



General Facts & Info

08/11/26

The following is a list and quick reference guide of some general information on Kingston South. This is for ***internal use only*** and not meant for distribution.

Total Number of Acres:

- 2,764 Acres (Kingston South includes Pods 1, 2, 20)
- 7,600+ Total Acres (Overall Kingston Master-Planned Community)

POD 1- Lennar Homes & Pulte Homes

POD 2- Neal Communities

POD 20 (Future) - Kolter Homes

Unique Features of Kingston Master-Planned Community

- 10' Shared-use pathway along both sides of Kingston Village Pkwy (the new spine road) to provide golf cart connectivity with convenient access to True North Classical Academy, Corkscrew Rd. Commercial, SR82 Commercial, and other residential neighborhoods in Kingston.
- True North Classical Academy
 - True North is Florida's highest-performing charter school network, recognized for academic excellence and honored with the prestigious National Blue Ribbon School of Excellence designation.
 - True North Classical Academy is a Tuition-free public charter school.
 - Enrollment preferences will be provided to residents of Kingston. Enrollment and the timeframe for registration will be coordinated by True North.
 - Phase 1 (Kindergarten through 5th Grade) Completion is anticipated for the 2028 school year.
 - Phase 2 (6th Grade through 8th Grade) Completion is anticipated for the start of 2029 school year but the construction and timeframe to open is subject to change based on enrollment capacity.
 - Phase 3 (9th Grade through 12th Grade) Completion is anticipated for the start of 2030 school year but the construction and timeframe to open is subject to change based on enrollment capacity.
 - Phase 4 (Expansion of each school) is TBD.
 - School is estimated to be approximately 3,100 students at buildout and has room to expand.

Is there a CDD?

- Yes

What is the name of the Community Development District (CDD)?

- POD 1 & POD 2 – Kingston One CDD



- POD 20 – Kingston Two CDD

Total Number of Single-Family Homes?

- 3,625 Homes +/-

Total Number of Condominiums in the Project?

- 0 Condominiums

CDD Will Own:

- Lakes
- Roadways
- Storm Sewers
- Conservation Lands

HOA Will Own:

- Common Area Tracts
- Amenities

Lee County Will Own:

- Potable Water Distribution System
- Wastewater Collection System

Entrances (Including guardhouse, entry monuments/signs, landscaping, etc.):

- Main Entrance (POD 1)
 - Lennar Homes
 - Pulte Homes
 - 4 Lanes – 2 Entry Lanes & 2 Exit Lanes
 - Gatehouse
 - Gate Attendant
 - Initial hours to provide part-time coverage.
 - 24 hours per day / 7-days per week coverage provided once a certain number of homes have closed and are occupied.
 - Resident Access and Guest Access (NO Construction Access at Main Entrance)
 - Barrier Arms / Access Control / Visitor Management
 - Traffic Signal is to be installed at POD 1 Main Entry at Corkscrew Road (Kingston Southern Pkwy is the street name of the main entrance & Kingston Village Pkwy is the street name of spine road).
 - 10' Wide Shared-Use Golf Cart/Walking/Biking Path starting at the Main Entrance and Commercial Site then crossing Corkscrew Road to provide convenient golf cart access to the School and then continuing approximately 5.5 Miles on either side of Kingston Village Parkway ("Spine Road").



- Main Entrance (POD 2)
 - Neal Communities
 - 4 Lanes – 2 Entry Lanes & 2 Exit Lanes
 - Gatehouse
 - Gate Attendant
 - Initial hours to provide part-time coverage.
 - 24 hours per day / 7-days per week coverage provided once a certain number of homes have closed and are occupied.
 - Resident Access and Guest Access (NO Construction Access at the Main Entrance)
 - Barrier Arms / Access Control / Visitor Management
- Resident Entrance (POD 1) – Temporary Construction Entrance
 - Resident Access
 - Barrier Arms / Access Control
- Resident Entrance (POD 2) – Temporary Construction Entrance
 - Resident Access
 - Barrier Arms / Access Control

AMENITIES (PHASE 1)

Mail Kiosk #1

- Pod 1 Mailboxes (CBU's)
- NOTE: Temp CBU's to be installed at the main entrance for initial residents to use for postal service.

