CPA 2009-00001

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COMMUNITY DEVELOPMENT

ALICO WEST COMPREHENSIVE PLAN AMENDMENT

Prepared for:

Alico Land Development, Inc.

Prepared by:

WilsonMiller

September 2009
Revised as of April 19, 2010

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EXECUTIVE SUMMARY

ALICO WEST COMPREHENSIVE PLAN AMENDMENT

The Alico West Comprehensive Plan Amendment has been filed by Alico Land Development, Inc., a subsidiary of Alico, Inc., for the purpose of changing the Comprehensive Plan designation on approximately 919.5 acres from Density Reduction Groundwater Resource (DRGR) to University Community. The Alico West site is located within Sections 11 and 12 of Township 46 South, Range 26 East, in Lee County, and is bordered by Alico Road to the north, residential areas to the south, undeveloped lands to the west, and inactive mining lands to the east upon which the County has issued a development order for a residential development under the DRGR density. An existing FPL power line is located adjacent to and east of the subject property.

The property is currently a completed mine site. Excavation activities commenced on this property in the 1970s, before permit approvals for such land uses were required, with the entire site being disturbed by 1980. The first permit approvals for excavation activities were issued in 1986 and included additional lands located north and east of Section 12.

Until 2007, excavation was ongoing, and processing facilities were located on the property. Although portions of the property were never "mined," historic aerials clearly show that almost the entire property was cleared and/or disturbed at one time. Many of these areas were left to naturally revegetate and now possess a variety of wetland and upland weedy species. Some areas pond water due to high levels of soil compaction which occurred during excavation activities, but are not "wetlands."

Mining on the property ceased in 2007, and as required only minimal lake bank re-grading work has been performed. The processing plant and offices have been dismantled. Large piles of mined material remain stockpiled within the property. With the exception of the areas immediately adjacent to Alico Road and scattered areas along the eastern power line easement, the entire site has been disturbed.

The Alico West Comprehensive Plan amendment requests the University Community land use category to be applied to and extend over this 919+ acres site. The development proposed under the amendment will fulfill the original concept envisioned in the University Master Plan and the goals, objectives and policies of the University Community land use category.

> ***POLICY 1.1.9:*** *The University Community Land Use category provides for Florida's 10th University and for associated support development. The location and timing of development within this area must be coordinated with the development of the University and the provision of necessary infrastructure. All development within the University Community must be designed to enhance and support the University.*
>
> *Within the University Community are two distinct sub-categories: University Campus and the University Village. Together, these functions provide the opportunity for a diversity of*

viable mixed use centers. Overall average density for the University Village will not exceed 2.5 units per acre. Clustered densities within the area may reach 15 units per acre to accommodate university housing.

UNIVERSITY COMMUNITY
CURRENT STANDARDS

ACREAGE	DENSITY	TOTAL UNITS
2604 acres	2.5 u/g/ac	6510 units

As stated in the policy above, there are two sub-categories within the University Community, University Campus and University Village. The subject property is requesting to be added to the University Village sub-category. Goal 18 from the Lee Plan contains numerous policies applicable to development within the University Community Land Use category. Policy 18.2.2 describes the types of uses found within the University Village sub-category.

POLICY 18.2.2: *The University Village is an area which provides the associated support development and synergism to create a viable University Community. This sub-category allows a mix of land uses related to and justified by the University and its development. Predominant land uses within this area are expected to be residential, commercial, office, public and quasi-public, recreation, and research and development parks. In addition to complying with the Conceptual Master Plan required by Policy 18.1.10, all property within the University Village must undergo a Development of Regional Impact review.*

The Alico West Comprehensive Plan Amendment does not request an increase in density nor an increase in the number of units currently allocated in the University Community Land Use category. Rather, it is a request to increase the number of acres that are within the category, thereby allowing additional land area upon which the currently approved density can be spread. The end result will be an actual reduction in the gross density allowed in the University Community designation.

UNIVERSITY COMMUNITY PLUS AMENDMENT ANALYSIS

	Acreage	Density	Total Units
Current Univ. Comm.	2604 ac.	2.5 u/g/ac	6510 units
Univ.Comm..plus Alico	3523.5 ac	1.85u/g/ac	6510 units

As stated in Policy 1.1.9 above, the overall average density for the University Village must not exceed 2.5 units per gross acre over the entire University Village area and can be clustered at up

to 15 units per net acre on individual parcels. This density is already anticipated by the Lee Plan, as it is allocated specifically to the University Village area and can be developed at any time. Based on Lee County GIS data, there are currently 2,604 acres within the University Village designation, equating to a total permitted units of 6,510 (2604 X 2.5) across this land use designation.

A review of the existing development within the area, entitlements for future development, and a review of all approved local Development Orders documents an existing surplus of units are available in the University Village. Lee County Department of Community Development records document that 3,200 units have been entitled through the approval of Mixed Use Planned Developments (MPD) within the University Village sub-category. This total includes 2,600 units entitled and approved as part of the Miromar and Miromar Lakes development, of which 1,200 have been built to date. Approximately 600 of those units are assigned to the future Miromar development south of the University. The MPD for Gulf Coast Town Center was approved for 600 units; however, Development Order records indicate only 408 units were permitted. Those two developments currently cover the entire University Community, with the exception of a few non-residential uses, such as a fire station and several church sites. Together, the existing developments and the approved but yet to be built entitlements total 3200 units, leaving 3,310 units unallocated in the entire University Community, with no additional land to pace them on.

UNIVERSITY COMMUNITY DWELLING UNIT ANALYSIS

Total units allowed	6510 units
Units developed/ under development order	3200 units
Unallocated units	3310 units
Alico West requested units	1950 units
Balance of unallocated units	1360 units

As stated above, the Amendment does not request the addition of units to the University Community Land Use category but, rather, requests that acreage be added to that category. The Applicant is requesting that 1,950 units of the unallocated 3,310 units in the University Village category be designated to the subject property through this Future Land Use Amendment.

The 919-acre site is a combination of land area and lake area. Of the total site, approximately 350 acres were never mined, while the remainder of the site resulted in uplands being excavated and a lake being created. A portion of the uplands which remain after mining are covered by "fines," a by-product of the aggregate production. As a result, the subject parcel does not contain any uplands that provide substantial aquifer recharge. Recent test borings on the remaining non-mined lands on the site indicate that there are no commercially valuable natural resources left to be mined. All that remains is overburden or "fill dirt" and is no more valuable than any other borrow pit site in Lee County.

Although currently within the DRGR category, the mining operation was begun well before any permit requirements for reclamation; therefore, when the mining operation ceased, the site was abandoned and the existing lake left in its current state. In order to restore ecological benefits and to help provide for improved lake water quality, reclamation is proposed during the redevelopment activities under the University Community designation. In addition to removing a majority of the "fines," the lake banks will be reshaped, littoral shelves with wetland vegetation installed, upland re-vegetation will occur, and an upland storm water management system will be installed, all providing for increased water quality and the lake's overall better health.

The Applicant's proposed development will create a balanced mixture of uses intended to reduce overall vehicular use, support pedestrian safety, provide for bicycle and transit opportunities, and create pedestrian-friendly streetscapes. The Conceptual Plan provides for outdoor livability, including interconnected pedestrian and bike facilities, walkways, public plazas, street furniture, and walkable block size. By linking pedestrian routes and bikeways with the internal street system or other public space, such as parks, the development will encourage pedestrian and bicycle-friendly access, within the development and to FGCU. Building design, placement, and entrances will be at a pedestrian scale and oriented towards streets or other public space such as parks or squares. Lastly, existing Lee Tran routes can be extended to the subject property, providing for mass transit opportunities linking the University Community to the remainder of the county, while the FGCU campus Eagle Express shuttle can provide transit opportunities between the University and the proposed development

One of the overriding goals of the Comprehensive Plan Amendment is to provide additional land for the expansion of the FGCU campus. Enrollment projections have been exceeded, and the concept that FGCU would be a commuter school has proved to be invalid. Substantial on campus housing is now available and expected to grow, and the once sprawling 2-story campus is now being redesigned to better utilize the overall footprint of the FGCU campus. Even so, there is a need for additional acreage to be added to the campus to enable graduate student housing, faculty housing, and additional related FGCU facilities. The Alico West Comprehensive Plan Amendment will assist FGCU by providing additional acreage, as well as providing the opportunity for the creation of a pedestrian-friendly downtown main street specifically designed to be the host commercial area for many FGCU student and alumni activities. The downtown area will be walkable and easily accessable, with the Alico West area being connected to the existing campus through a multi-modal connection at the southern end of the Alico West property and at the Northeast corner of the current FGCU facilities.

As specified throughout the Application, the project does propose a diverse mixture of land uses on this site, as opposed to other existing development within the University Community. The majority of the existing development within the University Community consists of a private, mixed-use residential golf course development, containing a significant amount of single family units and in general does not cater to the student body, faculty, or support staff of the university. Additionally, Gulf Coast Town Center is a regional shopping mall utilizing a big box development pattern providing shopping, dining, and entertainment facilities within the University Community area. While this area does provide commercial and student employment opportunities within the University Community area, it is somewhat removed from the campus and outside of walking

distance criteria and does not function as a university downtown area as contemplated by the Campus Master Plan and as proposed by this development.

Through the approval of the Alico West Comprehensive Plan Amendment, Florida Gulf Coast University will be able to continue to meet its long-term goals and benefits to the residents of Southwest Florida. The subject property itself will be redeveloped, and a potential community liability will be turned into a beautiful multi-use development which will provide a diversity of land use opportunities to assist in building the tax base of Lee County.

LEE COUNTY
SOUTHWEST FLORIDA

☐Lee County Board of County Commissioners
Department of Community Development
Division of Planning
Post Office Box 398
Fort Myers, FL 33902-0398
Telephone: (239) 533-8585
FAX: (239) 485-8319

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT

(To be completed at time of intake)

DATE REC'D _____ REC'D BY: _____

APPLICATION FEE _____ TIDEMARK NO: _____

THE FOLLOWING VERIFIED:
Zoning ☐ Commissioner District ☐

Designation on FLUM ☐

(To be completed by Planning Staff)

Plan Amendment Cycle: ☐ Normal ☐ Small Scale ☐ DRI ☐ Emergency

Request No: _____

APPLICANT PLEASE NOTE:
Answer all questions completely and accurately. Please print or type responses. If additional space is needed, number and attach additional sheets. The total number of sheets in your application is: _____

Submit **6** copies of the complete application and amendment support documentation, including maps, to the Lee County Division of Planning. Up to 90 additional copies will be required for Local Planning Agency, Board of County Commissioners hearings and the Department of Community Affairs' packages. Staff will notify the applicant prior to each hearing or mail out.

I, the undersigned owner or authorized representative, hereby submit this application and the attached amendment support documentation. The information and documents provided are complete and accurate to the best of my knowledge.

DATE SIGNATURE OF OWNER OR AUTHORIZED REPRESENTATIVE

I. APPLICANT/AGENT/OWNER INFORMATION

ALICO LAND DEVELOPMENT, INC.		
APPLICANT		
P.O. BOX 338		
ADDRESS		
LABELLE	FL	33975
CITY	STATE	ZIP
863-675-2966		863-675-6928
TELEPHONE NUMBER		FAX NUMBER

Charles Basinait/Henderson-Franklin	Richard Woodruff, AICP/WilsonMiller, Inc.
AGENTS*	
1715 Monroe Street	12801 Westlinks Blvd.
ADDRESS	
Ft Myers, Fl 33901	Ft Myers, FL 33913
CITY	STATE ZIP
239-344-1204 344-1580	239-939-1020 939-3412
TELEPHONE NUMBER	FAX NUMBER

ALICO –AGRI LTD		
OWNER(s) OF RECORD		
P.O. BOX 338		
ADDRESS		
LABELLE	FL	33975
CITY	STATE	ZIP
863-675-2966		863-675-6928
TELEPHONE NUMBER		FAX NUMBER

Name, address and qualification of additional planners, architects, engineers, environmental consultants, and other professionals providing information contained in this application.

* This will be the person contacted for all business relative to the application.

Dennis Gilkey	Robert Hutcherson, AICP
Gilkey Organization, LLC	Robert Hutcherson Planning Services, LLC
Agents	
9220 Bonita Beach Road	1712 SE 8th Terrace
ADDRESS	
Bonita Springs, Fl 34135	Cape Coral, FL 33990
CITY	STATE ZIP
239-344-1204 344-1580	239-216-3567 939-3412
TELEPHONE NUMBER FAX	NUMBER

II. REQUESTED CHANGE (Please see Item 1 for Fee Schedule)

A. TYPE: (Check appropriate type)

☑ Text Amendment

☑ Future Land Use Map Series Amendment (Maps 1 thru 22)
List Number(s) of Map(s) to be amended
Maps 1, 6, & 7

1. Future Land Use Map amendments require the submittal of a complete list, map, and two sets of mailing labels of all property owners and their mailing addresses, for all property within 500 feet of the perimeter of the subject parcel. The list and mailing labels may be obtained from the Property Appraisers office. The map must reference by number or other symbol the names of the surrounding property owners list. The applicant is responsible for the accuracy of the list and map.

   At least 15 days before the Local Planning Agency (LPA) hearing, the applicant will be responsible for posting signs on the subject property, supplied by the Division of Planning, indicating the action requested, the date of the LPA hearing, and the case number. An affidavit of compliance with the posting requirements must be submitted to the Division of Planning prior to the LPA hearing. The signs must be maintained until after the final Board adoption hearing when a final decision is rendered.

B. SUMMARY OF REQUEST (Brief explanation):

A Text Amendment to Lee Plan Goal 18 and a Future Land Use Map Amendment from Density Reduction Groundwater Recharge (DRGR) and Wetlands to University Community and Wetlands. An amendment to Maps 6 & 7, Future Water and Sewer Service Areas, Lee County Utilities.

III. PROPERTY SIZE AND LOCATION OF AFFECTED PROPERTY (for amendments affecting development potential of property)

A. Property Location:

1. Site Address: 11840 Alico Road
2. STRAP(s): 11-46-25-00-00001.000; 12-46-25-00-00001.0000; 13-46-25-00 00001.0070; 46-26-00-00001.0050; 18-46-26-00-00001.0010

B. Property Information

Total Acreage of Property: 971.561

Total Acreage included in Request: 919.5

Total Uplands: 855.8 ±

Total Wetlands: 63.7

Current Zoning: AG-2 w Spec. Exc. For Mining

Current Future Land Use Designation: DRGR and Wetlands

Area of each Existing Future Land Use Category: 100%

Existing Land Use: Abandoned Mine

C. State if the subject property is located in one of the following areas and if so how does the proposed change effect the area:

Lehigh Acres Commercial Overlay: NO

Airport Noise Zone 2 or 3: NO

Acquisition Area: NO

Joint Planning Agreement Area (adjoining other jurisdictional lands): NO

Community Redevelopment Area: NO

D. Proposed change for the subject property:

University Community – University Village Sub-District and Wetlands

E. Potential development of the subject property:

1. Calculation of maximum allowable development under existing FLUM:

Residential Units/Density	88 Dwelling Units
Commercial intensity	0
Industrial intensity	0

2. Calculation of maximum allowable development under proposed FLUM:

Residential Units/Density	1,950 Units
Commercial intensity	10,000 SF/Acre non-residential/250 room Hotel
Industrial intensity	0

IV. AMENDMENT SUPPORT DOCUMENTATION

At a minimum, the application shall include the following support data and analysis. These items are based on comprehensive plan amendment submittal requirements of the State of Florida, Department of Community Affairs, and policies contained in the Lee County Comprehensive Plan. Support documentation provided by the applicant will be used by staff as a basis for evaluating this request. To assist in the preparation of amendment packets, the applicant is encouraged to provide all data and analysis electronically. (Please contact the Division of Planning for currently accepted formats)

A. General Information and Maps
NOTE: For each map submitted, the applicant will be required to provide a reduced map (8.5" x 11") for inclusion in public hearing packets.

The following pertains to all proposed amendments that will affect the development potential of properties (unless otherwise specified).

1. Provide any proposed text changes.

2. Provide a current Future Land Use Map at an appropriate scale showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources.

3. Provide a proposed Future Land Use Map at an appropriate scale showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources.

4. Map and describe existing land *uses* (not designations) of the subject property and surrounding properties. Description should discuss consistency of current uses with the proposed changes.

5. Map and describe existing zoning of the subject property and surrounding properties.

6. The certified legal description(s) and certified sketch of the description for the property subject to the requested change. A metes and bounds legal description must be submitted specifically describing the entire perimeter boundary of the property with accurate bearings and distances for every line. The sketch must be tied to the state plane coordinate system for the Florida West Zone (North America Datum of 1983/1990 Adjustment) with two coordinates, one coordinate being the point of beginning and the other an opposing corner. If the subject property contains wetlands or the proposed amendment includes more than one land use category a metes and bounds legal description, as described above, must be submitted in addition to the perimeter boundary of the property for each wetland or future land use category.

7. A copy of the deed(s) for the property subject to the requested change.

8. An aerial map showing the subject property and surrounding properties.

9. If applicant is not the owner, a letter from the owner of the property authorizing the applicant to represent the owner.

B. Public Facilities Impacts

NOTE: The applicant must calculate public facilities impacts based on a maximum development scenario (see Part II.H.).

1. Traffic Circulation Analysis

The analysis is intended to determine the effect of the land use change on the Financially Feasible Transportation Plan/Map 3A (20-year horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit the following information:

Long Range – 20-year Horizon:

a. Working with Planning Division staff, identify the traffic analysis zone (TAZ) or zones that the subject property is in and the socio-economic data forecasts for that zone or zones;
b. Determine whether the requested change requires a modification to the socio-economic data forecasts for the host zone or zones. The land uses for the proposed change should be expressed in the same format as the socio-economic forecasts (number of units by type/number of employees by type/etc.);
c. If no modification of the forecasts is required, then no further analysis for the long range horizon is necessary. If modification is required, make the change and provide to Planning Division staff, for forwarding to DOT staff. DOT staff will rerun the FSUTMS model on the current adopted Financially Feasible Plan network and determine whether network modifications are necessary, based on a review of projected roadway conditions within a 3-mile radius of the site;
d. If no modifications to the network are required, then no further analysis for the long range horizon is necessary. If modifications are necessary, DOT staff will determine the scope and cost of those modifications and the effect on the financial feasibility of the plan;
e. An inability to accommodate the necessary modifications within the financially feasible limits of the plan will be a basis for denial of the requested land use change;
f. If the proposal is based on a specific development plan, then the site plan should indicate how facilities from the current adopted Financially Feasible Plan and/or the Official Trafficways Map will be accommodated.

Short Range – 5-year CIP horizon:

a. Besides the 20-year analysis, for those plan amendment proposals that include a specific and immediated development plan, identify the existing roadways serving the site and within a 3-mile radius (indicate laneage, functional classification, current LOS, and LOS standard);
b. Identify the major road improvements within the 3-mile study area funded through the construction phase in adopted CIP's (County or Cities) and the State's adopted Five-Year Work Program;
   Projected 2030 LOS under proposed designation (calculate anticipated number of trips and distribution on roadway network, and identify resulting changes to the projected LOS);
c. For the five-year horizon, identify the projected roadway conditions (volumes and levels of service) on the roads within the 3-mile study area with the programmed improvements in place, with and without the proposed development project. A methodology meeting with DOT staff prior to submittal is required to reach agreement on the projection methodology;
d. Identify the additional improvements needed on the network beyond those programmed in the five-year horizon due to the development proposal.

2. Provide an existing and future conditions analysis for (see Policy 95.1.3):
   a. Sanitary Sewer
   b. Potable Water
   c. Surface Water/Drainage Basins
   d. Parks, Recreation, and Open Space
   e. Public Schools.

   Analysis should include (but is not limited to) the following (see the Lee County Concurrency Management Report):
   - Franchise Area, Basin, or District in which the property is located;
   - Current LOS, and LOS standard of facilities serving the site;
   - Projected 2030 LOS under existing designation;
   - Projected 2030 LOS under proposed designation;
   - Existing infrastructure, if any, in the immediate area with the potential to serve the subject property.
   - Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements; and
   - Anticipated revisions to the Community Facilities and Services Element and/or Capital Improvements Element (state if these revisions are included in this amendment).
   - Provide a letter of service availability from the appropriate utility for sanitary sewer and potable water.

   In addition to the above analysis for Potable Water:

   - Determine the availability of water supply within the franchise area using the current water use allocation (Consumptive Use Permit) based on the annual average daily withdrawal rate.

- Include the current demand and the projected demand under the existing designation, and the projected demand under the proposed designation.
- Include the availability of treatment facilities and transmission lines for reclaimed water for irrigation.
- Include any other water conservation measures that will be applied to the site (see Goal 54).

3. Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including:
   a. Fire protection with adequate response times;
   b. Emergency medical service (EMS) provisions;
   c. Law enforcement;
   d. Solid Waste;
   e. Mass Transit; and
   f. Schools.

In reference to above, the applicant should supply the responding agency with the information from Section's II and III for their evaluation. This application should include the applicant's correspondence to the responding agency.

C. Environmental Impacts

Provide an overall analysis of the character of the subject property and surrounding properties, and assess the site's suitability for the proposed use upon the following:

1. A map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS).

2. A map and description of the soils found on the property (identify the source of the information).

3. A topographic map depicting the property boundaries and 100-year flood prone areas indicated (as identified by FEMA).

4. A map delineating the property boundaries on the Flood Insurance Rate Map effective August 2008.

5. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands.

6. A table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state or local agencies as endangered, threatened or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map).

D. Impacts on Historic Resources

List all historic resources (including structure, districts, and/or archeologically sensitive areas) and provide an analysis of the proposed change's impact on these resources. The following should be included with the analysis:

1. A map of any historic districts and/or sites, listed on the Florida Master Site File, which are located on the subject property or adjacent properties.

2. A map showing the subject property location on the archeological sensitivity map for Lee County.

E. Internal Consistency with the Lee Plan

1. Discuss how the proposal affects established Lee County population projections, Table 1(b) (Planning Community Year 2030 Allocations), and the total population capacity of the Lee Plan Future Land Use Map.

2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment. This analysis should include an evaluation of all relevant policies under each goal and objective.

3. Describe how the proposal affects adjacent local governments and their comprehensive plans.

4. List State Policy Plan and Regional Policy Plan goals and policies which are relevant to this plan amendment.

F. Additional Requirements for Specific Future Land Use Amendments

1. Requests involving Industrial and/or categories targeted by the Lee Plan as employment centers (to or from)

   a. State whether the site is accessible to arterial roadways, rail lines, and cargo airport terminals,
   b. Provide data and analysis required by Policy 2.4.4,
   c. The affect of the proposed change on county's industrial employment goal specifically policy 7.1.4.

2. Requests moving lands from a Non-Urban Area to a Future Urban Area

   a. Demonstrate why the proposed change does not constitute Urban Sprawl. Indicators of sprawl may include, but are not limited to: low-intensity, low-density, or single-use development; 'leap-frog' type development; radial, strip, isolated or ribbon pattern type development; a failure to protect or conserve natural resources or agricultural land; limited accessibility; the loss of large amounts of functional open space; and the installation of costly and duplicative infrastructure when opportunities for infill and redevelopment exist.

3. Requests involving lands in critical areas for future water supply must be evaluated based on policy 2.4.2.

4. Requests moving lands from Density Reduction/Groundwater Resource must fully address Policy 2.4.3 of the Lee Plan Future Land Use Element.

G. Justify the proposed amendment based upon sound planning principles. Be sure to support all conclusions made in this justification with adequate data and analysis.

Item 1: Fee Schedule

Map Amendment Flat Fee	$2,000.00 each
Map Amendment > 20 Acres	$2,000.00 and $20.00 per 10 acres
Small Scale Amendment (10 acres or less)	$1,500.00 each
Text Amendment Flat Fee	$2,500.00 each

AFFIDAVIT

I, _____, certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data, or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I also authorize the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application.

