indicates a net decrease in trips. As seen in **Table 3**, there is a net increase in entry trips during the Peak A.M. and Peak P.M. time periods. The net increase in trips is less than the 300-trip threshold for required area of influence and LOS analysis of all intersections and roadway links within the area of influence. A link level of service analysis has been provided for links within the area of influence (10% of LOS "C" service volumes).

TRIP DISTRIBUTION

The net trips tabulated in **Table 2** were assigned to the surrounding roadway network based on the anticipated routes the drivers will utilize to access the site. The anticipated trip distribution of the generated trips can be found in the **Trip Distribution Exhibits** attached to this report. Anticipated driveway distributions can also be found in the same exhibit. Net trips (Table 3) will be utilized for LOS analysis. Where trips are fewer than the existing zoning, no change is proposed to the existing traffic volumes. Full generated trip counts (Table 2) were utilized to assign trips to project access points. Turn lane improvements at the proposed site's access drives will be evaluated at the time the project seeks Development Order approval.

FUTURE TRAFFIC CONDITIONS

A horizon year of 2036 was selected for analysis to determine the future impact of the subject rezoned area at full build-out. Prior to level of service analyses, nearby roadways were analyzed to determine the project's area of influence at the full build-out year. If a link is determined to be within the area of influence, the trip distribution is continued to the adjacent roadway links until trips are less than 10% of LOS "C" of the analyzed roadway. Please refer to the attached **T-01** of the **Trip Distribution Exhibits** and **Table 1A** for the distributions and area of influence calculations, respectively.

Roadways determined to be within the area of influence were analyzed for level of service conditions at the full build-out year. The existing traffic during the full build-out year was determined by projecting the 2024 100th Highest Hour Volume, per the 2025 Concurrency Report, to the build-out year of 2036. The growth rate that was applied was determined by the 2025 Concurrency's 2029 Future Forecast volumes. Please refer to **Table 3A** and the **Traffic Reports and Documents** for the corresponding data and analyses.

Generated project traffic has been distributed 60% east and 40% west. This distribution has been determined by analyzing existing traffic volume on Staley Road, Luckett Road (E. & W. of I-75), and Tice Street. Please see the **TCDS Data** appendix for the surrounding roadway AADTs and map showing the location of traffic counts. Please note the traffic count numbers shown on the map are not AADTs, they are traffic count volumes; AADT data utilized in this report can be seen in **Table 2A**. A significant flow of traffic occurs in the path of Orange River Boulevard to/from Staley Street and distributing to/from Tice Street, Country Lakes Drive and Luckett Road. This path has been maintained with the proposed distributions. A large amount of industrial trips are assumed to utilize Luckett Road to access or depart I-75 to and from the north and south.

PROJECTED LEVEL OF SERVICE AND IMPROVEMENTS

To determine the impact of the proposed IPD on the surrounding roadway network, the Level of Service of each roadway segment within the area of influence was analyzed. Level of Service thresholds were compared to the traffic volume at the build-out year to determine if the proposed IPD degrades the Level of Service for the subject roadways. Please refer to **Table 1A** for LOS thresholds of roadways analyzed for area of influence. Please refer to **Table 3A** for the determined LOS of the roadways within the area of influence. Tice Street and Country Lakes Drive are both functionally classified as major collectors; per the LOS standards for transportation *The Lee Plan Policy* 95.1.3, LOS "E" is the standard LOS for major collectors on County-maintained transportation facilities.

Per **Table 3A**, Tice Street is projected to operate at LOS "D" prior to full build-out traffic based on the latest 100th highest hour volumes, which were then projected to the build-out year utilizing the calculated growth rate of the roadway. With the proposed project traffic, it is projected that Tice Street will operate at LOS "D" west of the site to Ortiz and east of the site to Staley Road. LOS "D" is an acceptable LOS per *The Lee Plan Policy* 95.1.3. No roadway improvements are required nor proposed as a result of the LOS analysis of Tice Street.