Mail Kiosk #2

- Pod 2 Mailboxes (CBU's)
- NOTE: Temp CBU's to be installed at the main entrance for initial residents to use for postal service.

Outdoor Amenities

- (20) Pickleball Courts
- (6) Har-Tru Tennis Courts
- (4) Bocce Courts
- Tournament Plaza / Entertainment Area
- Basketball Court
- Multi-Purpose Field
- Playground
- Dog Park



Racquet Center / Maintenance Building

- Pro-Shop
 - Merchandise & Displays
 - Onsite Staff Offices
 - Restrooms
 - Veranda Patio (Covered Seating) Overlooking Pickleball Courts
- Maintenance
 - Facilities Manager Office
 - Maintenance Garage

Phase 1 – Anticipated Schedule

- Start Construction Q4 2026 (Pending Permit Approvals)
- Completion approximately 12-Months after commencement of vertical construction.

AMENITIES (PHASE 2)

Sports Complex Building

- (12) Pickleball Courts (Indoor)
- Social Club (Lounge, bar, tv's, gaming activities, etc.)
- Basketball Court (Indoor)
- Fitness Center
- Strength Training Area
- Movement / Aerobics Studio
- Sports Department Staff Offices
- Onsite Management Offices
- Café with Food & Beverage Operation (Full Liquor Permit / Bar)

Family Oriented Resort Swimming Pool

- (2) Speed Slides
- (1) Swirl Slides
- Rock Waterfall & Grotto

Oversized Spa

- Water Feature
- Bench Seating

Pool Deck

- Expansive Paver Deck
- Game Lawn (Outdoor Games & Activities)
- Relaxation Lawn
- Landscape Beds
- Specialty Lighting



Pool Building #1

- Restrooms
- Pool Equipment
- Lifeguard Office
- Storage

Drop Off

- Access to the Sports Complex, Café, Restaurant, Pool, Spa, and Pool Deck

Phase 2 – Anticipated Schedule

- Start Construction Q1 2027 (Pending Permit Approvals)
- Completion approximately 18-Months after commencement of vertical construction.

AMENITIES (PHASE 3)

Restaurant

- Full Service Indoor Restaurant & Bar
- Patio Bar
- Outdoor Seating & Dining
- Saloon & Entertainment Venue
- Stage

Outdoor Bar & Outdoor Seating Area

- Additional Food & Beverage Operation
- Restrooms

Resort Swimming Pool

- Beach Entry
- Waterfall Cove
- Rock Features
- Lap Pool

Pool Deck

- Expansive Paver Deck
- Landscape Beds
- Specialty Lighting

Pool Building #2

- Restrooms
- Pool Equipment
- Storage



Phase 3 – Anticipated Schedule

- Start Construction approximately Q4 2027 / Q1 2028 (Pending Permit Approvals and the number of occupied homes)
- Completion approximately 18-Months after commencement of vertical construction.

POD 1 Lakes Completed with Initial Phasing (Lake sizes are approximate)

- Lake Q2-1 = 5 ac
- Lake R2-1 = 23 ac
- Lake R2-2 = 7 ac
- Lake R1-1 = 16 ac
- Lake R2-3 = 11 ac
- Lake R3-2 = 7 ac
- Lake R3-1 = 12 ac
- Lake R1-2 = 13 ac

POD 2 Lakes Completed with Initial Phasing (Lake sizes are approximate)

- Lake P1-4 = 11 ac
- Lake P1-1 = 11 ac
- Lake P1-2 = 7 ac
- Lake P1-3 = 10 ac
- Lake P3-2 = 9 ac

Utilities & Utility Providers:

- Lee County Utilities – Potable Water & Sewer
- Lee County Electric Cooperative (LCEC) – Electric Service
- Comcast and Century Link – Phone/Cable/Internet
- Natural Gas – TECO Gas



2026 Fees Summary

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Kingston South Master Association, Inc.