Pat D. Hutcherson — 9/17/09

Signature of owner or owner-authorized agent — Date

Robert D. Hutcherson

Typed or printed name

STATE OF FLORIDA)
COUNTY OF LEE)

The foregoing instrument was certified and subscribed before me this 17 day of Sept 2009 ~~19~~, by Robert D Hutcherson, who is personally known to me or who has produced _____ as identification.

(SEAL)

TERRI J. DOYLE
MY COMMISSION # DD 858985
EXPIRES: March 2, 2013
Bonded Thru Notary Public Underwriters

Signature of notary public

Terri J. Doyle

Printed name of notary public

P.O. Box 338, 640 S. Main St., LaBelle, Florida 33935

ALICO LAND DEVELOPMENT

September 17, 2009

Letter of Authorization:

I, Donald R. Schrotenboer, of Alico Land Development, Inc., a subsidiary of Alico, Inc., hereby designate and authorize WilsonMiller, Inc., to act on my behalf, or on behalf of my corporation, as the agent in the processing of this application for the permit and/or proprietary authorization necessary to furnish, on request, supplemental information in support of the application. In addition, I authorize WilsonMiller, Inc., to bind me, or my corporation, to perform any requirement which may be necessary to procure the permit.

Donald R. Schrotenboer
Printed Name of Applicant

Signature of Applicant

9.17.2009
Date

President
(Corporate Title if Applicable)

STATE OF FLORIDA
COUNTY OF LEE

Sworn to (or affirmed) and subscribed before me this 17th day of September, 2009 by Donald R. Schrotenboer, who is personally known to me or who has produced _____ as identification.

SUSAN B. MALCOLM
MY COMMISSION #DD906032
EXPIRES: AUG 03, 2013
Bonded through 1st State Insurance

Notary Public

Susan B. Malcolm
(Name typed, printed or stamped)

1/S/01-15125 Ver: 01|-JGOWER
CA1R3
Z5555-555-555--0

(863) 675-5113 • Fax (863) 675-6928 • www.alicoland.com

Proposed Text Changes

POLICY 1.1.9: The University Community land use category provides for Florida's 10th University and for associated support development. The location and timing of development within this area must be coordinated with the development of the University and the provision of necessary infrastructure. All development within the University Community must be designed to enhance and support the University. In addition to all other applicable regulations, development within the University Community will be subject to cooperative master planning with, and approval by, the ~~Board of Regents of the State University System~~Florida Gulf Coast University Board of Trustees..

Prior to development in the University Community land use category, there will be established a Conceptual Master Plan which includes a generalized land use plan and a multi-objective water management plan. These plans will be developed through a cooperative effort between the property owner, Lee County, and South Florida Water Management District.

Within the University Community are two distinct sub-categories: University Campus and the University Village. The University Window overlay, although not a true sub-category, is a distinct component of the total university environment. Together these functions provide the opportunity for a diversity of viable mixed use centers. Overall average density for the University Village will not exceed 2.5 units per acre. Clustered densities within the area may reach fifteen units per acre to accommodate university housing. The overall average intensity of non-residential development within the University Village will be limited to 10,000 square feet of building area per non-residential acre allowed pursuant to Map 16 and Table 1(b). Specific policies related to the University Community are included within the Lee Plan under Goal 18. (Added by Ordinance No. 92-47, Amended by Ordinance No. 94-30, 98-09, 00-22)

POLICY 1.3.5: The University Village Interchange land use category is designed to accommodate both interchange land uses and non-residential land uses related to the University. Development within this interchange area may or may not be related to, or justified by the land use needs of the University. Land uses allowed within this area include those allowed in the Industrial Commercial Interchange category and the associated support development allowed in the University Village. The overall average intensity of non-residential development will be limited to 10,000 square feet of building area per non-residential acre allowed pursuant to Map 16 and Table 1(b). See the definition of Associated Support Development in the Glossary. Cooperative master planning and approval by the ~~Board of Regents~~ Florida Gulf Coast University Board of Trustees will be required prior to development within this land use category. Additionally, any development within this land use category which meets or exceeds the Development of Regional Impact thresholds, either alone or
through aggregation, must conform to the requirements of Chapter 380 F.S. (Added by Ordinance No. 92-47, Amended by Ordinance No. 94-30, 00-22)

GOAL 18: UNIVERSITY COMMUNITY. In order to ensure that development within the University Community land use category protects and enhances the ability of Florida's tenth university to provide secondary education as described in the Mission Statement of that institution and to

assure that land uses or development activities do not interfere with, disrupt, or impede the efficient operation of that institution the following Objectives and Policies will apply to all development within the University Community land use category. The Application (Volume 1 of 2) (1992) and the Support Document (Volume 2 of 2) (1992) to the Amendment to the Lee County Comprehensive Plan for the University Community is incorporated by reference herein as a resource and information document. (Added by Ordinance No. 92-47, Amended by Ordinance No. 94-30, 00-22)

OBJECTIVE 18.1: FUTURE LAND USE. In order to ensure that the location and timing of development within the University Community is coordinated with the development of the University and the provision of necessary infrastructure; and, that all associated support development within the University Community is designed to enhance the University; all development within the University Community will be subject to cooperative master planning which must conform to the following policies. (Amended by Ordinance No. 00-22)

POLICY 18.1.1: Lee County will, through public and private economic and business development initiatives, promote the University Community as a catalyst for economic diversification and the promotion of employment throughout Lee County and the Region. Within the University Community land use category the focus of this endeavor (the emphasis) will be on university related scientific research and high technology development activities. (Amended by Ordinance No. 00-22)

POLICY 18.1.2: The University Community will provide a mix of housing types with densities sufficient to meet the needs of and designed to accommodate the varying lifestyles of students, faculty, administration, other university personnel and employees of the associated support development. (Amended by Ordinance No. 00-22)

POLICY 18.1.3: Lee County will maintain and as necessary adopt appropriate regulations providing for university housing, including student dormitories and boarding houses. (Amended by Ordinance No. 00-22, 07-12)

POLICY 18.1.4: Lee County will maintain and as necessary adopt regulations further defining how densities for individual parcels within the University Community will be determined. The regulations will address how the total number of units will be tallied to insure that the overall average density of 2.5 units an acre will be maintained. The regulations will provide a mechanism for clustering densities within the University Community. (Amended by Ordinance No. 00-22, 07-12)

POLICY 18.1.5: In order to create a cohesive community, site design within the University Community must utilize alternative modes of transportation such as pedestrian networks, mass transit opportunities, sidewalks, bike paths and similar facilities. Site design must link related land uses through the use of alternative modes of transportation thus reducing automobile traffic within the University Community. The county will work cooperatively with the University on these matters as the University proceeds through the Campus Master Plan Process. (Amended by Ordinance No. 94-30, 00-22)

POLICY 18.1.6: Lee County will facilitate mass transit opportunities connecting the University

Community to other parts of the county, in accordance with the goals, objectives, and policies of the Mass Transit element. (Amended by Ordinance No. 94-30, 00-22)

POLICY 18.1.7: A diverse mixture of land uses will be encouraged within the University Community. Compatibility will be addressed through project design, including adequate buffering or other performance measures, therefore allowing adjacent appropriate industrial, residential and commercial land uses where such locations represent good planning. In reviewing zoning requests within the University Community, Lee County will consider noise, odor, visual, security and traffic impacts in determining land use compatibility. Because of the required cooperative master planning with and approval by the Board of Regents, the required compatibility review and the requirement that commercial land uses within the University Village be related to the University, development within the University Community will not be subject to the site location standards set forth in Goal 6 of the Lee Plan. (Amended by Ordinance No. 94-30, 00-22)

POLICY 18.1.8: All currently permitted mining activities within the University Community area will be allowed to continue until such time as the university opens. Agricultural activity including but not limited to tree farms, nurseries, or agricultural research facilities will be permitted within the University Community. (Amended by Ordinance No. 00-22)

POLICY 18.1.9: Prior to the commencement of development within the University Community land use category, an area-wide Conceptual Water Management Master Plan must be submitted to and approved by Lee County and South Florida Water Management District staff. This water management plan will be integrated with the Conceptual Master Plan and be prepared through a cooperative effort between the property owner, Lee County, and South Florida Water Management District. This master plan will insure that the water management design of any development within the University Community will maintain or improve the currently existing quality and quantity of groundwater recharge. This plan must be consistent with the drainage basin studies that were prepared by Johnson Engineering, and approved by the SFWMD. Lee County will amend the county land development regulations to require all new development to be consistent with the appropriate basin study. (Amended by Ordinance No. 94-30, 00-22)

POLICY 18.1.9.1. Development of Regional Impact, zoning and development order approvals on property within the University Community that were known as Alico West CPA 2009-00001, must include a fines relocation/disposal plan to be implemented at the time of development of the property. The burden of supplying a fines disposal/relocation plan acceptable to Lee County will be the responsibility of the developer. In addition, prior to local development order approval on any portion of the Alico West property, the developer must demonstrate through modeling and supporting data, that proposed development will not create significant impacts on present or future water resources.

POLICY 18.1.10: Development within the University Community land use category will be consistent with the Generalized Land Use Map and the ~~eight~~nine area descriptions contained on or between pages 6 through ~~10~~11 of the University Community Conceptual Master Plan, dated ~~April~~July ~~1994~~2009. (Amended by Ordinance No. 94-30)

POLICY 18.1.11: If not otherwise addressed by the Conceptual Master Plan, the landowner(s) within the University Village will coordinate infrastructure connections and interconnections, including but not limited to roadways, utilities and water management, with the University Campus through the established Board of Regents' master planning, review and approval process. (Amended by Ordinance No. 00-22, Relocated by Ordinance No. 07-12)

POLICY 18.1.12: To encourage a variety of wildlife habitats and university study sites, special consideration will be given in the Conceptual Master Plan to the preservation of portions of the most pristine and diverse wildlife habitat areas (such as, pine flatwoods, palmetto prairies, and major cypress slough systems) as an incentive to reduce, on a one-for-one basis, open space requirements in other developments within the University Community. The implementation of this policy will occur at the time of zoning and development review. (Amended by Ordinance No. 94-30, 00-22, Relocated by Ordinance No. 07-12)

POLICY 18.1.13: The use of septic tanks will be prohibited except for temporary septic tanks for model homes, construction trailers, and temporary sales offices. Permanent septic tanks will be limited to rest room facilities in golf courses, existing agricultural operations, or any agricultural operation of twenty five acres or more. (Amended by Ordinance No. 00-22, Relocated by Ordinance No. 07-12)

POLICY 18.1.14: The cost for the provision and expansion of facilities for potable water and sanitary sewer that benefits development in the University Community will be borne by those who benefit. Such funding may include (but is not limited to) outright construction by the developer, special taxing or benefit districts, or Uniform Community Development Districts (Chapter 190, F.S.). The cost for these types of improvements will not be born by the county. (Added by Ordinance No. 94-30, Amended by Ordinance No. 00-22, Relocated by Ordinance No. 07-12)

POLICY 18.1.15: The cost for the provision and expansion of facilities necessary to comply with the recommendations of the Estero Basin that benefits development in the University Community will be borne by those who benefit. Such funding may include (but is not limited to) outright construction by the developer, special taxing or benefit districts, or Uniform Community Development Districts (Chapter 190, F.S.). The cost for these types of improvements will not be borne by the county. (Added by Ordinance No. 94-30, Amended by Ordinance No. 00-22, Relocated by Ordinance No. 07-12)

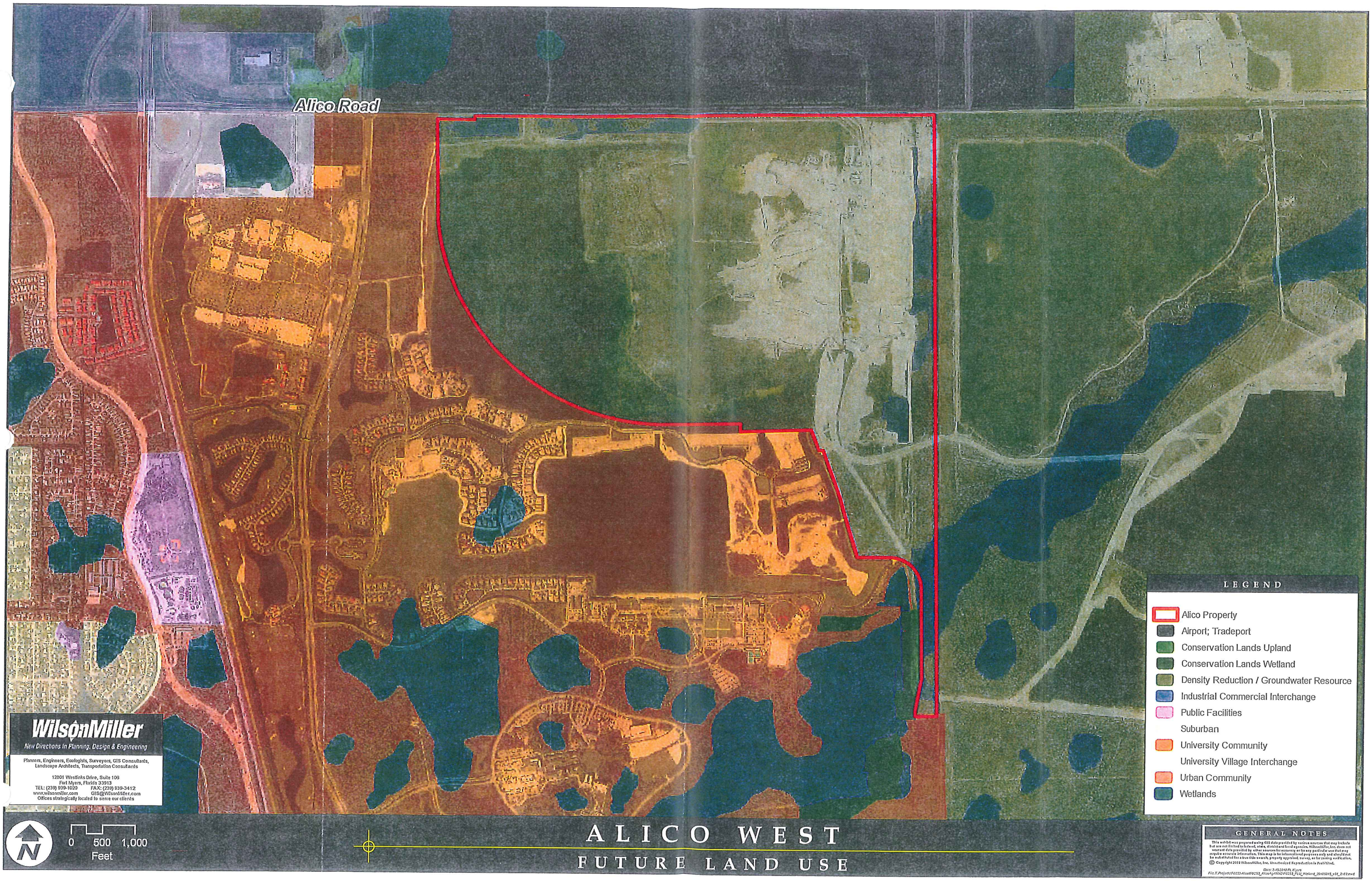
OBJECTIVE 18.2: UNIVERSITY COMMUNITY SUB-CATEGORIES. The University Community meets an educational infrastructure need for the Southwest Florida five county area by providing the necessary and appropriate land uses to carry out the mission of Florida's 10th University as stated by the Board of Regents. Within the University Community land use category there are two distinct sub-categories: University Campus and the University Village. The University Window overlay is also a part of the University Community land use category. (Amended by Ordinance No. 94-30)

POLICY 18.2.1: The University Campus area provides for the land uses of the University and its related functions. Development within the University Campus will be in accordance with

provisions of any development agreement(s) between the Department of Community Affairs and the Board of Regents under the provisions of Chapter 380 F.S. and any other applicable state law. (Amended by Ordinance No. 00-22)

POLICY 18.2.2: The University Village is an area which provides the associated support development and synergism to create a viable University Community. This sub-category allows a mix of land uses related to and justified by the University and its development. Predominant land uses within this area are expected to be residential, commercial, office, public and quasi-public, recreation, and research and development parks. In addition to complying with the Conceptual Master Plan required by Policy 18.1.10, all property within the University Village must undergo a Development of Regional Impact review. (Amended by Ordinance No. 00-22)

POLICY 18.2.3: The University Window Overlay includes the area within 100 feet on both sides of the right-of-way of the following roadway segments:
Treeline Avenue From Alico Road to Corkscrew Road
Alico Road From I-75 to ~~Treeline Avenue~~the Future Extension of county road 951
Corkscrew Road From I-75 to Treeline Avenue
~~**Koreshan Boulevard**~~ **Estero Parkway** From I-75 to Treeline Avenue
With input from affected property owners, Lee County and the Board of Regents will develop mutually agreed upon standards for the University Window addressing landscaping, signage and architectural features visible from the designated roadway segments. (Amended by Ordinance No. 00-22, 07-12)



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ALICO WEST
FUTURE LAND USE

LEGEND

- Alico Property
- Airport; Tradeport
- Conservation Lands Upland
- Conservation Lands Wetland
- Density Reduction / Groundwater Resource
- Industrial Commercial Interchange
- Public Facilities
- Suburban
- University Community
- University Village Interchange
- Urban Community
- Wetlands

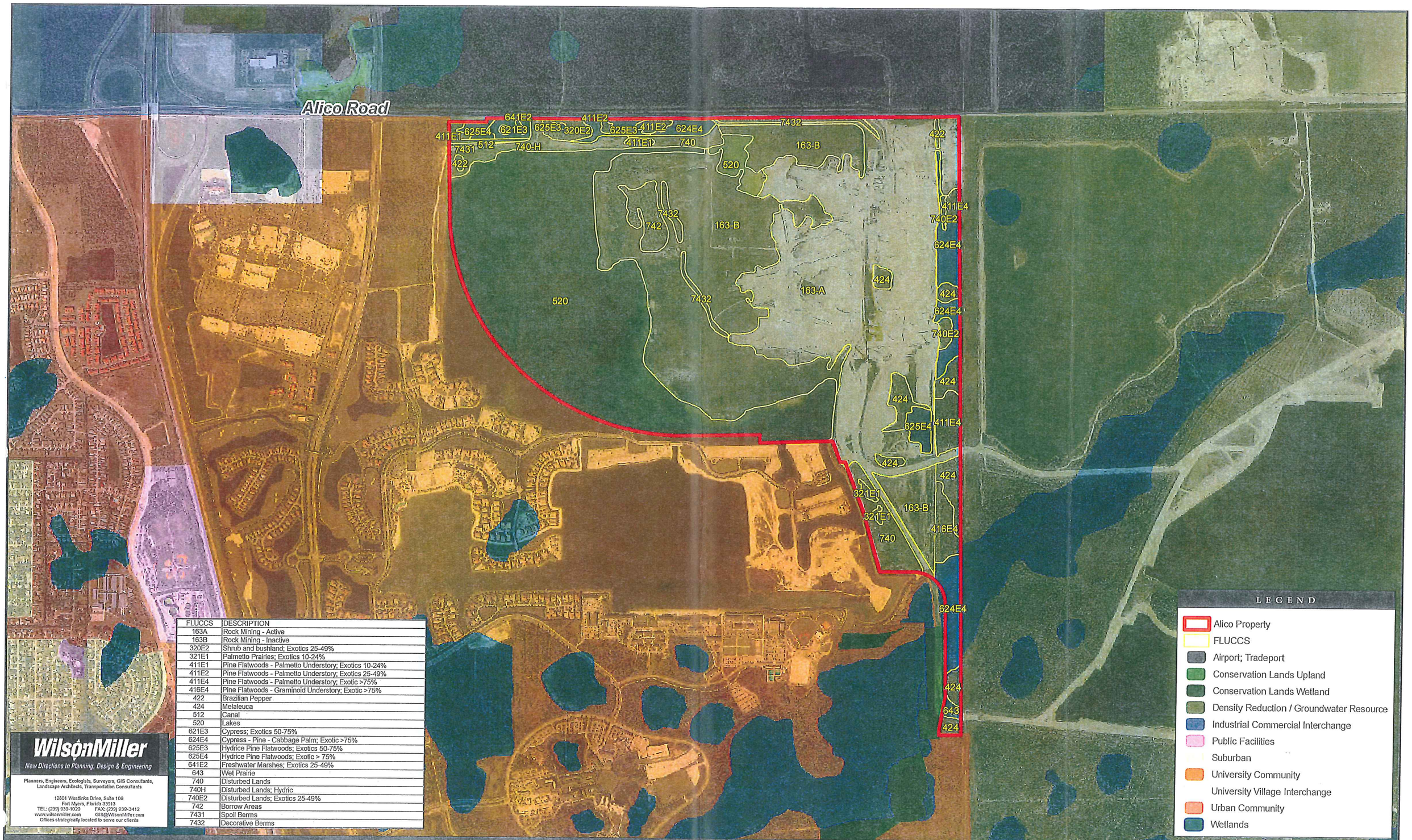
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Date: 3/15/2016 PL #1pm

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FLUCCS	DESCRIPTION
163A	Rock Mining - Active
163B	Rock Mining - Inactive
320E2	Shrub and bushland; Exotics 25-49%
321E1	Palmetto Prairies; Exotics 10-24%
411E1	Pine Flatwoods - Palmetto Understory; Exotics 10-24%
411E2	Pine Flatwoods - Palmetto Understory; Exotics 25-49%
411E4	Pine Flatwoods - Palmetto Understory; Exotic >75%
416E4	Pine Flatwoods - Graminoid Understory; Exotic >75%
422	Brazilian Pepper
424	Melaleuca
512	Canal
520	Lakes
621E3	Cypress; Exotics 50-75%
624E4	Cypress - Pine - Cabbage Palm; Exotic >75%
625E3	Hydrice Pine Flatwoods; Exotics 50-75%
625E4	Hydrice Pine Flatwoods; Exotic > 75%
641E2	Freshwater Marshes; Exotics 25-49%
643	Wet Prairie
740	Disturbed Lands
740H	Disturbed Lands; Hydric
740E2	Disturbed Lands; Exotics 25-49%
742	Borrow Areas
7431	Spoil Berms
7432	Decorative Berms

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ALICO WEST
FUTURE LAND USE

LEGEND

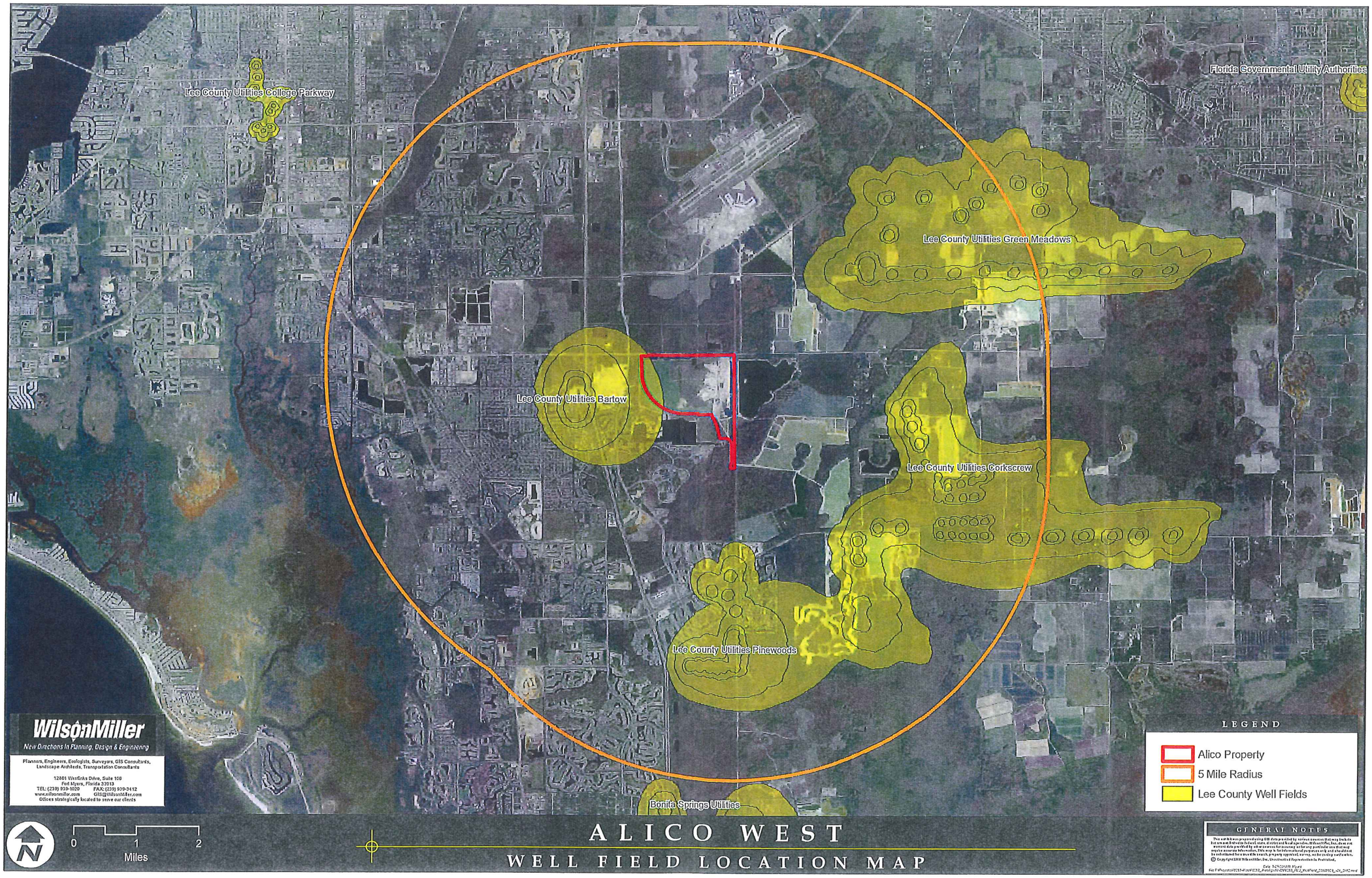
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- FLUCCS
- Airport; Tradeport
- Conservation Lands Upland
- Conservation Lands Wetland
- Density Reduction / Groundwater Resource
- Industrial Commercial Interchange
- Public Facilities
- Suburban
- University Community
- University Village Interchange
- Urban Community
- Wetlands

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ALICO WEST

WELL FIELD LOCATION MAP

EXISTING SURROUNDING LAND USES & ZONING

The project site consists of a 919.5+/- acre parcel located on the south side of Alico Road, west of and adjacent to the future County Road 951 extension. The site has approximately 7,265' of frontage on Alico Road, more than 9,600' of frontage on the future County Road 951 extension and contains a large freshwater lake as the result of past mining activities. The site was previously occupied by Florida Rock Industries who until recently, mined and operated a concrete batch plant on the site since the 1970's. Although large piles of excavated material remain stockpiled on the site, the site has been abandoned, the offices and plant equipment removed and lake bank regrading has begun. The site was permitted well before extensive reclamation was required.