Country Lakes Drive from Tice Street to Luckett Road is the only other link within the proposed area of influence and thus analyzed for LOS status at the build-out year. Country Lakes Drive is projected to

operate at LOS "C" at the build-out year, based on the latest 100th highest hour volume projected to 2036. Therefore, Country Lakes Drive will operate at an acceptable LOS during the build-out year of 2036. No roadway improvements are required nor proposed as a result of the LOS analysis of Country Lakes Drive.

CONCLUSION

The proposed rezoning request for the property referred to as Tice Industrial Park IPD, located north of Tice Street and situated between Manatee Elementary School and I-75 in Lee County, Florida, includes 400,000 square-feet maximum industrial building area, 50,000 square-feet maximum commercial/retail use, a maximum of one lot utilized for convenience food and beverage, and a maximum of one lot utilized as a food truck park. Trip generation was performed utilizing the 12th edition of *Trip Generation Manual* and applied to the surrounding network to determine Level of Service conditions at the build-out year of 2036. Growth rates and traffic volumes applied to the roadway segments are based on Lee County's 2025 Concurrency Report; growth rates were determined by utilizing the County's volume projections from 2024 to 2029 for the respective roadways.

The roadway links determined to be within the area of influence were analyzed and determined to operate under acceptable LOS conditions per the Lee Plan.

Therefore, roadway capacity improvements will not be warranted as a result of the additional traffic generated by the proposed Tice Industrial Park IPD. Further traffic analysis will be completed as individual lots within seek local development orders. Turn lane analyses will be completed at the IPD access points at time of individual lot development orders as well.

REFERENCES

- *Trip Generation by OTISS Online Traffic Impact Study Software*
- *Institute of Transportation Engineers Trip Generation, 12th Edition*
- *Lee County Traffic Study Guidelines for Planned Development Rezonings, AC-13-17*
- *Lee County TCDS*
- *Lee County 2025 Concurrency Report*

Quattrone & Associates, Inc.

APPENDIX

Quattrone & Associates, Inc.

TRIP DISTRIBUTION EXHIBITS

Quattrone & Associates, Inc.

LOS ANALYSIS

Quattrone & Associates, Inc.

TRIP GENERATION ANALYSIS

Quattrone & Associates, Inc.

TRIP GENERATION GRAPHS

Quattrone & Associates, Inc.

