

Exhibit F

List of Developer Commitments

I. Affordable Housing:

- A. As documented in the Affordable Housing Density Bonus Agreement, the developers have agreed to construct 60 owner-occupied dwelling units for residents in or below the workforce income category (61-80 percent of County median income) and 176 rental units for residents in or below the low income category (51-60 percent of County median income).

II. Transportation:

- A. If any entrance is to be gated, the face of said gate shall be located to maintain no less than a 100-foot throat length to the northerly edge of the pavement at its intersection with Immokalee Drive.
- B. The developers shall pay a proportionate fair share contribution toward the cost of construction of improvements to the intersection of S.R. 29 and Lake Trafford Road. This contribution shall be made prior to the approval of the first site development plan (SDP) or plans and plat (PPL), whichever occurs first.
- C. Because the developers anticipate using public funding to construct internal roads, they shall have the option of turning roads built in accordance with County construction standards for local roads over to the County for maintenance.

III. Environmental:

- A. A Florida Black Bear Management Plan shall be provided to the County Manager, or designee, during SDP or plat review process.
- B. The site currently contains 1.26± acres of native vegetation (0.52+/- acres of upland and 0.73± acres of wetland native vegetation onsite); a minimum of 25 percent, 0.32 acres, must be preserved. For the 0.13 acre portion of the upland vegetation, the applicant will donate an equivalent off-site preserve to be accepted by a public agency or contribute a monetary payment to Conservation Collier equivalent to the average per-acre value found in an appraisal of the entire site, multiplied by the number of acres to be preserved off-site, plus 15 percent of that amount as an endowment for management of off-site land. The appraisal shall be based on the fair market value of the land as if the desired zoning were in place. Twenty-five percent of the 0.73 acre wetland native vegetation will be preserved and appropriately managed off-site at an approved mitigation bank. All preservation must be accomplished prior to SDP/PPL approval. This off-site preservation may be utilized as part of the required off-site mitigation requirement of the Environment Resource Permit.