The proposed land use category for the subject property is University Community, which is defined as follows:

> ***POLICY 1.1.9:*** *The University Community land use category provides for Florida's 10th University and for associated support development. The location and timing of development within this area must be coordinated with the development of the University and the provision of necessary infrastructure. All development within the University Community must be designed to enhance and support the University. In addition to all other applicable regulations, development within the University Community will be subject to cooperative master planning with, and approval by, the Board of Regents of the State University System.*
>
> *Prior to development in the University Community land use category, there will be established a Conceptual Master Plan which includes a generalized land use plan and a multi-objective water management plan. These plans will be developed through a cooperative effort between the property owner, Lee County, and South Florida Water Management District.*
>
> *Within the University Community are two distinct sub-categories: University Campus and the University Village. The University Window overlay, although not a true sub-category, is a distinct component of the total university environment. Together these functions provide the opportunity for a diversity of viable mixed use centers. Overall average density for the University Village will not exceed 2.5 units per acre. Clustered densities within the area may reach fifteen units per acre to accommodate university housing. The overall average intensity of non-residential development within the University Village will be limited to 10,000 square feet of building area per non-residential acre allowed pursuant to Map 16 and Table 1(b). Specific policies related to the University Community are*

included within the Lee Plan under Goal 18. (Added by Ordinance No. 92-47, Amended by Ordinance No. 94-30, 98-09, 00-22)

As stated in the policy above, there are two sub-categories within the University Community, University Campus and University Village. The subject property is requesting to be added to the University Village sub-category. Goal 18 from the Lee Plan contains numerous policies applicable to development within the University Community land use category. Policy 18.2.2., describes the types of uses found within the University Village sub category.

> ***POLICY 18.2.2:*** *The University Village is an area which provides the associated support development and synergism to create a viable University Community. This sub-category allows a mix of land uses related to and justified by the University and its development. Predominant land uses within this area are expected to be residential, commercial, office, public and quasi-public, recreation, and research and development parks. In addition to complying with the Conceptual Master Plan required by Policy 18.1.10, all property within the University Village must undergo a Development of Regional Impact review. (Amended by Ordinance No. 00-22)*

As stated above, the predominate land uses in this category are residential, commercial, office, research and development parks and public recreation, as specified in the policy above, and any future development will be subject to a Development of Regional Impact review.

Immediately adjacent to the northerly boundary of the site is Alico Road and then vacant property in the Tradeport Future land use category, south of the Southwest Florida International Airport. Directly across Alico Road from the subject property is the proposed Florida Gulf Coast Technology and Research Park, a Development of Regional Impact. The 489+/- acre site will be developed with a mixture of office, industrial, hotel, airport-related and support commercial uses. This site is being developed as an Industrial Planned Development, however the majority of the property in this area is currently zoned AG-2. The Tradeport future land use designation is described in the Lee Plan as follows;

> ***POLICY 1.2.2:*** *The Tradeport areas are commercial and industrial lands adjacent to the airport needed to accommodate projected growth through the year 2030. These areas will include developments consisting of light manufacturing or assembly, warehousing, and distribution facilities; research and development activities; laboratories; ground transportation and airport-related terminals or transfer facilities; hotels/motels, meeting facilities; and*

> *office uses. Ancillary retail and Corner Store commercial uses, intended to support the surrounding business and industrial land uses, are allowed if they are part of a Planned Development. Future development in this category is encouraged to include a mixture of land uses as described in Policy 2.12.2. Residential uses, other than bona fide caretaker residences, are not permitted in this category except to the extent provided in Chapter XIII of the Plan. Caretaker residences are not permitted in the Airport Noise Zone B. Because this area is located within the Six Mile Cypress Basin and is also a primary point of entry into Lee County, special environmental and design review guidelines will be applied to its development to maintain the appearance of this area as a primary point of entry into Lee County. Property in Section 1 and the east ½ of Section 2, Township 46 South, Range 25 East, and in Section 6, Township 46 South, Range 26 East, must be rezoned to a planned development zoning category prior to any development other than the construction of essential public services. During the rezoning process, the best environmental management practices identified on pages 43 and 44 of the July 28, 1993 Henigar & Ray study entitled, "Groundwater Resource Protection Study" will be rebuttably presumed to be necessary to protect potential groundwater resources in the area. (Amended by Ordinance No. 94-30, 02-02, 03-04, 04-16, 07-09, 09-06)*

The types of uses permitted within the Tradeport land use designation, such as research and technology facilities, laboratories, and office and meeting facilities are consistent with the types of uses anticipated for the University Community land use designation, as stated in Policy 18.2.2 above. The presence of the university and its related development in close proximity to the Tradeport properties and the airport will create a physical connection allowing for interaction between the two uses and extending the opportunities to enhance educational experiences at the University.

The western boundary of the subject property is adjacent to the Miromar Lakes Mixed Use Planned Development, then Ben Hill Griffin Parkway and the Gulf Coast Town Center. The land use designations for this area are University Community and University Interchange. The University Interchange designation is located on 80+/- acres in the southwest quadrant of the I-75 – Alico Road Interchange, with University Community occupying the remainder of the property. The portion of Miromar Lakes adjacent to the western boundary is vacant and planned for a commercial shopping center on the approved Master Concept Plan. The very southerly end of the western property line also abuts a portion of the Miromar Lakes residential development, containing a mix of single and multiple family uses. Directly across Ben Hill Griffin is the Gulf Coast Town Center Shopping Center Development of Regional Impact. In addition to the regional commercial use, the site contains 408 multiple family units in the College Club apartments. These areas were developed as planned unit developments under

the Lee Plan Comprehensive Plan designation of University Community, which is the same designation as requested under this Application.

Once again the permitted uses of residential, commercial, office, public and quasi-public, recreation, and research and development parks are compatible with those uses existing documented along the western property line.

The southerly property line also abuts the Miromar Lakes Mixed Use Planned Development, occupying the entire southerly property line. The existing residential development has received Development Orders for approximately 1,200 units consisting of both single family and multiple family structures. Immediately south of Miromar Lakes and within close proximity to the southerly tip of the subject property is Florida Gulf Coast University, zoned AG-2. Both developments are located within the University Community. The uses proposed for the subject property, residential, office, support commercial and other similar uses are compatible with the existing residential uses within Miromar Lakes and the educational, residential and athletic uses adjacent at FGCU.

Lastly, the subject property's eastern property line abuts an existing Florida Power and Light easement and the future extension of County Road 951 will be located just inside the subject property. Immediately east of the power line is the DRGR land use designation and the AG-2 zoned Lago Development, a proposed 336 lot single family subdivision, also located on a former mining operations site. County Road 951 is anticipated to be a restricted access facility. The land uses proposed under this application are compatible with previously approved land uses on adjacent property. The requested land uses are also less intrusive in nature to the adjacent uses than the previous mining activities were and more compatible with those uses than the site in its un-reclaimed state.

Alico Road

LEGEND

AG-2	MPD
CFPD	PRF-PD
CH	PRFPD
CPD	RPD
IG	RS-1
IL	RS-3
IPD	TFC-2
	Alico Property

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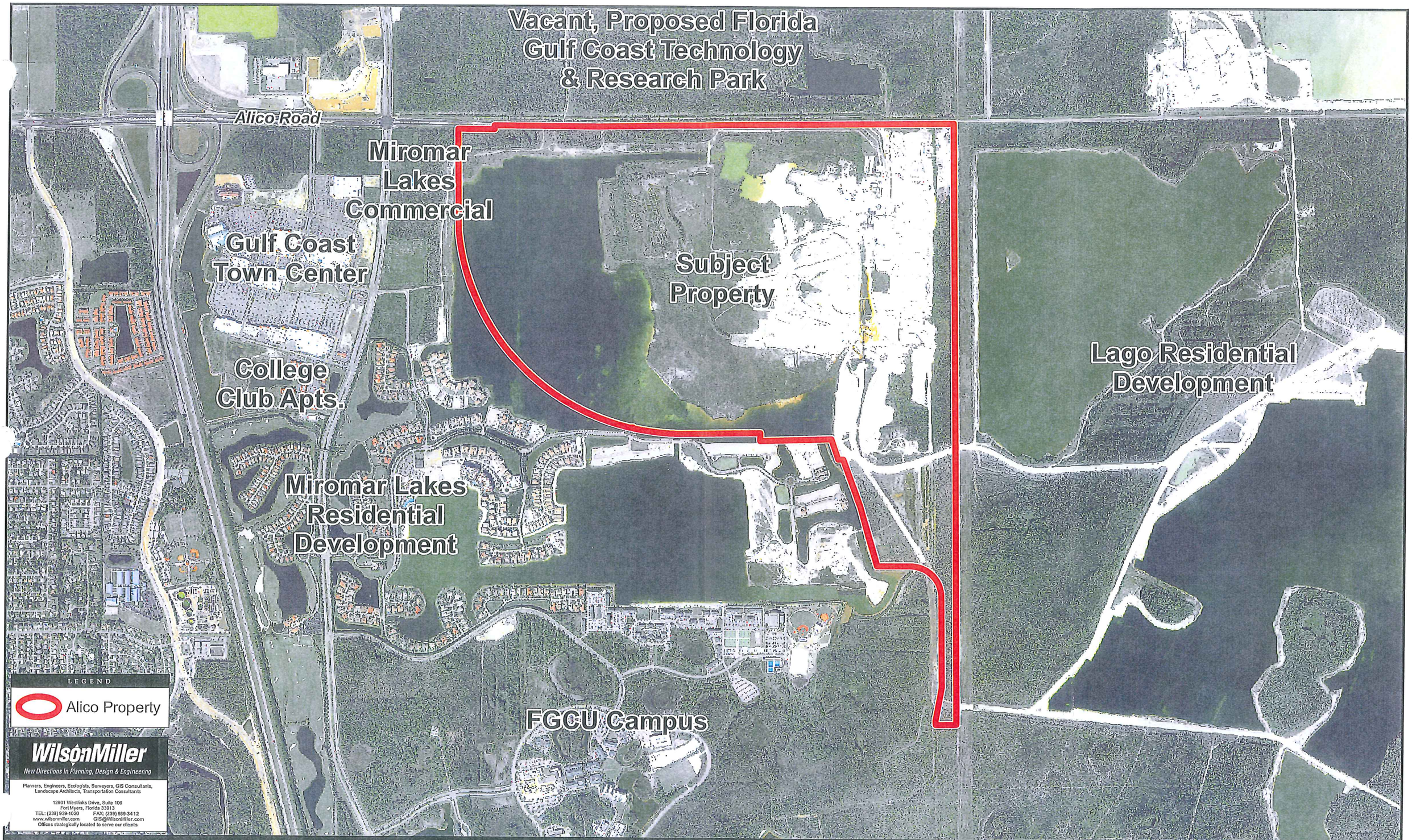
ALICO WEST
ZONING

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EXISTING LAND USE
2008 AERIAL PHOTOGRAPH

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File: T:\Projects\F0253_Alico\F0253_AlicoApr08\GIS\F0253_Existing_Land_Use_20081218_v1_1959.mxd

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LEGAL DESCRIPTION
UNIVERSITY COMMUNITY AREA
Sections 11, 12 & 13, Township 46 South, Range 25 East
Sections 7 & 18, Township 46 South, Range 26 East
LEE COUNTY, FLORIDA

A parcel of land lying in Sections 11, 12 and 13, Township 46 South, Range 25 East and Sections 7 and 18, Township 46 South, Range 26 East, Lee County, Florida, lying south of Alico Road, and being more particularly described as follows:

BEGIN at the intersection of the West line of a Florida Power & Light easement (110 feet wide) as described in Official Records Book 221, page 191 of the Public Records of Lee County, Florida, and the maintained South right-of-way line of Alico Road (100 feet wide) (N 784,917.84 FT;E 735903.05 FT); thence, along the West line of said Florida Power & Light Easement (110 feet wide) for the following two (2) courses:

1. S.00°50'47"E., 4,882.66 feet;
2. S.00°50'47"E., 4,721.99 feet

to an intersection with North line of the South 890.43 feet of the West 565 feet of the aforementioned Section 18; thence, along said North line S.89°23'43"W., 330.00 feet; thence, along the West line of the Southwest one-quarter of the aforementioned Section 18, N.00°50'47"W., 66.66 feet; thence N.09°57'20"E., 533.57 feet; thence N.00°50'47"W., 1,447.68 feet to a point of curvature; thence, along the arc of a tangent circular curve concave to Southwest, having for its elements a radius 500.00 feet, a central angle of 88°55'56", a chord distance of 700.49 feet, a chord bearing of N.45°18'45"W., an arc distance of 776.08 feet; thence N.89°46'43"W., 516.03 feet; thence, along the lands described in Official Records Book 3345, page 818 of the aforementioned Public Records for the following five (5) courses:

1. N.15°43'44"W., 978.43 feet;
2. N.20°09'57"W., 807.57 feet;
3. N.89°48'06"W., 80.00 feet;
4. N.20°09'57"W., 344.08 feet;
5. S.88°10'32"W., 1,137.60 feet;

thence N.01°46'59"E., 124.60 feet; thence S.89°01'32"W., 1,282.53 feet to a point of curvature; thence along the arc of a tangent circular curve concave to the North, having for its elements 3595.48 feet, a central angle of 11°41'57", a chord distance of 732.87 feet, a chord bearing of N.83°19'38"W., an arc distance of 734.15 feet; thence N.19°42'33"W., 12.28 feet; thence N.88°10'15"W., 53.38 feet; thence along the arc of a non-tangent circular curve concave to the Northeast having for its elements a radius of 3595.48 feet, a central angle of 70°33'48", a chord distance of 4,153.47 feet, a chord bearing of N.41°15'20"W., an arc distance of 4,428.06 feet; thence N.01°00'21"W., 1,635.38 feet to an intersection with the South right-of-way line of Alico Road as described in Official Records Book 3032, page 3888 of the aforementioned Public Records; thence, along said South right-of-way line for the following two (2) courses:

WilsonMiller®

1. S.89°42'24"E., 576.53 feet;
2. N.00°16'59"E., 60.28 feet;

thence, along the South right-of-way line of Alico Road as described in Official Records Book 38, page 175 of the aforementioned Public Records for the following two (2) courses:

1. S.89°43'01"E., 1,665.99 feet;
2. N.88°58'52"E., 2,673.46 feet;

thence, along the South right-of-way line of Alico Road as described in Official Records Book 399, page 334 of the aforementioned Public Records for the following two (2) courses:

1. N.89°27'22"E., 2,597.29 feet;
2. N.88°59'33"E., 330.06 feet

to the **POINT OF BEGINNING.**

The above described parcel contains a net area of 919.571 acres, more or less.

SEE ATTACHED SKETCH

This legal description is not valid without the signature and the original raised seal of a Florida registered surveyor and mapper.

Bearings and coordinates contained herein are based on the Florida State Plane Coordinate System (North American Datum of 1983 / 1990 adjustment - NAD83/90) Florida West Zone, fixing the north line of the northwest one-quarter of Section 12, Township 46 South, Range 25 East, Lee County, Florida, as N88°58'52"E.

Prepared by

WilsonMiller, Inc.

Mark D. Haines, PSM
Professional Surveyor and Mapper No. LS 5312
State of Florida

Date: 6/18/09

P.I.N. F0253-ALD-009 02300
Ref: SM-F0253-363001
Date: June 18, 2009

Prepared by:
Harry O. Hendry, Esq.
P.O. Box 1509
Fort Myers, FL 33902

Tax Strap # 02-46-25-00-00001.0010
(Case Parcel)

INSTR # 5813831
Official Records BK 03925 PG 2680
RECORDED 05/08/2003 11:27:44 AM
CHARLIE GREEN, CLERK OF COURT
LEE COUNTY
RECORDING FEE 55.50
DEED DOC 112,509.60
DEPUTY CLERK G Sherwood

(12)

WARRANTY DEED

THIS INDENTURE, made this 15th day of April, 2003, by **AGRI-INSURANCE COMPANY, LTD.**, a Bermuda corporation, whose post office address is 44 Church Street, Hamilton, Bermuda HMR, Grantor, to **ALICO-AGRI, LTD.**, a Florida Limited Partnership, whose post office address is P.O. Box 338, LaBelle, Florida 33975, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of TEN AND NO/100th DOLLARS ($10.00), and other good and valuable considerations to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Lee, State of Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

Subject to all easements, restrictions and reservations of record, if any.

THE GENERAL PARTNER OF ALICO-AGRI, LTD., IS ALICO, INC., A FLORIDA CORPORATION. ALICO, INC., IN ITS CAPACITY AS GENERAL PARTNER HAS FULL POWER AND AUTHORITY TO SELL, MORTGAGE, ENCUMBER, CONVEY, MANAGE AND OTHERWISE DISPOSE OF THE PROPERTIES DESCRIBED HEREIN.

And said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has signed this instrument on this 15th day of April, 2003.

Signed, sealed and delivered
in the presence of:

Marian N. Baykin
Sign Name

Marian N. Baykin
Print Name

Donna H. Respress
Sign Name

Donna H. Respress
Print Name

AGRI-INSURANCE COMPANY, LTD.

By: _____
Name typed: Ben Hill Griffin, III
Title: President

STATE OF FLORIDA
COUNTY OF Polk

The foregoing instrument was acknowledged before me this 15th day of April, 2003, by Ben Hill Griffin, III, as President of AGRI-INSURANCE COMPANY, LTD., a Bermuda corporation, on behalf of the corporation. He is personally known to me or has produced _____ as identification.

DONNA H. RESPRESS
MY COMMISSION EXPIRES
October 23, 2005
#DD 052423
Bonded thru Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

Donna H. Respress
Notary Public
Print Name: Donna H. Respress
My Commission Expires: 10-23-2006

A tract or parcel of land lying in Sections 2 and 3, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

From the Southwest corner of said Section 2, Township 46 South, Range 25 East run S 89°36'58" E along the South line of Section 2 for 579.54 feet; thence run N 0°58'34" W parallel with and 579.38 feet East (as measured at right angles) of the Section line common to said Sections 2 and 3 for 400.11 feet to the Point of Beginning. From said Point of Beginning continue N 0°58'34" W parallel with and 579.38 feet East (as measured at right angles) of the Section line common to said Sections 2 and 3 for 630.00 feet; thence run N 89°01'26 E for 60.00 feet; thence run S 0°58'34" E for 628.58 feet to a point of curvature; thence run Southeasterly along the arc of a curve to the left of radius 170.00 feet (delta angle of 50°48'27" - chord distance of 145.86 feet) for 150.75 feet to a point of reverse curvature; thence run Southeasterly and Southerly along the arc of a curve to the right of radius 230.00 feet (delta angle of 52°10'02" - chord distance of 202.25 feet) for 209.41 feet to a point of tangency; thence run S 0°23'02" W for 39.54 feet to the North Right of Way of Alico Road; thence run N 89°36'58" W along said North Right of Way for 60.00 feet; thence run N 0°23'02" E for 39.54 feet to a point of curvature; thence run Northwesterly along the arc of a curve to the left of radius 170.00 feet (delta angle of 52°10'02" - chord distance of 149.49 feet) for 154.78 feet to a point of reverse curvature; thence run Northwesterly and Northerly along the arc of a curve to the right of radius 230.00 feet (delta angle of 50°48'27" - chord distance of 197.34 feet) for 203.95 feet to a point of tangency and the Point of Beginning.

DESCRIPTION OF A PARCEL
LYING IN
SECTIONS 6 AND 7, TOWNSHIP 46 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA
(DRGR PARCEL)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTIONS 6 AND 7, TOWNSHIP 46 SOUTH, RANGE 26 EAST AND BEING DESCRIBED AS FOLLOWS:

THE EAST ONE HALF OF SECTION 6, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

AND

ALL THAT PORTION OF THE EAST ONE HALF OF SECTION 7, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA LYING NORTH OF THE NORTH RIGHT-OF-WAY LINE OF ALICO ROAD.

CONTAINING 397.7 ACRES, MORE OR LESS.

SUBJECT TO FACTS THAT MAY BE REVEALED BY AN ACCURATE BOUNDARY SURVEY.

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

DESCRIPTION PREPARED ON August 29, 2001.