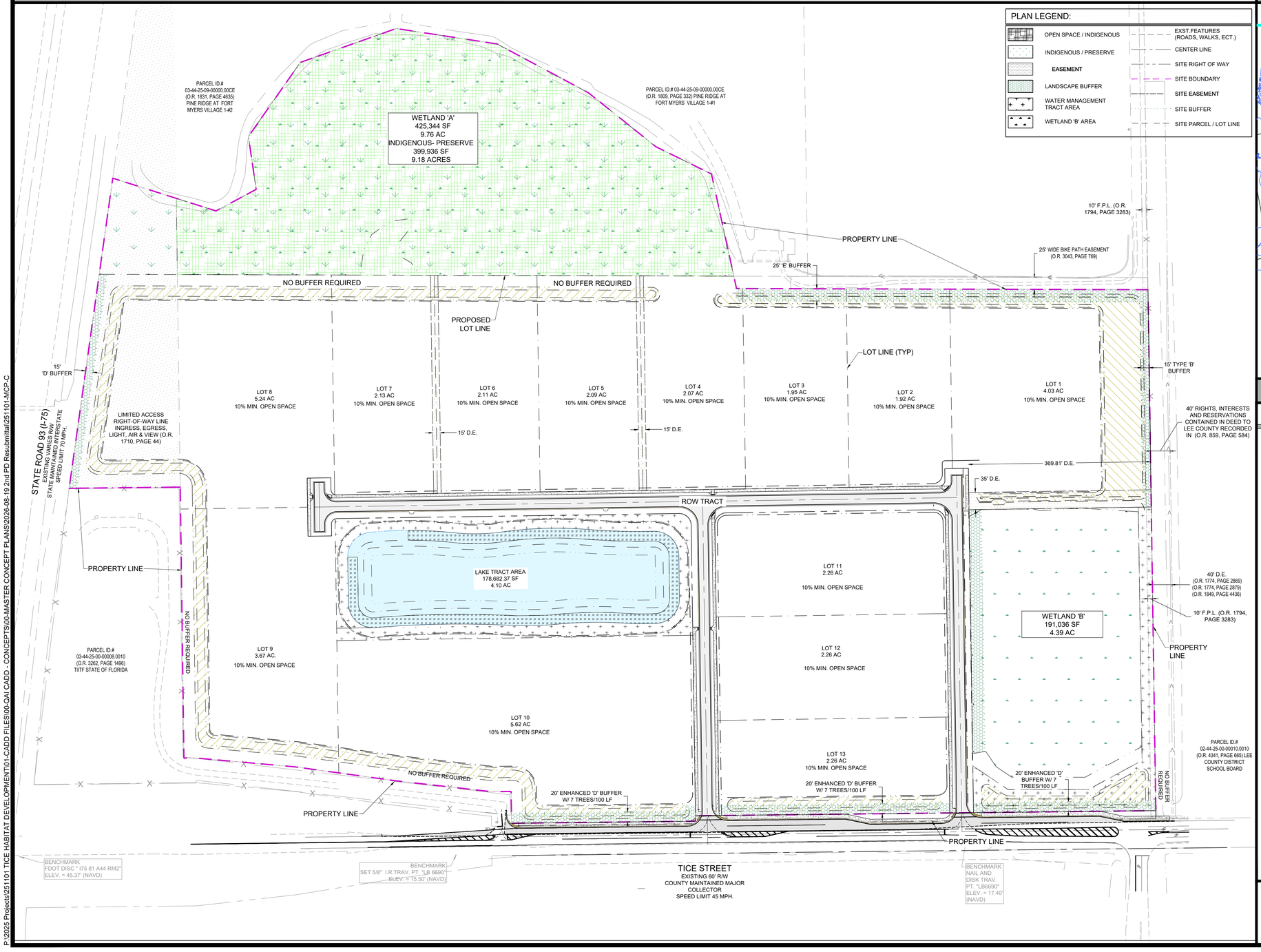
TRAFFIC REPORT & DOCUMENTS

Quattrone & Associates, Inc.

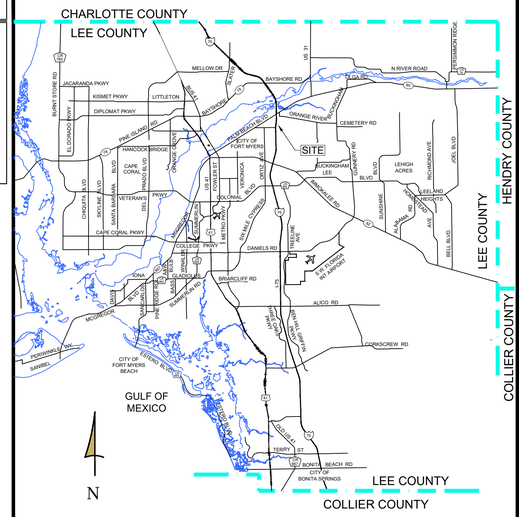
TCDS DATA

TICE INDUSTRIAL PARK

LOCATED IN SECTION 03, TOWNSHIP 44-S, RANGE 25-E, LEE COUNTY, FLORIDA



OPEN SPACE EXHIBIT



LOCATION MAP
(NOT TO SCALE)

PROJECT SUMMARY:

ZONING/REZONING
AG-2 + RM-8 TO INDUSTRIAL

STRAP #'s
03-44-25-L3-00008.0000

PROJECT ACREAGE
59.849 ACRES

PROJECT OPEN SPACE		
TOTAL PROJECT ACREAGE	59.849	ACRES
TOTAL OPEN SPACE REQUIRED (MIN. 20%)	11.97	ACRES
OPEN SPACE PER LOT (MIN. 10%)	5.99	ACRES
OPEN SPACE PROVIED IN PRESERVES	13.57	ACRES
INDIGENOUS PROVIDED (WETLAND 'A')	9.18	ACRES

