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March 12, 2010

ROBERT HUTCHERSON
12801 WESTLINKS BLVD
FORT MYERS, FL 33901

Re: ALICO WEST
CPA2009-00001
CPTM Application (Text/Map)

Dear ROBERT HUTCHERSON:

Planning staff finds the above mentioned submittal is insufficient and further information is needed. The following comments pertain to the section of the application indicated.

IV A. 3. General Information and Maps, Proposed Future Land Use Map

As previously stated, the FLUCCS Map identifies wetlands on the subject site. These are required to be identified on the proposed Future Land Use Map.

Objective 1.5 requires that the Wetlands future land use category is identified on the Future Land Use Map as "those lands that are identified as wetlands in accordance with F.S. 373.019(17) through the use of the unified state delineation methodology described in FAC Chapter 17-340, as ratified and amended in F.S.373.4211". Therefore, the identification of the Wetlands future land use category on the existing Future Land Use Map should be consistent with the wetlands identified on the FLUCCS Map. Furthermore, the application for the land use change should include a Future Land Use Map Amendment from the Density Reduction / Groundwater Recharge (DR/GR) and Wetlands future land use categories to the University Community and Wetlands future land use categories.

IV F. 4. Additional Requirements for Specific Future Land Use Amendments, Requests moving lands from Density Reduction/Groundwater Resource must fully address Policy 2.4.3 of the Lee Plan Future Land Use Element.

The analysis provided for the requirements under Policy 2.4.2 and Policy 2.4.3 of the Lee Plan does not address the issues required by F.3 and F.4 of the application. Please review the above mentioned policies and provide the required analysis. Please coordinate this analysis with the Lee County Department of Natural Resources.

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Note/ Miscellaneous Comments and Notes:

1) In Resolution ZAB 86-62 Exhibit "B" all reclamation was to be completed 12 months after mining stopped. The resolution depicts shorelines at a 4 to 1 ratio for the mining lake and upon completion of all filling and grading a vegetative cover would be provided. To protect water quality, direct discharges of runoff from post mining development into the lake was not permitted. Any development would provide pretreatment before discharge into the mining lake.

Please provide documentation that all reclamation activities are complete and that the development will comply with pretreatment requirements.

2) Please submit the study proposed to be performed by CDM referenced in the resubmittal on water quality and turbidity issues, particularly relating to the fines.

3) Staff is concerned with the proposed disposal of the fines within the lake and suggests researching additional alternatives. Please provide other alternatives that are being researched.

4) Staff has not conducted a site inspection at this time. Further comments may come to light pending site inspection.

If I can be of any assistance or if you have any questions, please do not hesitate to call me at (239) 533-8585.

Sincerely,
DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Services Division



Brandon D Dunn, Development Service Representative

Cc: *Planning file: CPA2009-00001*