(NOT SURVEYED)
313.41 Acres North of Alico Road
Being a Part of Sections 2 and 3, Township 46 South, Range 25 East,
Lee County, Florida

A tract or parcel of land being part of the Sections 2 and 3, Township 46 South, Range 25 East, Lee County, Florida described as follows:

Commencing at the Northwest corner of said Section 2;
Thence along the west line of said Section 2, South 01°06'33" East, 190.51 to the **Point of Beginning;**
Thence along a line which lies 190.50 feet south of, as measured at right angles to, and parallel with the north line of said Section 2, North 89°20'22" East, 1343.70 feet to the Westerly right-of-way line of the Proposed Ben Hill Griffin Parkway;
Thence along said right-of-way, South 00°04'06" East, 1604.50 feet to a point of curvature;
Thence continue along said right-of-way, Southerly along the arc of a tangent curve concave to the East, having for its elements a radius of 6071.30 feet, a central angle of 17°29'22", a chord of 1846.07 feet, a chord bearing of South 08°48'47" East, an arc distance of 1853.25 feet to the point of tangency;
Thence continue along said right-of-way, South 17°33'28" East, 215.06 feet to a point of curvature;
Thence continue along said right-of-way, Southerly along the arc of a tangent curve concave to the West, having for its elements a radius of 5924.11 feet, a central angle of 08°26'32", a chord of 872.10 feet, a chord bearing of South 13°20'12" East, an arc distance of 872.89 feet to the point of compound curvature;
Thence leaving said Westerly right-of-way line, Southwesterly along the arc of a tangent curve concave to the Northwest, having for its elements a radius of 30.00 feet, a central angle of 90°34'53", a chord of 42.64 feet, a chord bearing South 36°10'30" West, an arc distance of 47.43 feet to a point of tangency;
Thence South 81°27'57" West, 619.78 feet to a point of on a curve;
Thence Southerly along the arc of a non-tangent circular curve concave to the West, having for its elements a radius of 5274.11 feet, a central angle of 04°44'31", a chord of 436.37 feet; a chord bearing of South 06°29'13" East, an arc distance of 436.49 feet;
Thence South 43°12'27" West, 410.12 feet;
Thence South 88°56'07" West, 343.64 feet;
Thence along the boundary of lands described in Official Records Book 2195, page 4279 of the Public Records of Lee County, Florida for the following two (2) courses:

1. North 01°03'53" West, 636.60 feet;
2. North 89°42'18" West, 107.62 feet;

Thence North 00°37'37" West, 811.82 feet to a point on the south line of a Florida Power and Light Easement as described in Official Record Book 876, page 610 of the aforementioned Public Records;
Thence, along said Easement, South 89°22'23" West, 1578.49 feet;
Thence, leaving said south line, South 00°37'37" East, 255.69 feet to a point on a curve;
Thence Northeasterly along the arc of a tangent circular curve concave to the Southeast, having for its elements a radius of 150.00 feet, a central angle of 92°43'16", a chord of 217.11 feet, a chord bearing of North 47°25'13" East, an arc distance of 242.74 feet;
Thence South 86°13'09" East, 524.10 feet;
Thence North 83°17'05" East, 517.55 feet to a point on a curve;
Thence Southeasterly along the arc of a tangent circular curve concave to the Southwest, having for its elements a radius of 85.00 feet, a central angle of 90°18'23", a chord of 120.53 feet, a chord bearing of North 51°33'44" West, an arc distance of 133.97 feet;
Thence South 06°24'33" East, 639.61 feet;
Thence along the boundary of lands described in Official Records Book 2195, page 4279 of the Public records of Lee County, Florida for the following two (2) courses:

14/2003- 26156 Ver: 011- DShaning
#3
1263-003-020- PWRK- 7225

1. South 01°03'54" East, 329.62 feet;
2. South 81°01'36" West, 526.87 feet;

Thence North 01°03'53" West, 153.83 feet;
Thence North 89°22'23" West, 772.32 feet;
Thence North 02°02'48" West, 373.78 feet;
Thence South 89°54'40" West, 230.52 to a point on a curve and the Easterly right-of-way of Interstate 75;
Thence along said right-of-way, Northwesterly along the arc of a non-tangent circular curve concave to the Southwest, having for its elements a radius of 4145.15 feet, a central angle of 01°44'39", a chord of 126.17 feet; a chord bearing of North 08°24'18" West, an arc distance of 126.18 feet to a point of tangency;
Thence along said right-of-way, North 09°11'29" West, 933.16 feet;
Thence along said right-of-way, North 00°38'44" West, 3509.54 feet to a point along a line which lies 190.50 feet south of, as measured at right angles to, and parallel with the north line of said Section 3;
Thence along said line, North 89°23'14" East, 1400.47 feet to the Point of Beginning of the tract or parcel of land herein described.

Parcel contains 313.50 acres, more or less;
Subject to easements, restrictions, reservations and rights-of-way of record;
Bearings are based on the Easterly right-of-way of Interstate 75, as being North 00°38'28" West.

LESS AND EXCEPT:

Billboard Sign "A" Easement
Part of Section 3, Township 46 South, Range 25 East,
Lee County, Florida

A part of Section 3, Township 46 South, Range 25 East, Lee County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of Section 3, thence, along the East line of said Section 3, N.1°05'14"W. for 50.00 feet to the North right of way line of Alico Road; thence S.89°22'23"W. along said North right of way for 1400.62 feet to the easterly right-of-way line of Interstate 75; thence along said easterly right-of-way line for the following three (3) courses;
N.00°38'28"W. for 1370.92 feet;
N.07°29'02"W. for 402.87 feet;
N.00°38'28"W. for 569.61 feet
Thence leaving said right-of-way, N.89°21'32"E. for 67.71 feet to the POINT OF BEGINNING of the easement herein described;
Thence N.09°11'29"W. for 21.48 feet; thence N.89°21'32"E. for 29.18 feet; thence N.78°47'46"E. for 54.48 feet; thence S.05°41'57"W. for 41.16 feet; thence N.79°48'32"W. for 51.50 feet; thence S.89°21'32"W., 24.41 feet to the POINT OF BEGINNING of the easement herein described.

Parcel contains 2187 square feet, more or less.
Subject to easements, restrictions, reservations and rights-of-way of record.
Bearings are based on the South section line of Section 3, Township 46 South, Range 25 East, Lee County, Florida, being S.89°22'23"W.

AND LESS AND EXCEPT:

Billboard Sign "B" Easement
Part of Section 3, Township 46 South, Range 25 East,
Lee County, Florida

A part of Section 3, Township 46 South, Range 25 East, Lee County, Florida, and being more particularly described as follows:

Official Records BK 03925 PG 2685

COMMENCE at the Southeast corner of Section 3, thence, along the East line of said Section 3, N.1°05'14"W. for 50.00 feet to the North right of way line of Alico Road; thence S.89°22'23"W. along said North right of way for 1400.62 feet to the easterly right-of-way line of Interstate 75; thence along said easterly right-of-way line for the following three (3) courses;
N.00°38'28'W. for 1370.92 feet;
N.07°29'02"W. for 402.87 feet;
N.00°38'28"W. for 2576.76 feet
Thence leaving said right-of-way, N.89°21'32"E. for 18.73 feet to the POINT OF BEGINNING of the easement herein described;
Thence N.00°29'53"E. for 22.07 feet; thence N.77°26'02"E. for 51.86 feet; thence S.00°35'21"W. for 42.44 feet; thence N.79°46'44"W. for 51.19 feet to the POINT OF BEGINNING of the easement herein described.

Parcel contains 1627 square feet, more or less.
Subject to easements, restrictions, reservations and rights-of-way of record.
Bearings are based on the South section line of Section 3, Township 46 South, Range 25 East, Lee County, Florida, being S.89°22'23"W.

Total Parcel contains 313.41 Acres, more or less.

Prepared by:

WilsonMiller, Inc.

M.D.H. 3/14/03

Mark D. Haines, Professional Surveyor & Mapper Date
Florida Registration No. 5312

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

P.I.N.: F0253-009-020 GCCOP
REF.: B-0253-272
Date: February 26, 2003
Revised: March 14, 2003

University Village Regional Mall site, being part of Sections 10 and 11, Township 46 South, Range 25 East, Lee County, Florida.

All that part of Sections 10 and 11 of Township 46 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

Commencing at the north line of said Section 11, South 89°42'24" East 1844.61 feet; thence South 01°01'21" West 842.23 feet to The Point Of Beginning of The Parcel herein described; thence continue South 01°01'21" W 176.58 feet; thence southerly 38.25 feet along the arc of a circular curve concave to the west, having a radius of 9925.00 feet, through a central angle of 00°13'15" and being subtended by a chord which bears South 01°07'59" West 38.25 feet to a point on said curve; thence North 88°45'24" West 256.00 feet; thence South 01°51'56" West 209.96 feet; thence South 87°30'45" East 256.00 feet to a point on a curve; thence southerly and southwesterly 1139.75 feet along the arc of a non-tangential circular curve concave to the northwest, having a radius of 9925.00 feet, through a central angle of 06°34'47" and being subtended by a chord which bears South 05°46'38" West 1139.12 feet to a point on said curve; thence North 80°55'58" West 256.00 feet; thence South 09°41'21" West 209.96 feet; thence South 79°41'19" East 256.00 feet to a point on a curve; thence southerly and southwesterly 1715.32 feet along the arc of a circular curve concave to the northwest, having a radius of 9925.00 feet, through a central angle of 90°54'08" and being subtended by a chord which bears South 15°15'45" West 1713.19 feet; thence South 20°12'49" West 473.55 feet; thence North 74°31'06" West 209.92 feet; thence North 85°27'53" West 381.51 feet; thence South 84°35'26" West 384.54 feet; thence South 79°14'37" West 501.77 feet; thence South 76°08'54" West 527.61 feet to the east right-of-way line of Interstate 75; thence along said right-of-way in the following five (5) courses: 1) North 14°13'09" West 1370.42 feet; 2) northwesterly 584.96 feet along the arc of a circular curve to the northeast, having a radius of 5567.58 feet, through a central angle of 06°01'11" and being subtended by a chord which bears North 11°12'33" West 584.69 feet to a point on said curve; 3) northerly 510.16 feet along the arc of a non-tangential circular curve concave to the east, having a radius of 5635.58 feet, through a central angle of 05°11'12" and being subtended by a chord which bears North 01°32'26" West 509.98 feet to a point of compound curvature; 4) northerly and northeasterly 977.35 feet along the arc of a circular curve concave to the southeast, having a radius of 2197.83 feet, through a central angle of 25°28'44" and being subtended by a chord which bears North 13°47'32" East 969.32 feet; 5) North 26°31'54" East 786.13 feet; thence leaving said right-of-way South 89°42'24" East 2628.92 feet to The Point Of Beginning of The Parcel herein described; Subject to easements and restrictions of record.

Containing 244.06 acres more or less. Bearings are based on the north line of Section 11, being South 89°42'24" East.

A parcel of land lying in Sections 11 and 12, Township 46 South, Range 25 East, Lee County, Florida, and being more particularly described as follows: COMMENCE at the intersection of the East line of said Section 12 and the maintained South right-of-way line of Alico Road (100 feet wide) as described in Official Records Book 399 at page 334 of the aforementioned Public Records; thence, along said South right-of-way line, S.89° 27'22"W., 2,597.29 feet; thence, along the South right-of-way line of Alico Road (100 feet wide) as described in Official Records Book 38 at page 175 of the aforementioned Public Records S.88° 58'52"W., 672.96 feet to the POINT OF BEGINNING; thence S.01° 01'08"E., 448.83 feet; thence S.78° 30'57"W., 219.61 feet; thence N.86° 52'18"W., 656.17 feet; thence S.86° 53'28"W., 1,929.65 feet; thence N.87° 10'00"W., 440.00 feet; thence S.62° 38'44"W., 1,136.25 feet; thence, along the boundary of lands described in Official Records Book 3165, page 1800 of the aforementioned Public Records for the following two (2) courses:

1. N 04° 19'45" E, 129.75 feet;
2. N 01° 00'21" W., 847.76 feet

to the South right-of-way line of Alico Road as described in Official Records Book 3032 at page 3888 of the aforementioned Public Records; thence, along said South right-of-way line for the following two (2) courses:

1. S. 89° 42'24" E. 576.53 feet;
2. N 00° 16'59" E., 60.28 feet;

thence, along the South right-of-way line of Alico Road (100 feet wide) as described in Official Records Book 38 at page 175 of the aforementioned Public Records for the following two (2) courses:

1. S 89° 43'01" E., 1,665.99 feet;
2. N 88° 58'52" E., 2000.50 feet

to the POINT OF BEGINNING.

Bearings herein are based on the Florida State Plane Coordinate System (North American Datum of 1983 / 1990 adjustment - NAD83/90) Florida West Zone, fixing the north line of the northwest one-quarter of Section 12, Township 46 South, Range 25 East, Lee County, Florida, as N88° 58'52"E.

NORTH PARCEL

A parcel of land lying in Sections 5 and 8, Township 46 South, Range 26 East, Lee County, Florida, lying north of Alico Road, and being more particularly described as follows:

BEGIN at the Southwest corner of the aforementioned Section 5; thence, along the West line of the Southwest one-quarter of said Section 5, N.01°08'25"W., 3,061.46 feet; thence, along the West line of the Northwest one-quarter of said Section 5, N.01°08'13"W., 3,059.18 feet; thence, along the North line of the Northwest one-quarter of said Section 5, N.89°31'30"E., 2,649.68 feet; thence, along the North line of the Northeast one-quarter of said Section 5, N.89°25'07"E., 2,645.75 feet; thence, along the East line of the Northeast one-quarter of said Section 5, S.01°05'24"E., 2,496.47 feet; thence, along the boundary of lands described in Official Records Book 2539, page 888 of the Public Records of Lee County, Florida for the following four (4) courses:

1. S.88°48'12"W., 1,932.22 feet;
2. S.01°11'48"E., 1,791.52 feet;
3. S.88°48'12"W., 719.50 feet;
4. S.01°11'48"E., 2,222.82 feet;

to an intersection with the maintained North right-of-way line of Alico Road (100 feet wide); thence, along said maintained North right-of-way line of Alico Road, S.88°59'33"W., 2645.65 feet to an intersection with the West line of the Northwest one-quarter of said Section 8; thence, along said West line, N.01°06'08"W. 443.23 feet; to the POINT OF BEGINNING.

TOGETHER WITH:

SOUTH PARCEL

A parcel of land lying in Sections 7, 8, 17, 18, 19 and 20, Township 46 South, Range 26 East, Lee County, Florida, lying south of Alico Road, and portions of Sections 11, 12 and 13, Township 46 South, Range 25 East, Lee County, Florida, and being more particularly described as follows:

BEGIN at the intersection of the East line of said Section 12 and the maintained South right-of-way line of Alico Road (100 feet wide); thence, along said maintained South right-of-way line of Alico Road, N.88°59'33"E., 10,467.14 feet to an intersection with the East line of the Northeast one-quarter of said Section 8; thence, along said East line of the Northeast one-quarter of Section 8, S.01°05'22"E., 2,311.14 feet; thence, along the East line of the Southeast one-quarter of said Section 8, S.01°05'17"E., 2,643.61 feet to the Southeast corner of said Section 8; thence, along the East line of the Northeast one-quarter of said Section 17, S.00°53'05"E., 2,806.42 feet; thence, along the East line of the Southeast one-quarter of said Section 17, S.00°55'01"E., 2,805.88 feet to the Northeast corner of the aforementioned Section 20; thence, along the East line of the Northeast one-quarter of said Section 20, S.01°09'17"E., 2,639.23

feet; thence, along the East line of the Southeast one-quarter of said Section 20, S.01°09'17"E., 1,763.44 feet to an intersection with the Northerly right-of-way line of Corkscrew Road (100 feet wide); thence, along said Northerly right-of-way line of Corkscrew Road (100 feet wide) for the following three (3) courses:

1. S.86°32'28"W., 4,498.49 feet;
2. along the arc of a non-tangent circular curve concave Southerly, having for its elements a radius of 870.17 feet, a central angle of 24°45'24", a chord distance of 373.07 feet, a chord bearing of S.74°09'42"W., an arc distance of 375.99 feet;
3. S.61°47'00"W., 1200.49 feet;

feet to an intersection with the South line of the Southeast one-quarter of the aforementioned Section 19; thence, along the South line of the Southeast one-quarter of said Section 19, S.89°22'06"W., 1,991.51 feet; thence, along the South line of the Southwest one-quarter of said Section 19, S.89°21'56"W., 2,607.53 feet to the Southwest corner of said Section 19; thence along the West line of the Southwest one-quarter of said Section 19, N.00°48'26"W., 2,643.97 feet; thence, along the West line of the Northwest one-quarter of said Section 19, N.00°50'13"W., 2,639.78 feet; thence, along the West line of the Southwest one-quarter of said Section 18, N.00°50'47"W., 957.10 feet; thence N.09°57'20"E., 533.57 feet; thence N.00°50'47"W., 1,447.68 feet; thence Northerly, along the arc of a tangent circular curve concave Westerly having for its elements a radius of 500.00 feet, a central angle of 36°52'12", a chord distance of 316.23 feet, a chord bearing of N.19°16'53"W., an arc distance of 321.75 feet;

thence, along the West line of the Northwest one-quarter of said Section 18, N.00°50'47"W., 2,271.04 feet to an intersection with the easterly prolongation of the North line of lands described in Official Records Book 3345, page 818 of the aforementioned Public Records; thence, along said easterly extension of said North line and along the North line of said lands thereof, S.88°10'32"W., 2,756.77 feet; thence, along the boundary of lands described in Official Records Book 3165, page 1800 of the aforementioned public records for the following fifteen (15) courses:

1. S.88°10'32"W., 846.89 feet;
2. N.21°30'12"W., 81.17 feet;
3. S.88°02'24"W., 612.22 feet;
4. N.87°09'14"W., 469.81 feet;
5. N.19°42'28"W., 157.73 feet;
6. N.88°10'15"W., 1,363.08 feet;
7. N.77°09'26"W., 573.01 feet;
8. N.24°26'51"W., 150.17 feet;
9. N.88°53'28"W., 216.94 feet;
10. N.19°01'18"W., 249.77 feet;
11. N.40°48'12"W., 322.81 feet;
12. S.88°47'46"W., 376.79 feet;
13. N.00°16'17"W., 606.52 feet;
14. N.00°39'26"W., 1,432.24 feet;
15. N.04°19'45"E., 962.03 feet;

thence N.62°38'44"E., 1,136.25 feet; thence S.87°10'00"E., 440.00 feet; thence N.86°53'28"E., 1,929.65 feet; thence S.86°52'18"E., 656.17 feet; thence N.78°30'57"E., 219.61 feet; thence N.01°01'08"W., 448.83 feet to the South right-of-way line of Alico Road (100 feet wide); thence, along said South right-of-way line for the following two (2) courses:

1. N.88°58'52"E., 672.96 feet;
2. N.89°27'22"E., 2,597.29 feet

to the POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING:

OUT PARCEL
(FPL SUBSTATION)

A parcel of land lying in Section 19, Township 46 South, Range 26 East, Lee County, Florida, being more particularly described as follows:

COMMENCE at the Southwest corner of aforementioned Section 19, thence, along the South line of the Southwest one-quarter of said Section 19, N.89°21'56"E., 565.00 feet to an intersection with the East line of an existing 125 foot wide Florida Power and Light easement as recorded in Official Records Book 730, Page 622 of the Public Records of Lee County, Florida; thence, along said East line of the aforementioned Florida Power and Light easement, N.00°48'26"W., 100.00 feet to the POINT OF BEGINNING; thence, along the boundary of lands described in Official Records Book 3442 at page 1430 of the Public Records of Lee County, Florida for the following four (4) Courses:

1. along a line lying 100.00 feet north of and parallel with the South line of said Section 19, N.89°21'56"E., 466.69 feet to an intersection with a line lying 1031.69 feet east of and parallel with the West line of said Section 19;
2. along said parallel line, N.00°48'26"W., 466.69 feet to an intersection with a line lying 566.69 feet north of and parallel with the South line of said Section 19;
3. along said parallel line S.89°21'56"W., 466.69 feet to the East line of the aforementioned 125 foot wide Florida Power and Light easement;
4. along said East line S.00°48'26"E., 466.69 feet

to the POINT OF BEGINNING.

Bearings herein are based on the Florida State Plane Coordinate System (North American Datum of 1983 / 1990 adjustment - NAD83/90) Florida West Zone, fixing the north line of the northwest one-quarter of Section 12, Township 46 South, Range 25 East, Lee County, Florida, as N88°58'52"E.

TOGETHER WITH:

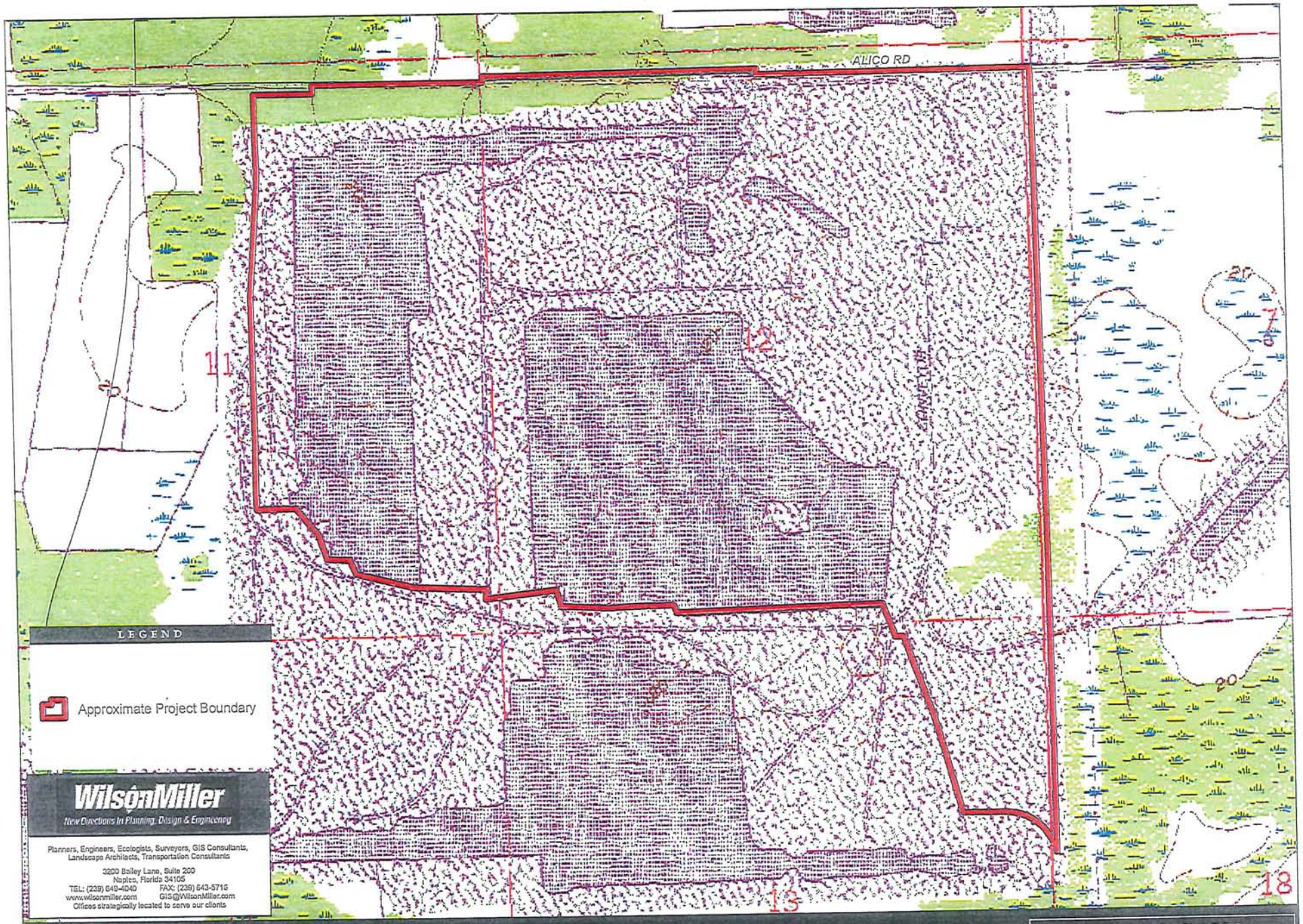
A parcel of land lying in Sections 12 and 13, Township 46 South, Range 25 East, Lee County, Florida, and being more particularly described as follows:

COMMENCE at the West one-quarter corner of Section 18, Township 46 South, Range 26 East, Lee County, Florida; thence, along the west line of the Northwest one-quarter of said Section 18, N.00°50'47"W., 420.00 feet to the POINT OF BEGINNING; thence, Northwesterly, along the arc of a non-tangent circular curve concave Westerly having for its elements a radius of 500.00 feet, a central angle of 52°03'45", a chord distance of 454.33 feet, a chord bearing of N.63°44'51"W., an arc distance of 438.86 feet; thence N.89°46'43"W., 516.03 feet; thence along the boundary of lands described in Official Records Book 3345, page 818 of the Public Records of Lee County, Florida, for the following four (4) courses:

1. N.15°43'44"W., 978.43 feet;
2. N.20°09'57"W., 807.57 feet;
3. N.89°48'06"W., 80.00 feet;
4. N.20°09'57"W., 344.08 feet;

thence, along the Easterly prolongation of the North line of lands described in Official Records Book 3345, page 818 of the aforementioned public records, N.88°10'32"E., 1619.15 feet to an intersection with the aforementioned West line of the Northwest one-quarter of Section 18; thence, along said West line, S.00°50'47"E., 2,271.04 feet to the POINT OF BEGINNING.