WETLAND 'A' INDIGENOUS EXCLUDES AREA IN FDOT LIMITED ACCESS

N

0' 100' 200'
PLAN VIEW SCALE

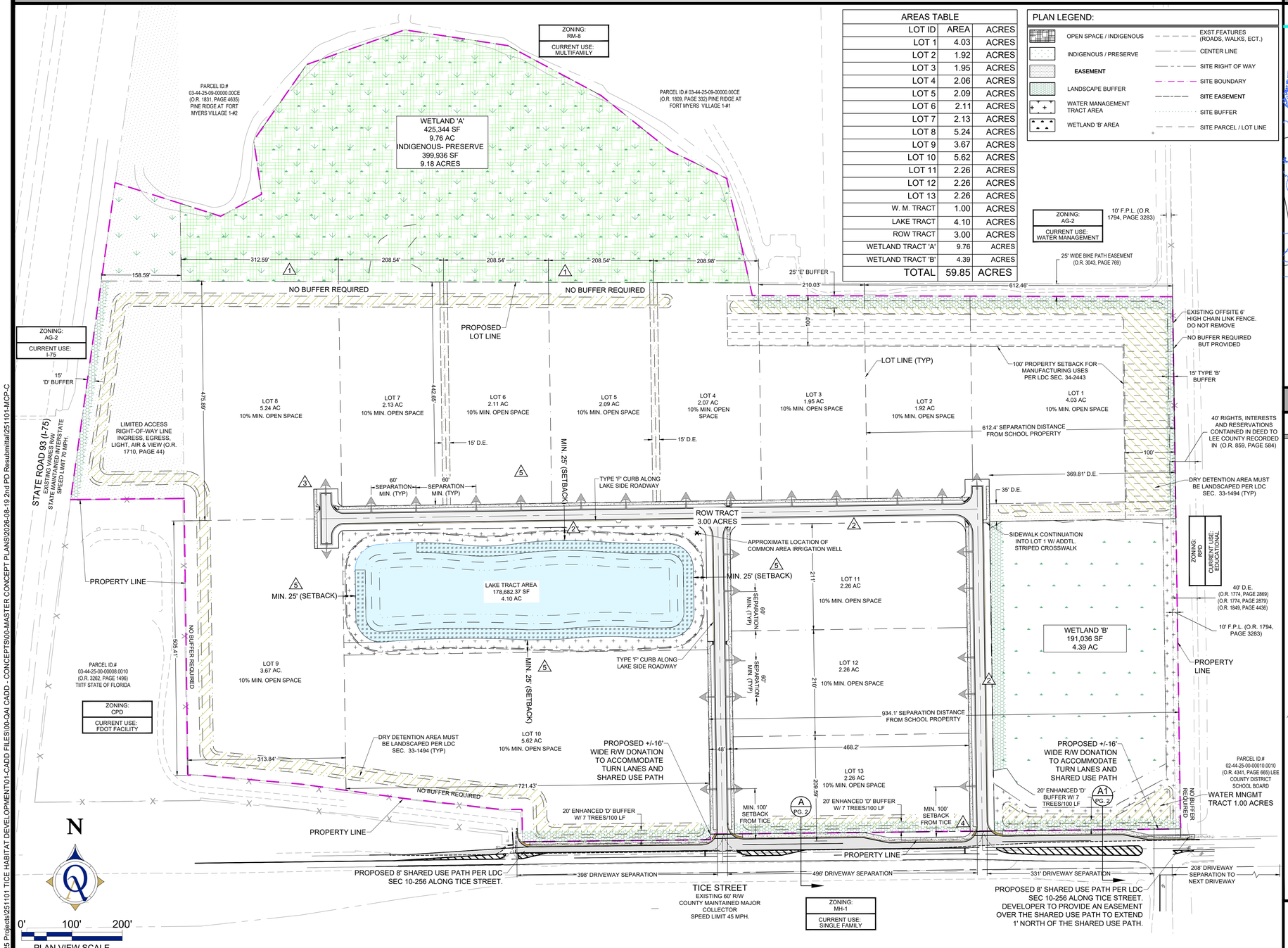
Quattrone & Associates, Inc.
Engineers, Planners & Development Consultants