Includes: Master Amenities, Common Area Landscape Maintenance and Irrigation, Homesite Landscape Maintenance and Irrigation, Lake Maintenance, Staffed Vehicular Access Control, and Professional Property Management Company.

Master Association Monthly HOA Fees for 2026 (Per Lot Product)

- Twin Villa (Attached Product) (36' and 37.5' Lot Home) \$339.65
- 42' Lot Home \$373.75
- 45' Lot Home \$377.85
- 52' Lot Home \$382.95
- 57' Lot Home \$388.05
- 62' Lot Home \$392.15
- 72' Lot Home \$406.15
- 90' Lot Home \$426.25

Initial and Other Contributions (fees paid at closing)

- Amenity Fee \$5,000.00
- Initial Contribution (Master Association) \$750.00
- Irrigation Fee \$1,500.00
- FWS Panther Mitigation Fee \$200.00
- Annual F&B minimum (Prorated from date of closing for remainder of year) \$480.00**

**Food and Beverage Minimum per year – to be paid with the first quarter assessments and will be credited towards the members Food and Beverage account. Must be used within the same calendar year, any remaining amount will be forfeited by the member.

Notes:

1. Re-Sale Contribution (Master Association) \$3,500.00
2. Re-Sale Irrigation Fee \$1,500.00
3. Re-Sale FWS Panther Mitigation Fee \$200.00



2026 Fees Summary

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Kingston One Community Development District (“CDD”)

Community Development District Annual Assessments (Phases 1)

Product Type	Annual Assessment	O & M*	Total Estimated Annual Assessment
Twin Villa (36’ Lot Home)	\$1,170.00	\$149.15	\$1,319.15
Twin Villa (37.5’ Lot Home)	\$1,218.75	\$152.26	\$1,371.01
42’ Lot Home	\$1,365.00	\$161.60	\$1,526.60
45’ Lot Home	\$1,462.50	\$167.82	\$1,630.32
52’ Lot Home	\$1,690.00	\$182.34	\$1,872.34
57’ Lot Home	\$1,852.50	\$192.71	\$2,045.21
62’ Lot Home	\$2,015.00	\$203.09	\$2,218.09
72’ Lot Home	\$2,340.00	\$223.83	\$2,563.83
90’ Lot Home	TBD	TBD	TBD

*Operating and Maintenance Costs (O&M) are estimated and subject to change. Based on Fiscal year end September 30th.



Retail & Commercial

The Shoppes at Verdana Village (Nearby Commercial Conveniences)

- Publix Grocery & Liquor Store
- Fifth Third Bank
- Dental Care on Corkscrew
- Dunkin
- Legno Italian Kitchen
- The Nail Spa Estero
- The UPS Store
- Cora Physical Therapy
- Precision Hair Salon
- Lee Health (Coming Soon!)
 - Combined 2 Remaining outparcels
 - Approximately 10,000 SF Building
 - Urgent Care & Primary Care with imaging services
 - Opening is anticipated in 2027

Kingston (Corkscrew Road Commercial)

- Approved for up to approximately 150,000 Sq. Ft.
- Currently securing anchor tenant(s).
- Outparcels will also be available.
- “Coming Soon” Signs to be installed following announcements
- Initial information and will be available on the project website www.kingstonliving.com

Kingston Commercial (SR 82 & Kingston Village Pkwy)

- Approved for up to approximately 500,000 Sq. Ft.
- Currently securing anchor tenant(s).
- Outparcels will also be available.
- Multiple shops and restaurants are expected.
- “Coming Soon” Signs to be installed following announcements
- Initial information and will be available on the project website www.kingstonliving.com