Bearings herein are based on the Florida State Plane Coordinate System (North American Datum of 1983 / 1990 adjustment - NAD83/90) Florida West Zone, fixing the West line of the Northwest one-quarter of Section 18, Township 46 South, Range 26 East, Lee County, Florida, as N00°50'47"W.


ALICO RD
11
12
13
18
LEGEND
Approximate Project Boundary
WilsonMiller
New Directions In Planning, Design & Engineering
Planners, Engineers, Ecologists, Surveyors, GIS Consultants, Landscape Architects, Transportation Consultants
3200 Bailey Lane, Suite 200
Naples, Florida 34105
TEL: (239) 649-4040 FAX: (239) 643-5716
www.wilsonmiller.com GIS@WilsonMiller.com
Offices strategically located to serve our clients
N
0 600 1,200
Feet
Alico West
U.S.G.S. Quad Map
GENERAL NOTES
This exhibit was prepared using GIS data provided by various sources that may include but are not limited to federal, state, district and local agencies. WilsonMiller, Inc. does not warrant data provided by other sources for accuracy or for any particular use that may require accurate information. This map is for informational purposes only and should not be substituted for a true title search, property appraisal, survey, or for zoning verification.
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Created: February 04, 2019
Source: T:\Projects\F0253-Alico_General\Consultation\009_AlicoWest\MXD\F0253_AlicoWest_QUAD_20190204_v01_2200.mxd

DAVID PLUMMER & ASSOCIATES
TRANSPORTATION • CIVIL • STRUCTURAL • ENVIRONMENTAL

2271 McGREGOR BOULEVARD, SUITE 200, FORT MYERS, FLORIDA 33901
239 332-2617 • FAX: 239 332-2645 • DPAFM@DPLUMMER.COM

January 21, 2010

Dr. Richard L. Woodruff
WilsonMiller
12801 Westlinks Drive, Suite 106
Fort Myers, FL 33913-8001

RE: **CPA2009-01, Alico West Lee Plan Amendment, Sufficiency Review, #09539**

Dear Richard:

As requested, we are providing you with our response to Lee County staff question/comment B.1 regarding Part IV of the application.

B.1 **The application states that the proposed floor area used in the Traffic Study is based on "conservative assumptions." Is the applicant proposing greater commercial intensities than shown in these portions of the application? Please provide a Traffic Study that is based on the worst case scenario.**

Response

It is DPA's understanding that the land uses used in the Traffic Study represent the maximum development potential of the property resulting from the proposed CPA. DPA assumed full build-out of those uses by 2030. Therefore, the Traffic Study (dated August 4, 2009) analyzed the "worst case" scenario from a traffic perspective.

Please let me know if you have any questions regarding our response to the County's comment.

Very truly yours,

Ronald T. Talone
RTT:sw
09539:Woodruff_012110

cc: Donald Schrotenboer
Chuck Basinait

ALICO WEST
UNIVERSITY COMMUNITY MIXED USE
COMPREHENSIVE PLAN AMENDMENT
TRAFFIC STUDY

Project #09539

August 4, 2009

Prepared by:
DAVID PLUMMER & ASSOCIATES, INC.
2271 McGregor Boulevard, Suite 200
Fort Myers, Florida 33901

ALICO WEST
UNIVERSITY COMMUNITY MIXED USE
COMPREHENSIVE PLAN AMENDMENT
TRAFFIC STUDY

Introduction

Alico West, hereafter referred to as the Property, is a proposed University Community mixed-use development consisting of commercial, office, residential and University-related land uses located within the unincorporated Lee County. The Property is located east of Ben Hill Griffin Parkway (east of Miromar Lakes DRI) and south of Alico Road, Exhibit 1.

The Property is currently located within the existing DRGR land use category. There have been mining operations on the property in the past. Therefore, the property was not originally included in the University Community designation. However, the mining operation has now ceased and the applicant believes that the future use of this property will be consistent with the University Community land use.

The purpose of this report, therefore, is to provide a traffic study in support of the Comprehensive Plan Amendment (CPA) application to change the land use designation of the Property from DRGR to University Community.

Methodology Meeting

A meeting was held with the Lee County DOT staff on July 2, 2009 to discuss the traffic study in support of the Comprehensive Plan Amendment for the Property. A draft methodology outline report titled Alico West Comprehensive Plan Amendment Traffic Study Methodology Outline and dated June 29, 2009 (Appendix A) was prepared and provided to the Staff before the meeting on June 29, 2009.

As presented in the draft methodology report, it was discussed and agreed during the methodology meeting that the potential traffic impacts of the proposed Comprehensive Plan Amendment would be evaluated based on comparative 2030 travel model assignments, both with and without the proposed Plan Amendment, using the adopted Lee County MPO 2030 travel model, the MPO's 2030 zonal data projections, and the road network for the adopted MPO 2030 Financially Feasible Plan. This is standard, accepted practice for traffic studies done in support of proposed Comprehensive Plan amendments.

Existing Roadway Network

The existing roadway network in the vicinity of the Property is depicted in Exhibit 1. As shown in Exhibit 1, there are several major roadways serving the Property including Ben Hill Griffin Parkway, Alico Road, and I-75.

Ben Hill Griffin Parkway is a County-maintained four and six-lane, north-south arterial connecting several area attractions including the Miromar Outlets, Germain Arena, Florida Gulf Coast University, Gulf Coast Town Center and the Southwest Florida International Airport.

I-75 is a State-maintained freeway along the west coast of Florida connecting Naples, Fort Myers, Punta Gorda and Port Charlotte with Sarasota, Bradenton, and Tampa to the north. The section of I-75 from Golden Gate Parkway in Collier County to Colonial Boulevard in Lee County is currently under construction for six-lane widening.

Alico Road is a County-maintained six-lane, east-west arterial connecting US 41 to I-75 and Ben Hill Griffin Parkway. It becomes a two-lane collector east of Ben Hill Griffin Parkway to Corkscrew Road, which connects to SR 82 in Collier County.

Other important roadways in the general vicinity of the Property include Three Oaks Parkway, Estero Parkway and Corkscrew Road.

Scheduled Roadway Improvements

Scheduled road improvements in the Lee County Capital Improvement Program are shown on a map produced by the Lee County DOT and titled Major Road Improvements Programmed Through Construction Phase, F.Y. 2008/09 – 2012/13. This map is provided in Appendix B.

Some of the more important roadway projects in the general vicinity of the Property include the following.

- New four-lane Estero Parkway Extension from Three Oaks Parkway to Ben Hill Griffin Parkway – Under Construction.
- Four-lane widening of Three Oaks Parkway from Corkscrew Road to Alico Road – Under Construction.
- Alico-Green Meadows Corridor Study from Alico Road at Green Meadows Road to SR 82 – Under Study.
- CR 951 Extension PD&E study for new four-lane road from Immokalee Road in Collier County to Alico Road – Under Study.

In addition to the above, the Summary of Major Road Projects Programmed by Lee County – FY 08/09 to FY 12/13 (also included in Appendix B) identifies the new four-lane Three Oaks Parkway Extension from north of Alico Road to Daniels Parkway beyond the Five Year Work Program (for the six to ten year time period).

As mentioned in an earlier section of the report, the section of I-75 from Golden Gate Parkway in Collier County to Colonial Boulevard in Lee County is currently under construction for six-lane widening. This construction project is well ahead of schedule and will be completed in the near future.

Planned Roadway Improvements

The Lee County Metropolitan Planning Organization (MPO) developed the Lee County 2030 Long Range Transportation Plan (LRTP). The 2030 LRTP Highway Element Map is included in Appendix C. This map identifies improvements that are considered Financially Feasible Projects and improvements that are Contingent Upon Additional Funding.

The Financially Feasible Projects include those improvements that are considered affordable, given revenues projections through 2030. The Financially Feasible Projects in the general vicinity of the Property include the following.

- New I-75 Airport Collector-Distributor road system.
- Six-lane widening of Daniels Parkway from east of Chamberlain Road to Gateway Boulevard.

The I-75 Airport Collector-Distributor system between Alico Road and Daniels Parkway serves the Southwest Florida International Airport (SWFIA) via 2-lane collector-distributor roads on each side of I-75 from Alico Road to north of the Airport.

The I-75 Airport Collector-Distributor system improvement was recently a programmed and "committed" improvement. However, due to the funding issues, it was recently removed from the Florida DOT Five Year Work Program. While not technically programmed as "committed" improvement, it is a 2030 financially-feasible, priority improvement.

The improvements that are identified as Contingent Upon Additional Funding are those improvements that are found to be needed by 2030 but are not considered affordable, given revenues projections through 2030. The projects in the general vicinity of the Property that are identified as Contingent Upon Additional Funding include the following.

- New four-lane Alico Expressway from Summerlin Road to SR 82.
- CR 951 Extension as a new four-lane from Collier County Line to Alico Expressway.
- New interchange on CR 951 Extension at Alico Expressway.
- Twelve-lane widening of I-75 from Bonita Beach Road to Alico Road.
- Ten-lane widening of I-75 from Alico Road to SR 82.
- Six-lane widening of Ben Hill Griffin Parkway from FGCU Boulevard to College Club Drive.
- Six-lane widening of Three Oaks Parkway from Coconut Road to Estero Parkway.

With regard to the Alico Expressway, DPA was advised during the July 2 methodology meeting that, in lieu of the Alico Expressway, the LRTP is likely to be revised to include the widening of Alico Road east of Ben Hill Griffin Parkway plus an extension of Alico Road east and north to SR 82. In either case, this Contingent improvement is not included in the roadway network used in this study because it is not considered financially-feasible at this time.

Land Use Assumptions

This proposed CPA will amend the Comprehensive Plan to change the Property's land use designation from DRGR to University Community.

Based on conservative assumptions as to the types, intensities and densities that could be developed under the proposed University Community designation, the potential future land uses for the Property were developed. These numbers have been prepared for analysis purposes only and will serve to facilitate deliberation of the proposed land use amendments. However, they do not represent actual development proposals.

The land use projections used in the CPA traffic analysis are summarized below. Full buildout of these uses was assumed for the travel model assignments.

Land Use Assumptions [1]

Land Use	Size	Units
Commercial - Retail [2]	543,000	sq.ft.
General Office	351,000	sq.ft.
Medical Office	109,000	sq.ft.
Commercial – Office	460,000	sq.ft.
R&D Office Park	458,000	sq.ft.
Donation Site [3]	201,000	sq.ft.
University Related	659,000	sq.ft.
Hotel [4]	250	rooms
Multifamily [5]	1,950	d.u.

Footnotes:
(1) Conservative estimates for analysis purposes.
(2) Includes civic/sales facilities.
(3) May be used for general University related uses. Assumed as general office, for analysis purposes.
(4) Includes potential conference center.
(5) May include but not limited to university housing, apartments, nursing related ALF and a water-oriented, gated community.

Property Access

The Property has approximately 1.4-miles of frontage on Alico Road. The eastern boundary of the property is adjacent to the future CR 951 Extension. It is likely that the Project will have access onto both Alico Road and the future CR 951 Extension. However, the future CR 951 Extension is not identified as a financially-feasible improvement on the Lee County MPO LRTP, Appendix C. Therefore, for purposes of this traffic study, no access will be identified onto CR 951.

Per the Florida Gulf Coast University (FGCU) 2005 Master Plan Update Policy 1102.1.3, if and when development occurs east of the University Campus, the University will work with Lee County and adjacent property owners to develop an access route into the campus from the east. This future access route is identified on Figure 11-1, Future Access, Circulation and Parking of the Florida Gulf Coast University (FGCU) 2005 Master Plan Update. Excerpts from that report are included in Appendix D.

An access connection to the University is desired at the southern property boundary. Therefore, consistent with the Florida Gulf Coast University (FGCU) 2005 Master Plan Update, an access connection at the Property's southern boundary connects the property to the FGCU campus.

Level of Service Standards

Roadway level of service (LOS) standards generally vary depending upon whether the road is a State or County road and whether the road is in an urban or rural area. Furthermore, State roads on the Florida Intrastate Highway System (FIHS) generally have more stringent LOS standards than other roads.

DCA rules require that Florida DOT LOS standards, rather than local standards, apply on FIHS roads. For non-FIHS State roads and County roads, the LOS standards adopted in the local government comprehensive plans apply.

The LOS standard on I-75, which is on the State FIHS, is LOS "D". For all the County roads, the adopted LOS standard is LOS "E".

Comparative 2030 Travel Model Assignments

Since no development is being proposed within the first five years of the CPA, the traffic study only evaluated the long range (2030) conditions.

DPA downloaded the latest 2030 Financially Feasible Plan travel model assignment from the MPO website for use in this study. The adopted Lee County MPO travel model was used to run comparative travel model assignments, both with and without the proposed CPA, under the adopted Lee County 2030 Financially-Feasible Plan. For these assignments, the future year 2030

road network included only projects identified as Financially Feasible in the MPO 2030 Highway Element. Therefore, the projects that were identified as needed but Contingent Upon Additional Funding were not included in the network.

After review, the following changes were made to the MPO adopted 2030 FSUTMS roadway network to correctly reflect the adopted 2030 Financially-Feasible Plan.

- The number of lanes on Ben Hill Griffin Parkway/Treeline Avenue was changed from six to four lanes between Alico Road and Daniels Parkway.
- The number of lanes on Corkscrew Road was changed from six to four lanes between Three Oaks Parkway and Ben Hill Griffin Parkway.

The Lee County MPO's 2030 socioeconomic data projections were used for both of these travel model assignments. For the travel model assignment without the CPA, the MPO zonal data were generally used without revision. However, the following Traffic Analysis Zones (TAZ's) were created to reflect the approved Ginn Development to the east of the Property.

TAZ Additions to the MPO Adopted 2030 Socio-economic Data

TAZ	Approved Land Use
1756	18-hole Golf Course
1757	332 Single-Family Units

For the travel model assignment with the proposed CPA, the land uses associated with the proposed CPA were input into the MPO ZDATA1 and ZDATA2 files as new Traffic Analysis Zone (TAZ) representing the Property: TAZ 1755.

2030 Traffic Conditions Without the CPA

As required by Lee County, the study area included roadway segments within a three-mile radius of the Property. Exhibit 2 provides the results of the 2030 travel model assignment without the proposed CPA. As expected, the following segments are projected to exceed the adopted level of service standard in 2030 without the proposed CPA.

Roadway	From	To
I-75	Corkscrew Road Alico Road	Alico Road Daniels Parkway
Ben Hill Griffin Parkway	Alico Road	Terminal Access Road
Treeline Avenue	Terminal Access Road	Daniels Parkway

The adopted MPO 2030 Plan identifies ten and twelve-lane widening of I-75 from Bonita Beach Road to SR 82 as needed but Contingent Upon Additional Funding. In addition, the MPO 2030 Plan identifies the new four-lane extension of CR 951 from Collier County Line to Alico Expressway. There are no improvements identified for Ben Hill Griffin Parkway/Treeline Avenue between Alico Road and Daniels Parkway, because the widening of this road is not anticipated to be needed once I-75 is widened to ten/twelve lanes.

Since the proposed CPA was not reflected in the MPO 2030 LRTP, these improvements will be needed whether or not there is development as part of the proposed CPA.

The cost estimates in the adopted MPO 2030 Plan indicate that the widening of this section of I-75 to ten lanes between Corkscrew Road and Daniels Parkway will cost approximately $159 million. As indicated in the MPO Plan, this improvement is Contingent Upon Additional Funding, because a revenue source for this needed improvement had not yet been identified.

2030 Traffic Conditions with the CPA

Exhibit 3 provides the results of the 2030 travel model assignment with the proposed CPA.

In this travel model assignment, the CPA generates approximately 41,500 peak season, weekday daily trips (PSWDT). With the traffic from the proposed CPA, one additional roadway segment, Alico Road from Ben Hill Griffin Parkway to Property Entrance, is expected to exceed the adopted level of service standard in 2030.

In addition to the widening of I-75, which is needed whether or not the Property is developed, the widening of Alico Road to four lanes between Ben Hill Griffin Parkway and the Property Entrance will also be needed. Using the average cost per mile estimate from the 2030 MPO Plan, DPA estimated that the widening of Alico Road between Ben Hill Griffin Parkway and the Property Entrance will cost approximately $10.4 million.

As explained below and shown in Exhibit 4, DPA has estimated that the Property will generate approximately $28.6 million in roads impact fees, based on the current Lee County roads impact fee schedule. Of course, development of the Property will also generate other revenues, such as ad valorem taxes, gas taxes, sales taxes and the like.

As shown in Exhibit 3, the approximately $28.6 million in roads impact fee revenues alone would cover the full costs of the additional road improvement needed due to the proposed CPA: the widening of Alico Road to four lanes from Ben Hill Griffin Parkway to Property Entrance ($10.4 million). There may also be other planned developments in the immediate vicinity of the Property (north and south of Alico Road) that may contribute towards the need for the Alico Road widening improvement. Therefore, the impact fee revenues generated by this Property and other developments in the vicinity will not only cover the cost of Alico Road widening improvement but also cover a substantial portion of the I-75 widening costs, which is identified

in the 2030 MPO Plan as needed but Contingent Upon Additional Funding, whether or not the Property is developed.

Traffic Mitigation

It is anticipated that the proposed CPA will mitigate its external transportation impacts through the payment of roads impact fees, in accordance with Lee County's roads impact fee ordinance, plus other revenues, such as ad valorem taxes, gas taxes, sales taxes and the like. DPA has estimated that the proposed CPA would generate approximately $28.6 million in roads impact fees, based on the current Lee County roads impact fee schedule.

These roads impact fee payments can be used by the County to fund whatever road improvements are found to be necessary to support general growth in the area, including this CPA. Specifically, the roads impact fees can be used to widen the section of Alico Road to four lanes between Ben Hill Griffin Parkway and the Property Entrance. The remaining portion of the roads impact fees generated by the proposed CPA can be used towards the I-75 widening, the Ben Hill Griffin Parkway/Treeline Avenue widening, or other improvements as needed. As stated previously, the Alico Road improvement is needed due to the proposed CPA, but the I-75/Ben Hill Griffin Parkway/Treeline Avenue improvements will be needed whether or not the proposed CPA is developed.

In this traffic assessment, the proposed CPA has been assumed to be new development from a traffic standpoint. Particularly, the MPO 2030 zonal data projections (used in the 2030 Financially Feasible Plan) did not include the total number of allowed residential units within the University Community land use category. Therefore, there has been no re-allocation of residential units from elsewhere in Lee County to the proposed CPA. As a result, the traffic from proposed CPA has been treated as additional traffic beyond the traffic projections used in the development of the adopted MPO 2030 Financially-Feasible Plan.

For consistency, the roads impact fees collected from the proposed CPA, which will be paid specifically to mitigate the traffic impacts of this new development, must be considered new funds beyond those that were considered in the development of the adopted 2030 Financially-Feasible Plan. This would also apply to the ad valorem taxes, gas taxes, sales taxes and other revenues generated by the proposed CPA.

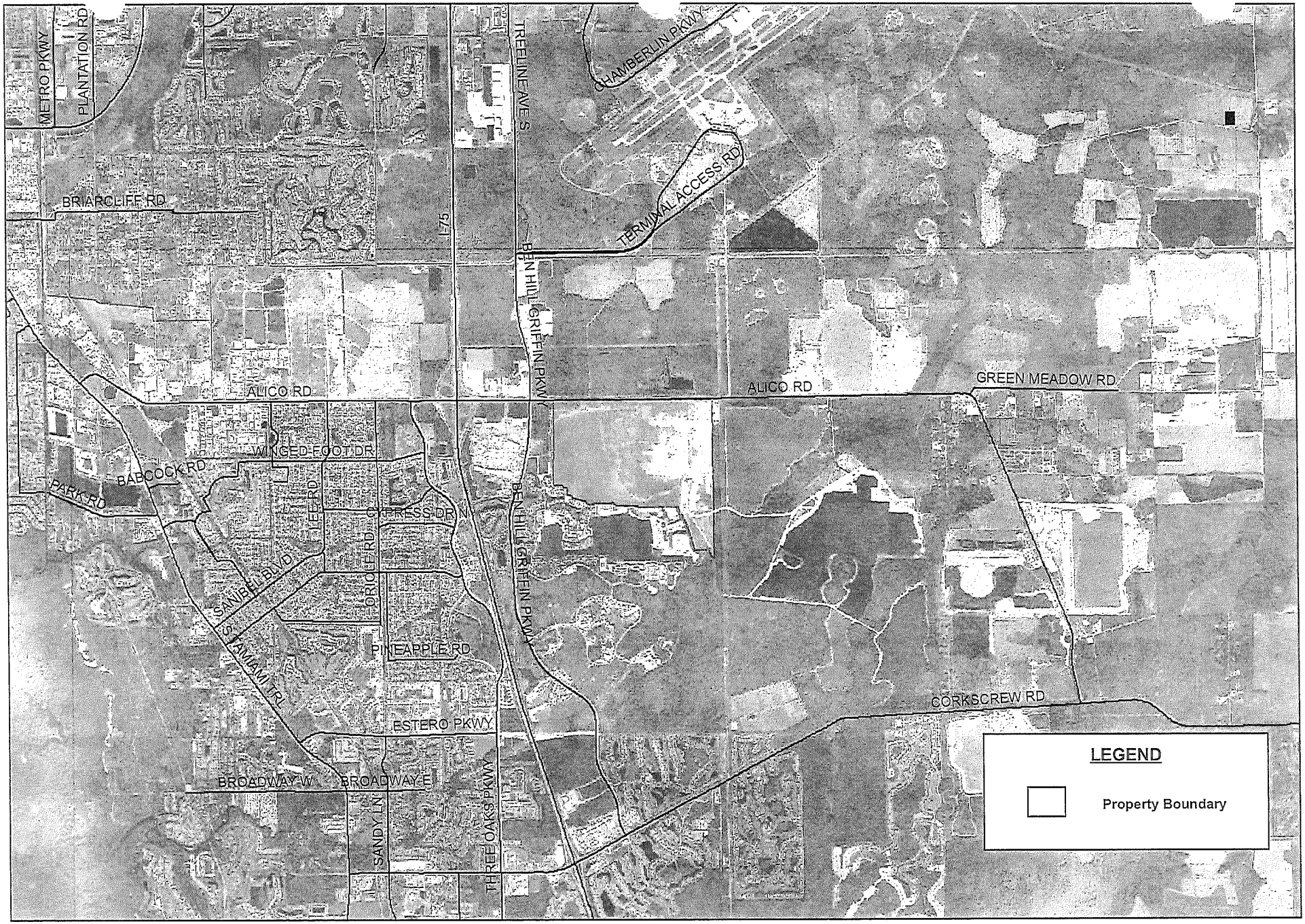
Development within the CPA will be responsible for providing site-related improvements within the development and at the development's entrances, including turn lanes and signalization, as needed.