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TICE INDUSTRIAL PARK

LOCATED IN SECTION 03, TOWNSHIP 44-S, RANGE 25-E, LEE COUNTY, FLORIDA

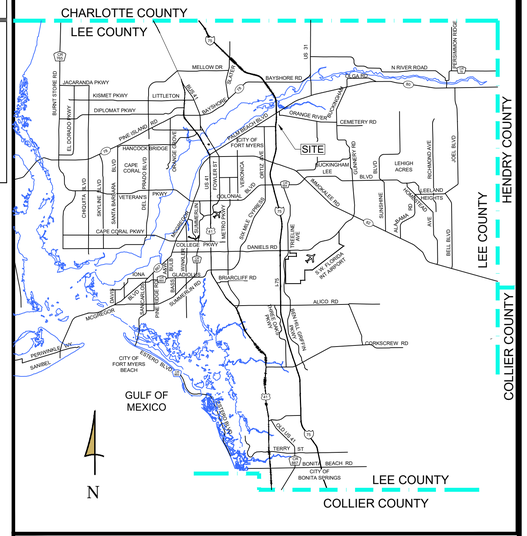
MASTER CONCEPT PLAN - PG. 1



AREAS TABLE		
LOT ID	AREA	ACRES
LOT 1	4.03	ACRES
LOT 2	1.92	ACRES
LOT 3	1.95	ACRES
LOT 4	2.06	ACRES
LOT 5	2.09	ACRES
LOT 6	2.11	ACRES
LOT 7	2.13	ACRES
LOT 8	5.24	ACRES
LOT 9	3.67	ACRES
LOT 10	5.62	ACRES
LOT 11	2.26	ACRES
LOT 12	2.26	ACRES
LOT 13	2.26	ACRES
W. M. TRACT	1.00	ACRES
LAKE TRACT	4.10	ACRES
ROW TRACT	3.00	ACRES
WETLAND TRACT 'A'	9.76	ACRES
WETLAND TRACT 'B'	4.39	ACRES
TOTAL	59.85	ACRES

PLAN LEGEND:

- OPEN SPACE / INDIGENOUS
- INDIGENOUS / PRESERVE
- EASEMENT
- LANDSCAPE BUFFER
- WATER MANAGEMENT TRACT AREA
- WETLAND 'B' AREA
- EXST.FEATURES (ROADS, WALKS, ECT.)
- CENTER LINE
- SITE RIGHT OF WAY
- SITE BOUNDARY
- SITE EASEMENT
- SITE BUFFER
- SITE PARCEL / LOT LINE



LOCATION MAP

(NOT TO SCALE)

PROJECT SUMMARY:

ZONING/REZONING
AG-2 + RM-8 TO INDUSTRIAL

STRAP #'s
03-44-25-L3-00008.0000

PROJECT ACREAGE
59.849 ACRES

PROJECT INTENSITY
MAX. BUILDING FLOOR AREA = 450,000 S.F.
INDUSTRIAL LOTS

OPEN SPACE
THE SITE IS 59.85 ACRES AND REQUIRES 20% OPEN SPACE = 11.97 AC.
HALF OF THE REQUIRED OPEN SPACES MUST BE PROVIDED AS INDIGENOUS-OPEN SPACE = 5.98 ACRES MIN.
REQUIRED= 5.98 ACRES
PROVIDED= 9.18 ACRES

DEVIATION
#

DRIVEWAY

LANDSCAPING ON DRY DETENTION NOTE (LDC SEC. 33-1494)
DRY DETENTION AREAS MUST BE PLANTED WITH SOUTHERN RED MAPLE, SOUTH FLORIDA SLASH PINE, LAUREL OAK AND OR CYPRESS TREES. 20' O/C SEPARATION AT TIME OF PLANTING, 6' HEIGHT; 2" CALIPER, AND 3' SPREAD.