Timing of Improvements

Any development as part of the proposed CPA will be subject to review and approval. Detailed DRI or rezoning traffic studies will be required and, if necessary, conditions of approval will be

established before such approval would be granted. Therefore, the actual timing of the identified improvements will be established during the review and approval of specific development plans.

Additionally, as required, this traffic assessment assumes full build-out of all the identified land uses by 2030. In the event that full build-out is not achieved by 2030, the improvements identified in this report as being needed by 2030 due to the proposed CPA may not actually be needed until after 2030. This, of course, will be monitored over time.



dpa	0 2,500 5,000 10,000 Feet	ALICO WEST UNIVERSITY COMMUNITY MIXED USE COMPREHENSIVE PLAN AMENDMENT TRAFFIC STUDY	PROPERTY LOCATION MAP	09539/01A/0609 1

EXHIBIT 4
ALICO WEST UNIVERSITY COMMUNITY MIXED-USE CPA
ROADS IMPACT FEE ASSESSMENT

		Size	Fee Rate (1) /Unit	Amount
Residential:	Single-Family - Detached	0	$8,976 /d.u.	$0
	Multiple Family Building	1,743	$6,297 /d.u.	$10,975,671
	Duplex/Two-Family/Townhouse	0	$6,297 /d.u.	$0
	Hotel / Motel Room/Time-share	250	$5,172 /room	$1,293,000
	Mobile Home	0	$4,686 /d.u.	$0
	Elder /Disabled Housing	0	$3,261 /site	$0
	Adult Cong. Living Facility (ACLF)	189	$2,025 /d.u.	$382,725
	Recreatinal Vehicle Site	0	$4,686 /site	$0
Office:	General Office	1,009,721	$7,305 /1,000 s.f.	$7,376,012
	Medical Office	108,900	$24,126 /1,000 s.f.	$2,627,321
	Hospital	0	$11,736 /1,000 s.f.	$0
	Nursing Home	0	$4,071 /1,000 s.f.	$0
	Church	0	$4,575 /1,000 s.f.	$0
	Day Care Center	0	$12,840 /1,000 s.f.	$0
	Elementary / Sec. School (Private)	0	$2,223 /1,000 s.f.	$0
Industrial:	Industrial Park	0	$6,195 /1,000 s.f.	$0
	Warehouse	0	$4,416 /1,000 s.f.	$0
	Mini-Warehouse	0	$1,587 /1,000 s.f.	$0
	Mine	0	$1,587 /Cubic Yard	$0.04
Retail: (GFA)	Shopping Center	542,975	$10,983 /1,000 s.f.	$5,963,494
	Bank	0	$25,134 /1,000 s.f.	$0
	Car Wash, Self Service	0	$5,262 /Stall	$0
	Convenience Store w/Gas Sales	0	$40,305 /1,000 s.f.	$0
	Golf Course (open to public)	0	$2,697 /acre	$0
	Movie Theater	0	$23,220 /1,000 s.f.	$0
	Restaurant, Fast Food	0	$44,337 /1,000 s.f.	$0
	Restaurant, Standard	0	$20,337 /1,000 s.f.	$0
				$28,618,224

Footnotes:
(1) Based on the adopted Lee County Ordinance 08-24, Roads Impact Fee Schedule.

EXHIBIT 2

ALICO WEST UNIVERSITY COMMUNITY MIXED-USE CPA, #09539

FUTURE 2030 TRAFFIC CONDITIONS WITHOUT PROJECT

DIRECTIONAL PEAK HOUR (K100), PEAK SEASON

ROADWAY	FROM	TO	(1) # of Lanes	(3) LOS Std	(4) PCS #	(6) FSUTMS PSWDT Without CPA	(7) PSWDT /AADT Factor	Existing AADT	(5) K100 Factor	Two-Way Peak Hr. Volume	(5) D100 NE	D100 SW	Directional Peak Hr. Vol. NE	Peak Hr. Vol. SW	(2) Directional Service Volumes LOS "C"	LOS "D"	LOS "E"	LOS Std	V/C NE	V/C SW	LOS NE	LOS SW	Miles	2030 Highway Element Contingent Improvements # of Lanes	(8) Cost	
ALICO ROAD	LEE RD	THREE OAKS PKWY	6	E	15	62,739	1.333	47,066	0.0958	4,509	0.5000	0.5000	2,255	2,254	2,870	2,960	2,960	2,960	0.76	0.76	B	B				
	THREE OAKS PKWY	I-75	6	E	15	73,430	1.333	55,086	0.0958	5,277	0.5000	0.5000	2,639	2,638	2,970	3,070	3,070	3,070	0.86	0.86	C	C				
	I-75	BEN HILL GRIFFIN PKWY	6	E	15	53,840	1.333	40,390	0.0958	3,869	0.5000	0.5000	1,935	1,934	2,970	3,070	3,070	3,070	0.63	0.63	B	B				
	BEN HILL GRIFFIN PKWY	ALICO WEST ENTRANCE	2	E	15	19,326	1.333	14,498	0.0958	1,389	0.5000	0.5000	695	694	670	820	860	860	0.81	0.81	D	D				
	ALICO WEST ENTRANCE	GREEN MEADOW RD	2	E	15	6,687	1.333	5,017	0.0958	481	0.5000	0.5000	241	240	670	820	860	860	0.28	0.28	C	C				
BEN HILL GRIFFIN PKWY	CORKSCREW RD	ESTERO PKWY	4	E	60	20,512	1.287	15,938	0.0972	1,549	0.5200	0.4800	805	744	1,900	1,970	1,970	1,970	0.41	0.38	B	B				
	ESTERO PKWY	FGCU ENTRANCE	4	E	60	35,947	1.287	27,931	0.0972	2,715	0.5200	0.4800	1,412	1,303	1,900	1,970	1,970	1,970	0.72	0.66	B	B				
	FGCU ENTRANCE	COLLEGE CLUB DR	4	E	60	36,997	1.287	28,747	0.0972	2,794	0.5200	0.4800	1,453	1,341	1,900	1,970	1,970	1,970	0.74	0.68	B	B				
	COLLEGE CLUB DR	ALICO ROAD	6	E	60	45,488	1.287	35,344	0.0972	3,435	0.5200	0.4800	1,786	1,649	2,870	2,960	2,960	2,960	0.60	0.56	B	B				
	ALICO RD	TERMINAL ACCESS RD	4	E	60	58,213	1.287	45,232	0.0972	4,397	0.5200	0.4800	2,286	2,111	1,970	2,040	2,040	2,040	1.12	1.03	F	F		(11)		
CORKSCREW RD	I-75	BEN HILL GRIFFIN PKWY	4	E	15	25,751	1.333	19,318	0.0958	1,851	0.5000	0.5000	926	925	1,900	1,970	1,970	1,970	0.47	0.47	B	B				
	BEN HILL GRIFFIN PKWY	WILDCAT RUN DR	4	E	15	15,651	1.333	11,741	0.0958	1,125	0.5000	0.5000	563	562	1,900	1,970	1,970	1,970	0.29	0.29	B	B				
ESTERO PARKWAY	US 41	THREE OAKS PKWY	4	E	25	12,389	1.167	10,616	0.0925	982	0.5200	0.4800	511	471	1,900	1,970	1,970	1,970	0.26	0.24	B	B				
	THREE OAKS PKWY	BEN HILL GRIFFIN PKWY	4	E	25	30,101	1.167	25,793	0.0925	2,386	0.5200	0.4800	1,241	1,145	1,900	1,970	1,970	1,970	0.63	0.58	B	B				
I-75	CORKSCREW RD	ALICO RD	6	D	FDOT	161,529	1.099	146,978	0.0907	13,330	0.5579	0.4421	7,437	5,893	4,550	5,530	6,150	5,530	1.34	1.07	F	E	4.30	8L	81,838,000	(9)
	ALICO RD	DANIELS PKWY	6	D	FDOT	143,063	1.099	130,176	0.0907	11,810	0.5579	0.4421	6,589	5,221	4,550	5,530	6,150	5,530	1.19	0.94	F	D	3.75	8L	77,280,000	(10)
THREE OAKS PARKWAY	CORKSCREW RD	ESTERO PKWY	4	E	25	39,709	1.167	34,027	0.0925	3,147	0.5200	0.4800	1,636	1,511	1,900	1,970	1,970	1,970	0.83	0.77	C	B				
	ESTERO PKWY	SAN CARLOS BLVD	4	E	25	28,405	1.167	24,340	0.0925	2,251	0.5200	0.4800	1,171	1,080	1,900	1,970	1,970	1,970	0.59	0.55	B	B				
	SAN CARLOS BLVD	ALICO RD	4	E	25	28,961	1.167	24,817	0.0925	2,296	0.5200	0.4800	1,194	1,102	1,900	1,970	1,970	1,970	0.61	0.56	B	B				
	ALICO RD	DANIELS PKWY	4	E	25	32,829	1.167	28,131	0.0925	2,602	0.5200	0.4800	1,353	1,249	1,900	1,970	1,970	1,970	0.69	0.63	B	B				
TREELINE AVENUE	TERMINAL ACCESS RD	DANIELS PKWY	4	E	61	57,286	1.237	46,310	0.0930	4,307	0.5100	0.4900	2,197	2,110	1,970	2,040	2,040	2,040	1.08	1.03	F	F		(11)		

Footnotes:

(1) 2030 financially-feasible number of lanes.

(2) Lee County Generalized Service Volumes (January, 2009). FDOT Generalized Service Volumes for I-75.

(3) Lee County roadway LOS standard. I-75 based on FDOT FIHS LOS standard.

(4) Based on Lee County 2008 Traffic Count Report. I-75 based on FDOT 2008 AADT traffic information.

(5) Adjustement factors based on Lee County 2008 Traffic Count Report. I-75 based on FDOT 2008 traffic information.

(6) Peak season traffic volumes based on FSUTMS travel model assignment.

(7) PSADT/AADT factor based on Lee County 2008 permanent count station data. I-75 based on Lee Countywide PSF from FDOT data.

(8) Cost per mile estimates from costs provided in MPO Adopted Year 2030 Highway Element (Amended March 17, 2006).

(9) V/C indicates need for 8-lanes on I-75. However, to be consistent with the 2030 LRTP, cost per mile estimates were derived based on 12-lane improvement on I-75 from Bonita Beach Road to Alico Road.

(10) V/C indicates need for 8-lanes on I-75. However, to be consistent with the 2030 LRTP, cost per mile estimates were derived based on 10-lane improvement on I-75 from Alico Road to SR 82.

(11) I-75 widening will provide additional capacity parallel to this roadway. Therefore, no additional capacity improvements are anticipated to be needed.

Costs of Improvements: Contingent and Additional Improveme	$159,118,000
Anticipated Road Impact Fee Payments	$0
Cost of Additional Improvements	$0
Balance of Funds Available for Contingent Projects	$0
% of Cost of Contingent Improvements	0%

EXHIBIT 3

ALICO WEST UNIVERSITY COMMUNITY MIXED-USE CPA, #09539

FUTURE 2030 TRAFFIC CONDITIONS WITH PROJECT

DIRECTIONAL PEAK HOUR (K100), PEAK SEASON

ROADWAY	FROM	TO	(1) # of Lanes	(3) LOS Std	(4) PCS #	(6) FSUTMS PSWDT With CPA	(7) PSWDT /AADT Factor	Existing AADT	(5) K100 Factor	(5) Two-Way Peak Hr. Volume	(5) D100 NE	(5) D100 SW	(5) Directional Peak Hr. Vol. NE	(5) Directional Peak Hr. Vol. SW	(2) Directional Service Volumes LOS "C"	(2) Directional Service Volumes LOS "D"	(2) Directional Service Volumes LOS "E"	(2) LOS Std	V/C NE	V/C SW	LOS NE	LOS SW	2030 Highway Element Miles	2030 Highway Element Contingent Improvements # of Lanes	2030 Highway Element Contingent Improvements (8) Cost		2030 Highway Element Additional Improvements # of Lanes	2030 Highway Element Additional Improvements (8) Cost
ALICO ROAD	LEE RD	THREE OAKS PKWY	6	E	15	62,620	1.333	46,977	0.0958	4,500	0.5000	0.5000	2,250	2,250	2,870	2,960	2,960	2,960	0.76	0.76	B	B						
	THREE OAKS PKWY	I-75	6	E	15	74,547	1.333	55,924	0.0958	5,358	0.5000	0.5000	2,679	2,679	2,970	3,070	3,070	3,070	0.87	0.87	C	C						
	I-75	BEN HILL GRIFFIN PKWY	6	E	15	58,459	1.333	43,855	0.0958	4,201	0.5000	0.5000	2,101	2,100	2,970	3,070	3,070	3,070	0.68	0.68	B	B						
	BEN HILL GRIFFIN PKWY	ALICO WEST ENTRANCE	2	E	15	31,804	1.333	23,859	0.0958	2,286	0.5000	0.5000	1,143	1,143	670	820	860	860	1.33	1.33	F	F	1.00				4L	10,380,000
	ALICO WEST ENTRANCE	GREEN MEADOW RD	2	E	15	12,663	1.333	9,500	0.0958	910	0.5000	0.5000	455	455	670	820	860	860	0.53	0.53	C	C						
BEN HILL GRIFFIN PKWY	CORKSCREW RD	ESTERO PKWY	4	E	60	26,851	1.287	20,863	0.0972	2,028	0.5200	0.4800	1,055	973	1,900	1,970	1,970	1,970	0.54	0.49	B	B						
	ESTERO PKWY	FGCU ENTRANCE	4	E	60	38,516	1.287	29,927	0.0972	2,909	0.5200	0.4800	1,513	1,396	1,900	1,970	1,970	1,970	0.77	0.71	B	B						
	FGCU ENTRANCE	COLLEGE CLUB DR	4	E	60	42,753	1.287	33,219	0.0972	3,229	0.5200	0.4800	1,679	1,550	1,900	1,970	1,970	1,970	0.85	0.79	B	B						
	COLLEGE CLUB DR	ALICO ROAD	6	E	60	49,267	1.287	38,280	0.0972	3,721	0.5200	0.4800	1,935	1,786	2,870	2,960	2,960	2,960	0.65	0.60	B	B						
	ALICO RD	TERMINAL ACCESS RD	4	E	60	58,875	1.287	45,746	0.0972	4,447	0.5200	0.4800	2,312	2,135	1,970	2,040	2,040	2,040	1.13	1.05	F	F		(11)				
CORKSCREW RD	I-75	BEN HILL GRIFFIN PKWY	4	E	15	30,638	1.333	22,984	0.0958	2,202	0.5000	0.5000	1,101	1,101	1,900	1,970	1,970	1,970	0.56	0.56	B	B						
	BEN HILL GRIFFIN PKWY	WILDCAT RUN DR	4	E	15	26,831	1.333	20,128	0.0958	1,928	0.5000	0.5000	964	964	1,900	1,970	1,970	1,970	0.49	0.49	B	B						
ESTERO PARKWAY	US 41	THREE OAKS PKWY	4	E	25	16,695	1.167	14,306	0.0925	1,323	0.5200	0.4800	688	635	1,900	1,970	1,970	1,970	0.35	0.32	B	B						
	THREE OAKS PKWY	BEN HILL GRIFFIN PKWY	4	E	25	33,642	1.167	28,828	0.0925	2,667	0.5200	0.4800	1,387	1,280	1,900	1,970	1,970	1,970	0.70	0.65	B	B						
I-75	CORKSCREW RD	ALICO RD	6	D	FDOT	160,217	1.099	145,784	0.0907	13,220	0.5579	0.4421	7,375	5,845	4,550	5,530	6,150	5,530	1.33	1.06	F	E	4.30	8L	81,838,000	(9)		
	ALICO RD	DANIELS PKWY	6	D	FDOT	144,484	1.099	131,469	0.0907	11,920	0.5579	0.4421	6,650	5,270	4,550	5,530	6,150	5,530	1.20	0.95	F	D	3.75	8L	77,280,000	(10)		
THREE OAKS PARKWAY	CORKSCREW RD	ESTERO PKWY	4	E	25	40,462	1.167	34,672	0.0925	3,207	0.5200	0.4800	1,668	1,539	1,900	1,970	1,970	1,970	0.85	0.78	C	B						
	ESTERO PKWY	SAN CARLOS BLVD	4	E	25	31,602	1.167	27,080	0.0925	2,505	0.5200	0.4800	1,303	1,202	1,900	1,970	1,970	1,970	0.66	0.61	B	B						
	SAN CARLOS BLVD	ALICO RD	4	E	25	31,370	1.167	26,881	0.0925	2,486	0.5200	0.4800	1,293	1,193	1,900	1,970	1,970	1,970	0.66	0.61	B	B						
	ALICO RD	DANIELS PKWY	4	E	25	39,717	1.167	34,033	0.0925	3,148	0.5200	0.4800	1,637	1,511	1,900	1,970	1,970	1,970	0.83	0.77	C	B						
TREELINE AVENUE	TERMINAL ACCESS RD	DANIELS PKWY	4	E	61	59,973	1.237	48,483	0.0930	4,509	0.5100	0.4900	2,300	2,209	1,970	2,040	2,040	2,040	1.13	1.08	F	F		(11)				

Footnotes:

(1) 2030 financially-feasible number of lanes.

(2) Lee County Generalized Service Volumes (January, 2009). FDOT Generalized Service Volumes for I-75.

(3) Lee County roadway LOS standard. I-75 based on FDOT FIHS LOS standard.

(4) Based on Lee County 2008 Traffic Count Report. I-75 based on FDOT 2008 AADT traffic information.

(5) Adjustement factors based on Lee County 2008 Traffic Count Report. I-75 based on FDOT 2008 traffic information.

(6) Peak season traffic volumes based on FSUTMS travel model assignment.

(7) PSADT/AADT factor based on Lee County 2008 permanent count station data. I-75 based on Lee Countywide PSF from FDOT data.

(8) Cost per mile estimates from costs provided in MPO Adopted Year 2030 Highway Element (Amended March 17, 2006).

(9) V/C indicates need for 8-lanes on I-75. However, to be consistent with the 2030 LRTP, cost per mile estimates were derived based on 12-lane improvement on I-75 from Bonita Beach Road to Alico Road.

(10) V/C indicates need for 8-lanes on I-75. However, to be consistent with the 2030 LRTP, cost per mile estimates were derived based on 10-lane improvement on I-75 from Alico Road to SR 82.

(11) I-75 widening will provide additional capacity parallel to this roadway. Therefore, no additional capacity improvements are anticipated to be needed.

Costs of Improvements: Contingent and Additional Improvements	$159,118,000		$10,380,000
Anticipated Road Impact Fee Payments			$28,618,000
Cost of Additional Improvements			$10,380,000
Balance of Funds Available for Contingent Projects	$18,238,000	<<<<<	$18,238,000
% of Cost of Contingent Improvements	11%		

APPENDIX A

METHODOLOGY OUTLINE

DRAFT

ALICO WEST
COMPREHENSIVE PLAN AMENDMENT
TRAFFIC STUDY METHODOLOGY OUTLINE

Project #09539

June 29, 2009

Prepared by:
DAVID PLUMMER & ASSOCIATES, INC.
2271 McGregor Boulevard, Suite 200
Fort Myers, Florida 33901

dpa

DRAFT

ALICO WEST
COMPREHENSIVE PLAN AMENDMENT
TRAFFIC STUDY METHODOLOGY OUTLINE

Introduction

Alico West, hereafter referred to as the Property, is a proposed mixed use development consisting of commercial, office, residential and University-related land uses located within unincorporated Lee County. The Property site is located east of Ben Hill Griffin Parkway (east of Miromar Lakes DRI) and south of Alico Road, Exhibit 1.

The subject property is currently located within the existing DRGR land use category. There has been some mining operation on the property in the past due to which the property was not originally included in the University Community designation. However, the mining operation has now ceased and, therefore, the applicant requests that the property be included in the University Community land use.

The purpose of this report, therefore, is to provide a methodology outline for the traffic study that will be prepared in support of the Comprehensive Plan Amendment (CPA) application that will be submitted to change the land use designation of the subject property from DRGR to University Community.

Study Area

As required by the Lee County Application for a Comprehensive Plan Amendment (Appendix A) the study area will include the roadway segments within a 3-mile radius of the site. Based on that criterion, the study area is generally bounded by the following.

Study Area – 3-Mile Radius

To North	Southwest Florida International Airport
To South	Corkscrew Road
To East	Green Meadow Road
To West	Lee Road

The study area boundary is identified in Exhibit 2.

Development Parameters

The proposed land uses include commercial, office, residential and University-related land uses. While the final development parameters are still under review, the preliminary mix of land uses includes the following.

dpa

Preliminary Development Parameters [1]

Land Use	Size	Units
Commercial - Retail [2]	500,000	sq.ft.
Commercial - Office [3]	505,000	sq.ft.
University Related [4]	660,000	sq.ft.
Hotel/Conference Center	250	rooms
Multifamily [5]	1,950	d.u.

Footnotes:
(1) Preliminary land use projections. Subjected to some changes.
(2) Includes civic/sales facilities.
(3) Includes general and medical office.
(4) Includes potential donation site to the University and research and development office park.
(5) May include but not limited to university housing, apartments, nursing-related ALF and a water oriented gated community.

Property Access

The CPA has approximately 1.4-mile frontage along Alico Road. The eastern boundary of the property is adjacent to the future CR 951 Extension. It is likely that the Project will eventually have access onto both Alico Road and the future CR 951 Extension. However, the future CR 951 Extension is not identified as a financially-feasible improvement on the Lee County MPO adopted long range transportation plan (LRTP), Appendix B. Therefore, for the purposes on this traffic study, the proposed CPA access will be limited to Alico Road.

Per Policy 1102.1.3 of the Florida Gulf Coast University (FGCU) 2005 Master Plan Update, if and when development occurs east of the University Campus, the University will "work with Lee County and adjacent land owners to develop an access route into the campus from the east." This future access route is shown on Figure 11-1, Future Access, Circulation and Parking of the Florida Gulf Coast University (FGCU) 2005 Master Plan Update as "future vehicular circulation". Excerpts from that report are included in Appendix C.

The applicant proposes an access connection to the University at the southeastern property boundary, consistent with the Florida Gulf Coast University (FGCU) 2005 Master Plan Update. This access connection at the proposed CPA's south boundary will connect the University-related uses in the CPA directly with the University campus.

Horizon Year

Consistent with the Lee County Application for a Comprehensive Plan Amendment, the traffic study will evaluate the effect of the proposed land use changes on the Lee County MPO adopted 2030 Financially Feasible network (long range horizon) and on the Lee County Capital Improvements Element (short range/5-year horizon). However, since no development is being

proposed within the first five years of the CPA, the traffic study will only evaluate the long range (2030) conditions.

Level of Service Standards

Roadway level of service (LOS) standards generally vary depending upon whether the road is a State or County road and whether the road is in an urban or rural area. Furthermore, State roads on the Florida Intrastate Highway System (FIHS) generally have more stringent LOS standards than other roads.

DCA rules require that Florida DOT LOS standards, rather than local standards, apply on FIHS roads. For non-FIHS State roads and County roads, the LOS standards adopted in the local government comprehensive plans apply.

The LOS standard on I-75, which is on the State FIHS, is LOS "D". For all the County roads in the study area, the adopted LOS standard is LOS "E".

Traffic Analysis

The adopted Lee County MPO travel model (FSUTMS) will be used to run comparative travel model assignments, both without and with the proposed CPA, under the adopted Lee County MPO 2030 Financially-Feasible Plan (Appendix B). For these assignments, the future year 2030 road network will include only projects identified as Financially Feasible in the MPO 2030 Highway Element. Therefore, the projects that were identified as needed but Contingent Upon Additional Funding, including the CR 951 Extension, will not be included in the network.