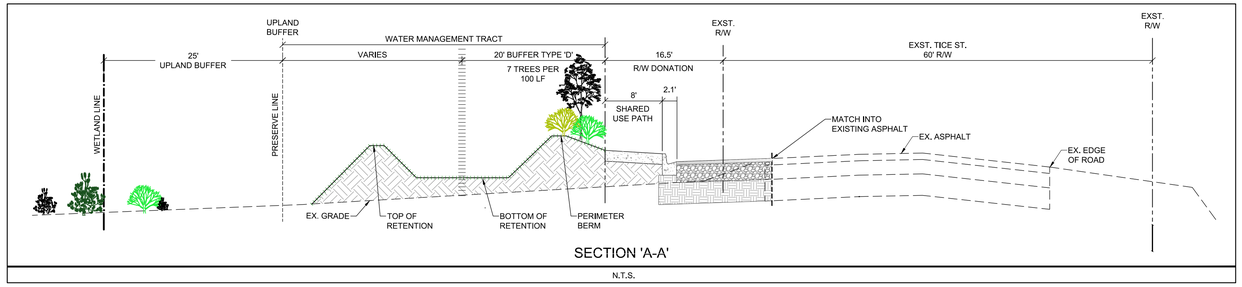
Quattrone & Associates, Inc.
Engineers, Planners & Development Consultants

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TICE INDUSTRIAL PARK

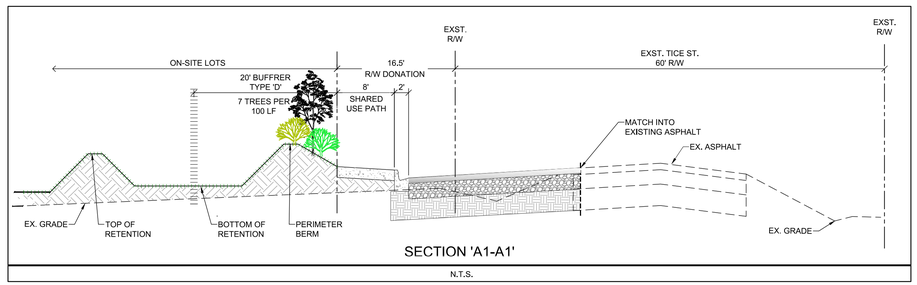
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MASTER CONCEPT PLAN - PG. 2



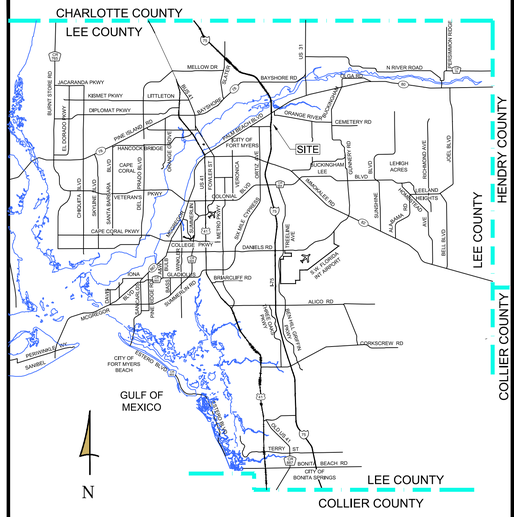
SECTION 'A-A'

N.T.S.



SECTION 'A1-A1'

N.T.S.



LOCATION MAP
(NOT TO SCALE)

PROJECT SUMMARY:

Quattrone & Associates, Inc.
Engineers, Planners & Development Consultants

P:\2025 Projects\251101 TICE HABITAT DEVELOPMENT\01-CADD FILES\00-QAI CADD - CONCEPTS\00-MASTER CONCEPT PLANS\2026-08-19 2nd PD Resubmittal\251101-MCP-C