The Lee County MPO's 2030 socioeconomic data projections will be used for both of these travel model assignments.

For the travel model assignment without the CPA, the MPO zonal data will generally be used without any changes. However, upon review, if changes are needed to the zonal data to reflect existing/approved land uses in the immediate vicinity of the proposed CPA, those changes will be made. Such changes to the MPO zonal data, if any, will be clearly identified and documented in the report.

For the travel model assignment with the proposed CPA, the land uses associated with build-out of the proposed CPA will be input into the MPO ZDATA1 and ZDATA2 files as new Traffic Analysis Zones (TAZs). The new TAZs representing the proposed CPA and the corresponding land use data will also be identified and documented in the report.

The roadway segment PSWDT volume projections from the comparative travel model runs will be converted to peak hour, peak season volumes using the adjustment factors from the

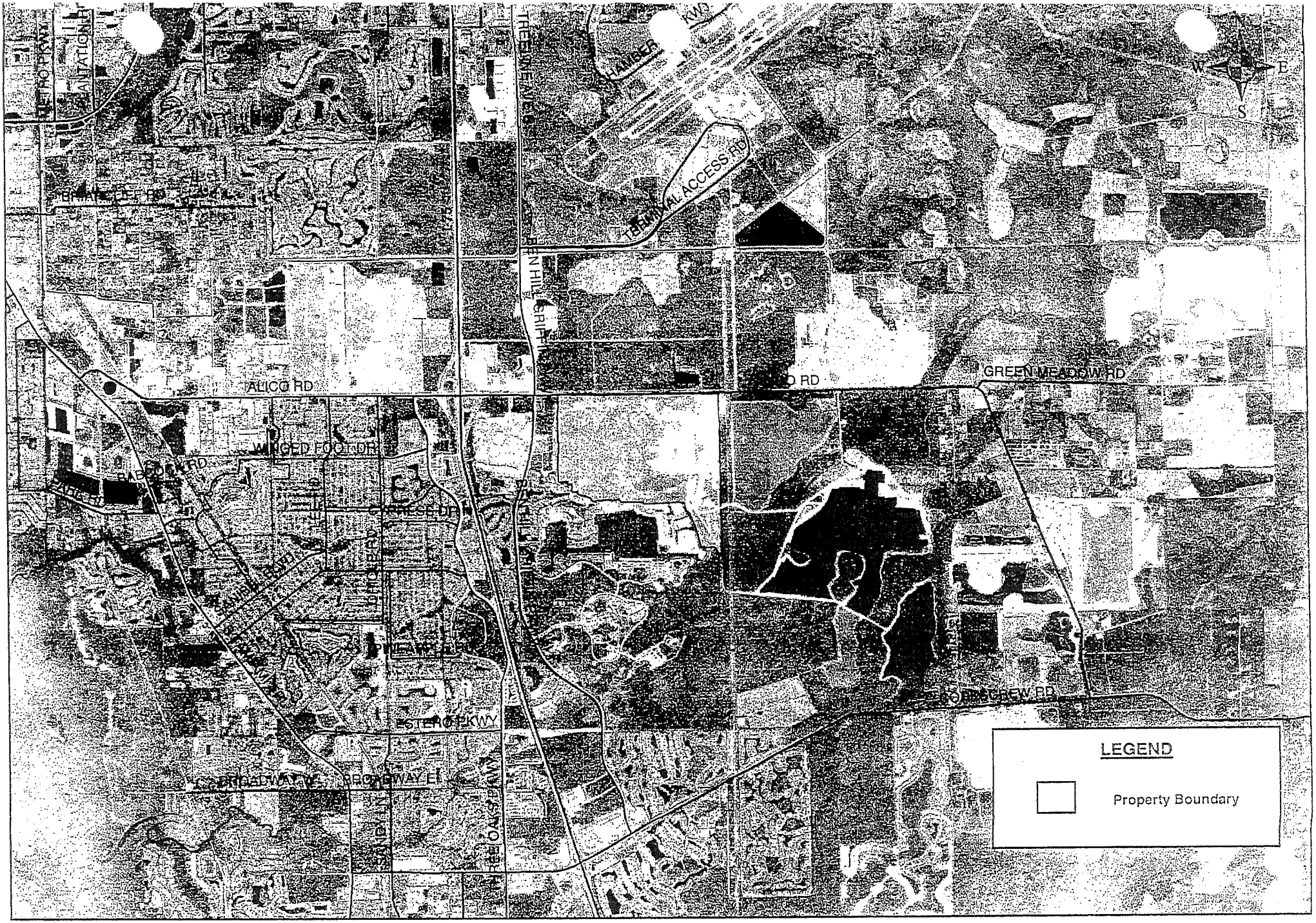
corresponding permanent count station data identified in the Lee County 2008 Traffic Count Report and the Florida DOT 2008 AADT Report, which ever is applicable.

Traffic Mitigation

The comparative travel model analysis, without and with the proposed CPA, will reveal the roadway deficiencies, if any, as a result of the proposed CPA. If and as needed, appropriate traffic mitigation measures/improvements will be identified for the deficient roadways. The cost of needed improvements, if any, will be compared to the revenues generated by development associated with the proposed CPA

Final Report

The results of the travel model evaluation will be summarized in the final report and submitted to the Lee County DOT. The submittal will also include the digital files of the travel model runs, including the corresponding social-economic data.



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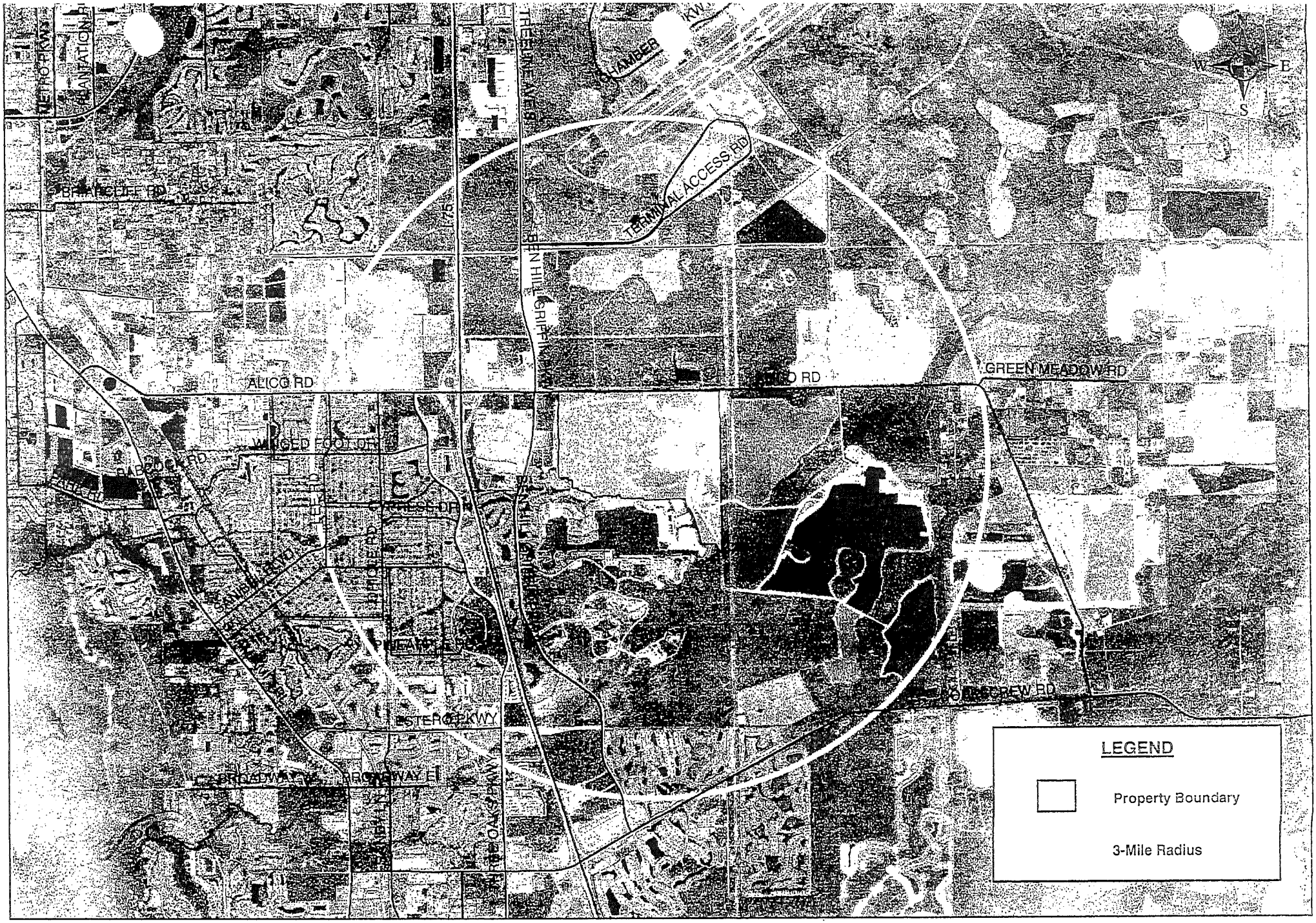
0 2,500 5,000 10,000 Feet

ALICO WEST COMPREHENSIVE PLAN AMENDMENT
TRAFFIC STUDY METHODOLOGY OUTLINE

PROPERTY LOCATION MAP

09536/01A/0609

1



dpa

0 2,500 5,000 10,000 Feet

ALICO WEST COMPREHENSIVE PLAN AMENDMENT
TRAFFIC STUDY METHODOLOGY OUTLINE

STUDY AREA

09576/02A/0609

2

APPENDIX A

LEE COUNTY APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT

LEE COUNTY
SOUTHWEST FLORIDA

Lee County Board of County Commissioners
Department of Community Development
Division of Planning
Post Office Box 398
Fort Myers, FL 33902-0398
Telephone: (239) 533-8585
FAX: (239) 485-8319

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT

(To be completed at time of intake)

DATE REC'D _____ REC'D BY: _____

APPLICATION FEE _____ TIDEMARK NO: _____

THE FOLLOWING VERIFIED:
Zoning ☐ Commissioner District ☐

Designation on FLUM ☐

(To be completed by Planning Staff)

Plan Amendment Cycle: ☐ Normal ☐ Small Scale ☐ DRI ☐ Emergency

Request No: _____

APPLICANT PLEASE NOTE:
Answer all questions completely and accurately. Please print or type responses. If additional space is needed, number and attach additional sheets. The total number of sheets in your application is: _____

Submit **6** copies of the complete application and amendment support documentation, including maps, to the Lee County Division of Planning. Additional copies may be required for Local Planning Agency, Board of County Commissioners hearings and the Department of Community Affairs' packages.

I, the undersigned owner or authorized representative, hereby submit this application and the attached amendment support documentation. The information and documents provided are complete and accurate to the best of my knowledge.

DATE SIGNATURE OF OWNER OR AUTHORIZED REPRESENTATIVE

I. APPLICANT/AGENT/OWNER INFORMATION

APPLICANT

ADDRESS

CITY STATE ZIP

TELEPHONE NUMBER FAX NUMBER

AGENT*

ADDRESS

CITY STATE ZIP

TELEPHONE NUMBER FAX NUMBER

OWNER(s) OF RECORD

ADDRESS

CITY STATE ZIP

TELEPHONE NUMBER FAX NUMBER

Name, address and qualification of additional planners, architects, engineers, environmental consultants, and other professionals providing information contained in this application.

* This will be the person contacted for all business relative to the application.

II. REQUESTED CHANGE (Please see Item 1 for Fee Schedule)

A. TYPE: (Check appropriate type)

☐ Text Amendment

☐ Future Land Use Map Series Amendment (Maps 1 thru 21)
List Number(s) of Map(s) to be amended

_____

B. SUMMARY OF REQUEST (Brief explanation):

_____

_____

_____

_____

_____

_____

III. PROPERTY SIZE AND LOCATION OF AFFECTED PROPERTY (for amendments affecting development potential of property)

A. Property Location:

1. Site Address: _____
2. STRAP(s): _____

B. Property Information

Total Acreage of Property: _____

Total Acreage included in Request: _____

Area of each Existing Future Land Use Category: _____

Total Uplands: _____

Total Wetlands: _____

Current Zoning: _____

Current Future Land Use Designation: _____

Existing Land Use: _____

C. State if the subject property is located in one of the following areas and if so how does the proposed change effect the area:

Lehigh Acres Commercial Overlay: _____

Airport Noise Zone 2 or 3: _____

Acquisition Area: _____

Joint Planning Agreement Area (adjoining other jurisdictional lands): _____

Community Redevelopment Area: _____

D. Proposed change for the Subject Property:

_____

E. Potential development of the subject property:

1. Calculation of maximum allowable development under existing FLUM:

   Residential Units/Density _____

   Commercial intensity _____

   Industrial intensity _____

2. Calculation of maximum allowable development under proposed FLUM:

   Residential Units/Density _____

   Commercial intensity _____

   Industrial intensity _____

IV. AMENDMENT SUPPORT DOCUMENTATION

At a minimum, the application shall include the following support data and analysis. These items are based on comprehensive plan amendment submittal requirements of the State of Florida, Department of Community Affairs, and policies contained in the Lee County Comprehensive Plan. Support documentation provided by the applicant will be used by staff as a basis for evaluating this request. To assist in the preparation of amendment packets, the applicant is encouraged to provide all data and analysis electronically. (Please contact the Division of Planning for currently accepted formats)

A. General Information and Maps
NOTE: For each map submitted, the applicant will be required to provide a reduced map (8.5" x 11") for inclusion in public hearing packets.

The following pertains to all proposed amendments that will affect the development potential of properties (unless otherwise specified).

1. Provide any proposed text changes.

2. Provide a Future Land Use Map showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources.

3. Map and describe existing land *uses* (not designations) of the subject property and surrounding properties. Description should discuss consistency of current uses with the proposed changes.

4. Map and describe existing zoning of the subject property and surrounding properties.

5. The legal description(s) for the property subject to the requested change.

6. A copy of the deed(s) for the property subject to the requested change.

7. An aerial map showing the subject property and surrounding properties.

8. If applicant is not the owner, a letter from the owner of the property authorizing the applicant to represent the owner.

B. Public Facilities Impacts

NOTE: The applicant must calculate public facilities impacts based on a maximum development scenario (see Part II.H.).

1. Traffic Circulation Analysis

   The analysis is intended to determine the effect of the land use change on the Financially Feasible Transportation Plan/Map 3A (20-year horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit the following information:

   Long Range – 20-year Horizon:

   a. Working with Planning Division staff, identify the traffic analysis zone (TAZ) or zones that the subject property is in and the socio-economic data forecasts for that zone or zones;
   b. Determine whether the requested change requires a modification to the socio-economic data forecasts for the host zone or zones. The land uses for the proposed change should be expressed in the same format as the socio-economic forecasts (number of units by type/number of employees by type/etc.);

c. If no modification of the forecasts is required, then no further analysis for the long range horizon is necessary. If modification is required, make the change and provide to Planning Division staff, for forwarding to DOT staff. DOT staff will rerun the FSUTMS model on the current adopted Financially Feasible Plan network and determine whether network modifications are necessary, based on a review of projected roadway conditions within a 3-mile radius of the site;
d. If no modifications to the network are required, then no further analysis for the long range horizon is necessary. If modifications are necessary, DOT staff will determine the scope and cost of those modifications and the effect on the financial feasibility of the plan;
e. An inability to accommodate the necessary modifications within the financially feasible limits of the plan will be a basis for denial of the requested land use change;
f. If the proposal is based on a specific development plan, then the site plan should indicate how facilities from the current adopted Financially Feasible Plan and/or the Official Trafficways Map will be accommodated.

Short Range – 5-year CIP horizon:

a. Besides the 20-year analysis, for those plan amendment proposals that include a specific and immediated development plan, identify the existing roadways serving the site and within a 3-mile radius (indicate laneage, functional classification, current LOS, and LOS standard);
b. Identify the major road improvements within the 3-mile study area funded through the construction phase in adopted CIP's (County or Cities) and the State's adopted Five-Year Work Program;

Projected 2020 LOS under proposed designation (calculate anticipated number of trips and distribution on roadway network, and identify resulting changes to the projected LOS);

c. For the five-year horizon, identify the projected roadway conditions (volumes and levels of service) on the roads within the 3-mile study area with the programmed improvements in place, with and without the proposed development project. A methodology meeting with DOT staff prior to submittal is required to reach agreement on the projection methodology;
d. Identify the additional improvements needed on the network beyond those programmed in the five-year horizon due to the development proposal.

2. Provide an existing and future conditions analysis for:
   a. Sanitary Sewer
   b. Potable Water
   c. Surface Water/Drainage Basins
   d. Parks, Recreation, and Open Space.

   Analysis should include (but is not limited to) the following:
   - Franchise Area, Basin, or District in which the property is located;

- Current LOS, and LOS standard of facilities serving the site;
- Projected 2020 LOS under existing designation;
- Projected 2020 LOS under proposed designation;
- Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements; and
- Anticipated revisions to the Community Facilities and Services Element and/or Capital Improvements Element (state if these revisions are included in this amendment).

3. Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including:
   a. Fire protection with adequate response times;
   b. Emergency medical service (EMS) provisions;
   c. Law enforcement;
   c. Solid Waste;
   d. Mass Transit; and
   e. Schools.

In reference to above, the applicant should supply the responding agency with the information from Section's II and III for their evaluation. This application should include the applicant's correspondence to the responding agency.

C. Environmental Impacts

Provide an overall analysis of the character of the subject property and surrounding properties, and assess the site's suitability for the proposed use upon the following:

1. A map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS).

2. A map and description of the soils found on the property (identify the source of the information).

3. A topographic map with property boundaries and 100-year flood prone areas indicated (as identified by FEMA).

4. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands.

5. A table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state or local agencies as endangered, threatened or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map).

D. Impacts on Historic Resources

List all historic resources (including structure, districts, and/or archeologically sensitive areas) and provide an analysis of the proposed change's impact on these resources. The following should be included with the analysis:

1. A map of any historic districts and/or sites, listed on the Florida Master Site File, which are located on the subject property or adjacent properties.

2. A map showing the subject property location on the archeological sensitivity map for Lee County.

E. Internal Consistency with the Lee Plan

1. Discuss how the proposal affects established Lee County population projections, Table 1(b) (Planning Community Year 2020 Allocations), and the total population capacity of the Lee Plan Future Land Use Map.

2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment. This analysis should include an evaluation of all relevant policies under each goal and objective.

3. Describe how the proposal affects adjacent local governments and their comprehensive plans.

4. List State Policy Plan and Regional Policy Plan goals and policies which are relevant to this plan amendment.

F. Additional Requirements for Specific Future Land Use Amendments

1. Requests involving Industrial and/or categories targeted by the Lee Plan as employment centers (to or from)

   a. State whether the site is accessible to arterial roadways, rail lines, and cargo airport terminals,
   b. Provide data and analysis required by Policy 2.4.4,
   c. The affect of the proposed change on county's industrial employment goal specifically policy 7.1.4.

2. Requests moving lands from a Non-Urban Area to a Future Urban Area

   a. Demonstrate why the proposed change does not constitute Urban Sprawl. Indicators of sprawl may include, but are not limited to: low-intensity, low-density, or single-use development; 'leap-frog' type development; radial, strip, isolated or ribbon pattern type development; a failure to protect or conserve natural resources or agricultural land; limited accessibility; the loss of large amounts of functional open space; and the installation of costly and duplicative infrastructure when opportunities for infill and redevelopment exist.

3. Requests involving lands in critical areas for future water supply must be evaluated based on policy 2.4.2.

4. Requests moving lands from Density Reduction/Groundwater Resource must fully address Policy 2.4.3 of the Lee Plan Future Land Use Element.

G. Justify the proposed amendment based upon sound planning principles. Be sure to support all conclusions made in this justification with adequate data and analysis.

Item 1: Fee Schedule

Map Amendment Flat Fee	$2,000.00 each
Map Amendment > 20 Acres	$2,000.00 and $20.00 per 10 acres
Small Scale Amendment (10 acres or less)	$1,500.00 each
Text Amendment Flat Fee	$2,500.00 each

AFFIDAVIT

I, _____, certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data, or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I also authorize the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application.

_____ _____
Signature of owner or owner-authorized agent Date

_____
Typed or printed name

STATE OF FLORIDA)
COUNTY OF LEE)

The foregoing instrument was certified and subscribed before me this _____ day of _____ 19___, by _____, who is personally known to me or who has produced _____ as identification.

(SEAL)

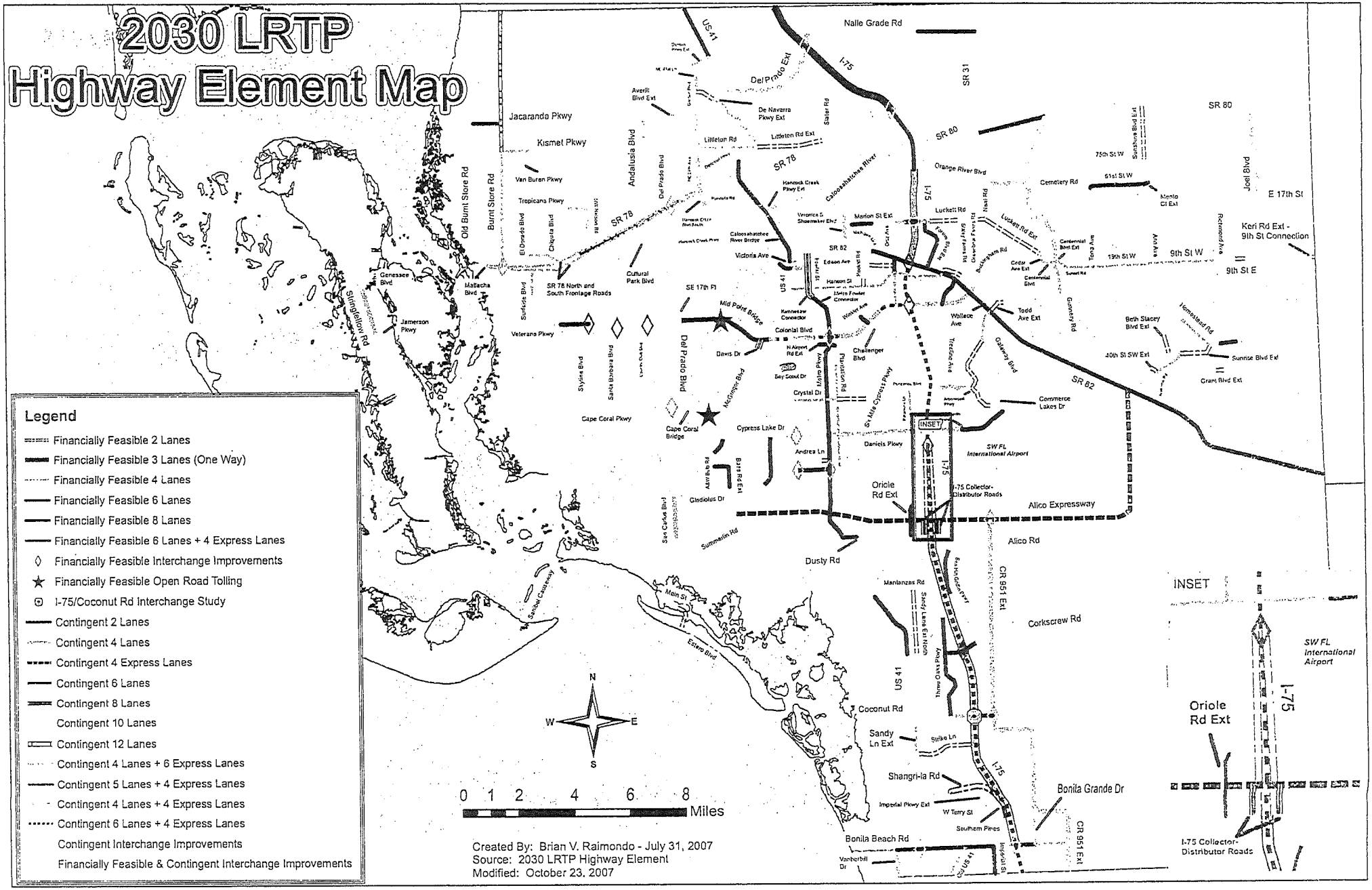
_____
Signature of notary public

_____
Printed name of notary public

APPENDIX B

LEE COUNTY MPO 2030 LRTP HIGHWAY ELEMENT

2030 LRTP Highway Element Map



APPENDIX C

EXCERPTS FROM
FLORIDA GULF COAST UNIVERSITY 2005 MASTER PLAN UPDATE

Policy 1101.1.9
Make use of service access roads and/or loading areas to provide more disabled parking closer to buildings and facilities than can be provided in general parking areas.

GOAL 1102
Develop a roadway system within the campus that will serve the internal and external access and internal circulation needs of the University.

Objective 1102.1 – Provision of Future Traffic Circulation Improvements-External Access
Develop an access system for the campus with sufficient capacity to accommodate the peak traffic movements at acceptable levels of service and to achieve a reasonable distribution of campus traffic on the external roadways.

Policy 1102.1.1
Provide three access connections to Ben Hill Griffin Parkway, linking the internal circulation roads with the external roadway system. Maintain a Level of Service "D" conditions for the peak inbound and peak outbound movements at the access points.

Policy 1102.1.2
Provide four lanes on the main access roadway, four lanes on the secondary access roadway, and two lanes on the third access roadway ~~to accommodate the peak inbound and peak outbound movements at a reasonable Level of Service.~~

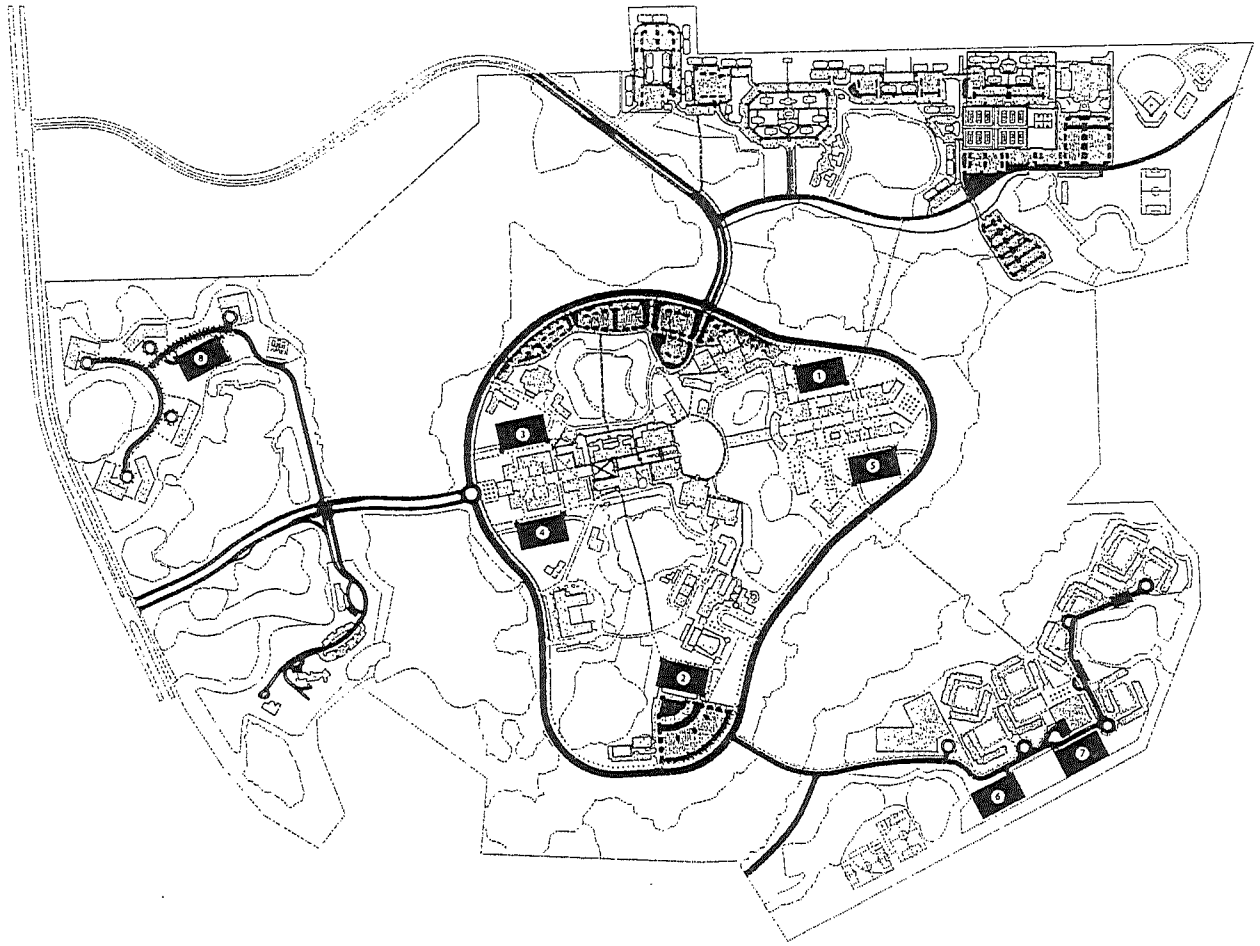
Deleted: to accommodate the peak inbound and peak outbound movements at a reasonable Level of Service.

Policy 1102.1.3
If and when development occurs east of the University campus, work with Lee County and adjacent land owners to develop an access route into the campus from the east.

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Deleted: December 2005
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Figure 11-1

Future Access, Circulation and Parking



Legend

- Vehicular Circulation
- Future Vehicular Circulation
- Existing Parking
- Future Parking
- Future Parking Structures
- Existing Pedestrian Circulation
- Future Pedestrian Circulation
- ① 600 SPACES
- ② 1200 SPACES
- ③ 1000 SPACES
- ④ 1000 SPACES
- ⑤ 1000 SPACES
- ⑥ 1200 SPACES
- ⑦ 1200 SPACES
- ⑧ 670 PSACES

0 ft 800 1600 2400 3200

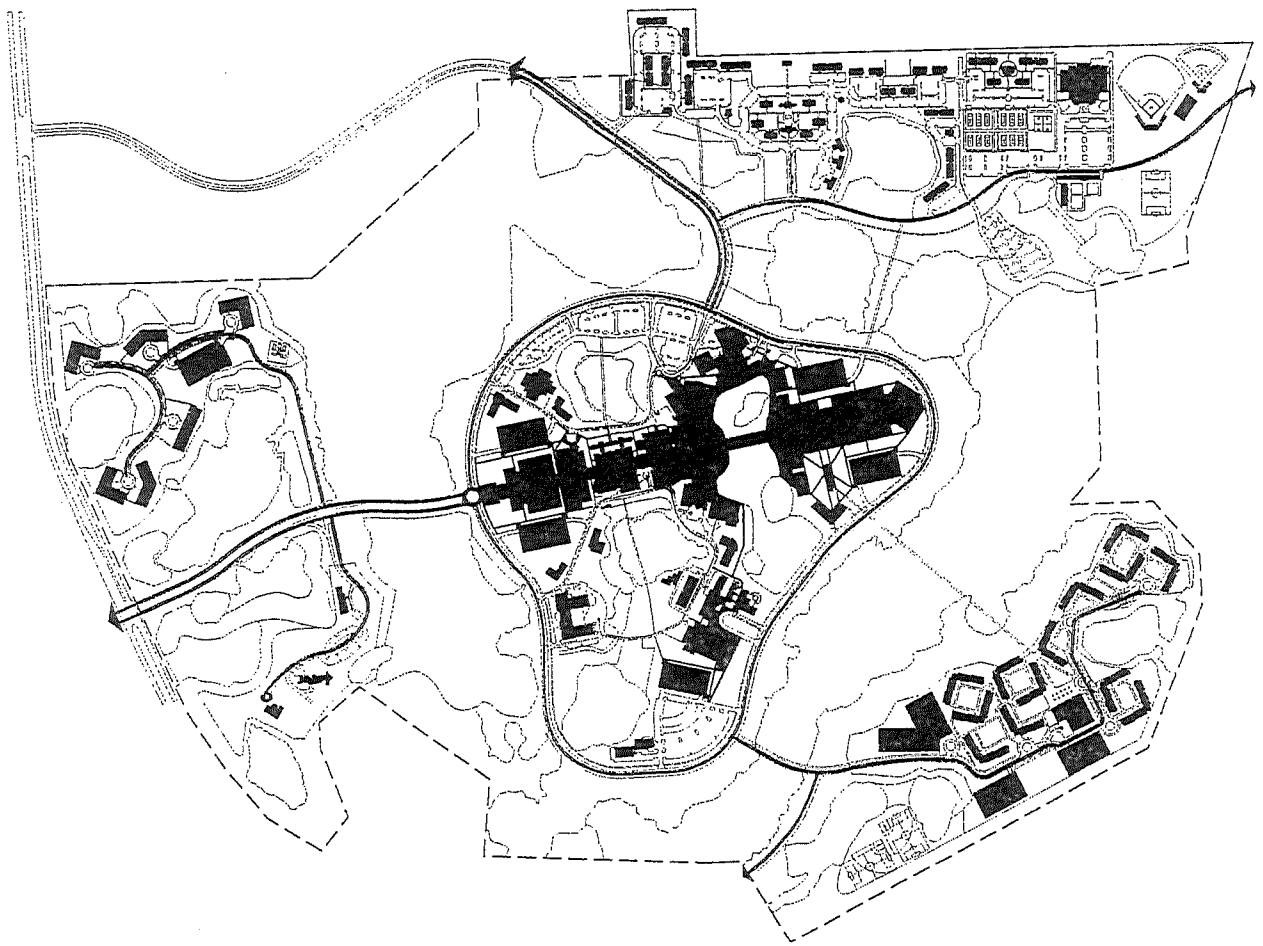
FLORIDA GULF COAST UNIVERSITY

2005 Master Plan Update

Hanbury Evans Wright Vlattas + Co.

Figure 3-1

Urban Design Framework: Service and Loading



Legend

- Existing Building
- Future Building
- Golf Carts Prohibited
- Service Areas
- Functional Linkage
- Campus Boundary

0 ft 800 1600 2400 3200

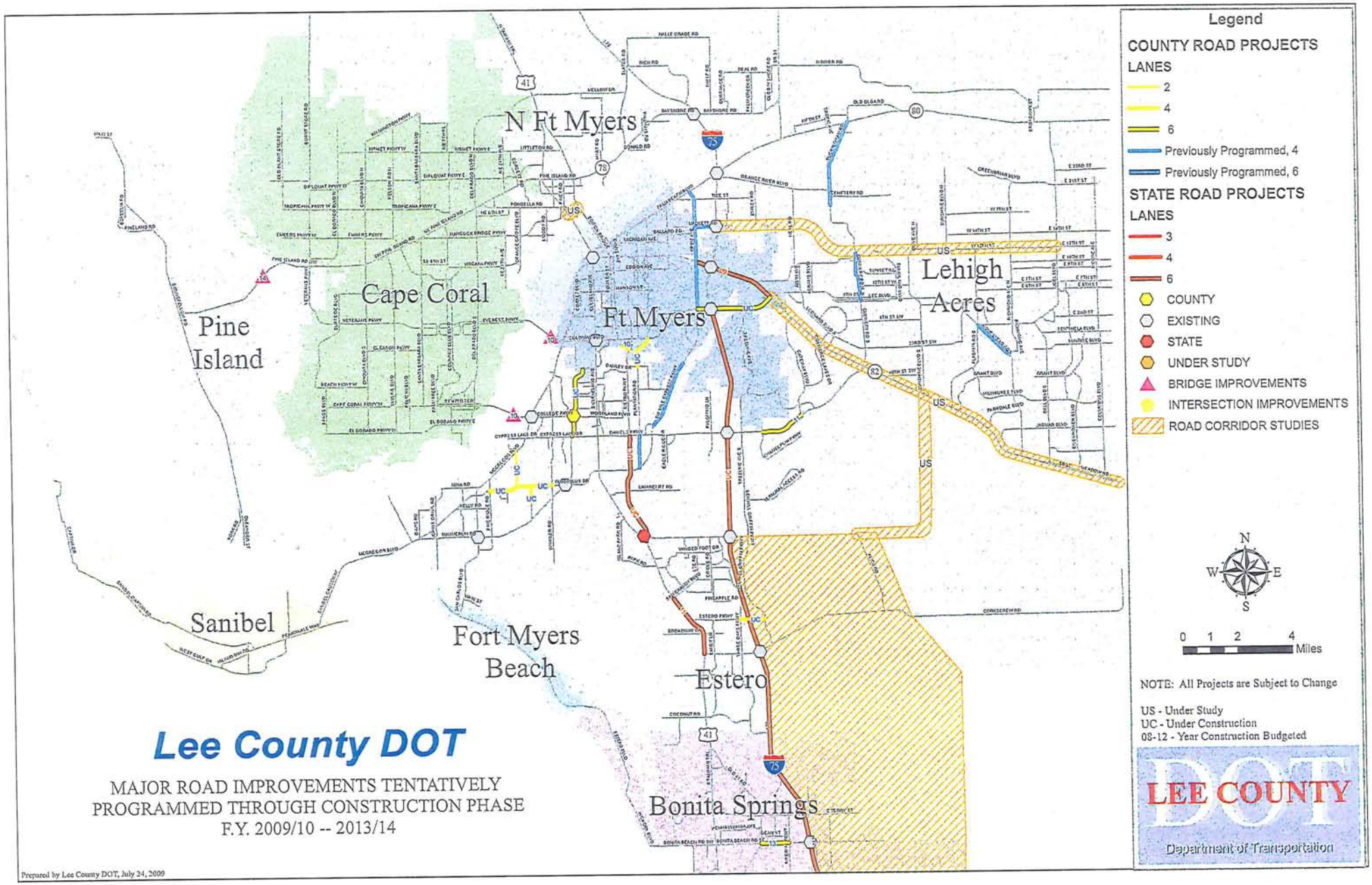
FLORIDA GULF COAST UNIVERSITY

2005 Master Plan Update

Hanbury Evans Wright Vlattas + Co.

APPENDIX B

LEE COUNTY DOT
FIVE YEAR WORK PROGRAM FY 2008/13 – 2012/13



Lee County DOT

MAJOR ROAD IMPROVEMENTS TENTATIVELY
PROGRAMMED THROUGH CONSTRUCTION PHASE
F.Y. 2009/10 -- 2013/14

Prepared by Lee County DOT, July 24, 2009

SUMMARY OF MAJOR ROAD PROJECTS PROGRAMMED BY LEE COUNTY - FY 08/09 TO FY 12/13 (as adopted 9/25/08)

COMM DIST.	PROJ. NUMBER	PROJECT NAME	LENGTH (MILES)	FY 98-07 PRIOR EXP.	FY07/08 BUDGET	08/09	09/10	10/11	11/12	12/13	5-YEAR TOTAL	6-10	PROJECT TOTAL	FUTURE REVENUE SOURCE	PROJECT MANAGER
5	204030	Alico Road Multi-Laning Additional work beyond 6L on maintenance access to Fiddlesticks Canal		15,749,978 ALL	1,443,045 CST	600,000 DES	1,000,000 ROW	400,000 CST	0	0	2,000,000	0	19,193,023	GT	Don DeBerry, 479-8503 ddeberry@leegov.com
5	205034	Alico-Green Meadows Corridor Study *(UNDERWAY)* Feasibility/alignment study for arterial extension from end of Alico Rd up Green Meadows Dr. to SR 82 opposite Sunshine Blvd.	7.00	248,675 PRELIM	247,093 PRELIM	0	0	0	0	0	0	54,450,000 DES,ROW & CST	54,945,768	IF25	Sarah Clarke, 479-8718 sclarke@leegov.com
All	206002	Bicycle/Pedestrian Facilities Annual project for facilities on existing County-maintained roads		11,002,620 CST	4,392,079 CST	0	0	927,915 CST	932,192 CST	936,514 CST	2,796,621	5,000,000 CST	23,191,320	IF/GT	Vickie Griffin, 479-8580 griffiv@leegov.com
1	206047	Boca Grande Master Drainage Project *(CST COMPLETE)* Development of master plan and implementation in 9 phases *GFRTF Loan Repayment - Principal ($1,000,000)* *GFRTF Loan Repayment - Interest (5%)*		1,604,969 DES/CST	167,535 CST *250,000* *41,220*	0 *250,000* *37,500*	0 *250,000* *25,000*	0 *250,000* *0*	0 *0* *0*	0 *0* *0*	0 *1,000,000* *103,720*	0	1,772,504	GT	Eyra Cash, 479-8562 ecash@leegov.com
3	205720	Bonita Beach Road Phase II 6L, Old 41 to Lime St. *(Subject to interlocal agreement)*	0.90	783,431 ROW/PM	3,296,568 ROW/PM	0	0	0	0	0	0	10,363,000 CST/LS	14,442,999	IF24/CITY/AV	Eyra Cash, 479-8562 ecash@leegov.com
3	205723	Bonita Beach Road Phase III 5L widening, W. of US 41 to Old 41 *(Subject to interlocal agreement)*	2.00	0	2,520,000 DES/PM	0	0	0	8,000,000 interim CST	0	8,000,000	26,850,000 ROW/CST	37,370,000	IF24/CITY/AV	Eyra Cash, 479-8562 ecash@leegov.com
2.5	206676	Brantley Rd. Guardrail/Culverts Guardrail installation/culvert replacement, Summerlin Rd. to US 41		0	0	1,000,000 CST	0	0	0	0	1,000,000	0	1,000,000	GT	Sarah Clarke, 479-8718 sclarke@leegov.com
5		Buckingham/Orange River-SR 80 4L, from S. of Orange River Bridge to SR 80, plus easing "S" curves	2.55	0	0	0	0	0	0	0	0	40,179,320 ALL	40,179,320	IF23	Sarah Clarke, 479-8718 sclarke@leegov.com
1.4	204088	Burnt Store Road 4L SR 78 (Pine Island Road) to Van Buren Parkway	3.60	3,740,406 DES/ROW	3,100,000 DES/ROW	0	0	0	0	0	0	53,119,972 ROW/CST	59,960,378	SURP. TOLLS	Mike Rigsby, 479-8513 mrigsby@leegov.com
4	205061	Business US 41 (SR 739)/Littleton - US 41 4L Widening *(DES underway by FDOT using partial County funding)*	2.54	0	85,190 PM	0	0	0	0	0	0	33,278,000 ROW/CST	33,363,190	IF22	Don DeBerry, 479-8503 ddeberry@leegov.com
2.3	205815	Cape Coral Toll Facility Reconstruction Rebuild and expand the Cape Coral Bridge toll plaza		2,671,339 DES	8,847,315 CST	0	0	0	0	0	0	0	11,518,654	SURP. TOLLS	Paul Wingard, 479-8545 wingarpw@leegov.com
2	206064	Colonial @ Metro Queue Jump Tolled grade separation		703,220 DES/PM	1,293,867 DES/PM	0	0	0	0	0	0	40,200,000 ROW/CST	42,197,087	NEW TOLLS	Sarah Clarke, 479-8718 sclarke@leegov.com
5	204054	Colonial Boulevard/Six Mile to SR 82 6L widening, plus interstate access improvements *(includes $1,000,000 from City of Fort Myers and $4.7 million in State TRIP funds)*	2.65	8,826,547 DES/ROW	6,072,521 DES/ROW	15,046,143 CST	829,000 LS	0	0	0	15,875,143	0	30,774,211	IF23/CITY/TRIP/AV	Mike Rigsby, 479-8513 mrigsby@leegov.com
2	205054	Colonial Expressway 4 elevated express lanes, McGregor Blvd. to Metro Pkwy.		1,065,932 PD&E/PM	3,600,000 PD&E/PM	0	0	0	0	0	0	595,134,068 ALL	599,800,000	SURP/NEW TOLLS	Sarah Clarke, 479-8718 sclarke@leegov.com
2	205035	Communications Plant Updates Installation of fiber optics from Billys Creek to downtown and RTMC		49,652 DES/CST	235,347 DES/CST	100,000 CST	0	100,000 CST	0	0	200,000	900,000 CST	1,384,999	GT	Earl Salley, 533-9500 salleyer@leegov.com
3.5	204078	CR 951 Extension PD&E *(UNDERWAY)* Study for new 4L, Immokalee Rd. (Collier Co.) to Alico Rd. *GFRTF Loan Repayment - Principal ($2,800,000)* *GFRTF Loan Repayment - Interest (5%)*	15.00	5,723,668 PD&E/PM/ROW	874,188 ROW	0 *0* *140,000*	0 *0* *140,000*	0 *0* *140,000*	0 *0* *140,000*	0 *0* *140,000*	0 *0* *700,000*	0	6,597,856	IF25	Don DeBerry, 479-8503 ddeberry@leegov.com
3,5	204097	CR 951 Extension New 4L expressway, Bonita Beach Rd. to Alico Rd. *GFRTF Loan Repayment - Principal ($22,500,000)* *GFRTF Loan Repayment - Interest (1%)*	11.50	22,500,000 ROW	0	0 *0* *225,000*	0 *0* *225,000*	0 *0* *225,000*	0 *0* *225,000*	0 *0* *225,000*	0 *0* *1,125,000*	0	22,500,000	IF25	Don DeBerry, 479-8503 ddeberry@leegov.com
All	206065	Countywide Signal Retiming Complete signal system retiming and timing updates		0	757,500 CST	98,000 CST	0	0	0	0	98,000	0	855,500	GT/FDOT	Earl Salley, 533-9500 salleyer@leegov.com
5		Daniels 6L/Chamberlin-Gateway 6L widening, Chamberlin Pkwy. to Gateway Blvd.	1.70	0	0	0	0	1,740,000 DES/PM	1,200,000 ROW	10,260,000 CST	13,200,000	650,000 LS	13,850,000	IF23/AV	Rob Phelan, 479-8594 phelanrk@leegov.com
4	205062	Del Prado ROW Reimbursement of land acquisition by Cape Coral south of SR 78		196 ROW	3,999,804 ROW	0	0	0	0	0	0	0	4,000,000	IF5/IF22	Don DeBerry, 479-8503 ddeberry@leegov.com
1	205033	Del Prado/Cape Coral Parkway *(CST UNDERWAY)* Addition of 3rd SB to EB left turn lane at intersection		69,116 PRELIM	680,884 CST	0	0	0	0	0	0	0	750,000	IF5/IF22	Rob Phelan, 479-8594 phelanrk@leegov.com

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COMM DIST.	PROJ. NUMBER	PROJECT NAME	LENGTH (MILES)	FY 98-07 PRIOR EXP.	FY07/08 BUDGET	08/09	09/10	10/11	11/12	12/13	5-YEAR TOTAL	6-10	PROJECT TOTAL	FUTURE REVENUE SOURCE	PROJECT MANAGER
2		e-ARCS Replacement Funds for complete replacement due to technology changes		0	0	0	0	0	0	0	0	2,500,000 DES	2,500,000	SURP. TOLLS	Paul Wingard, 479-8545 wingarpw@leegov.com
2	205038	e-ARCS Upgrade Software upgrade for electronic toll collections		0	963,886 DES	0	0	0	0	0	0	0	963,886	SURP. TOLLS	Rob Radford, 573-1680 radforre@leegov.com
3	205067	Estero Blvd. Phase I First phase of reconstruction of County roadway in Town	1.00	0	1,600,000 DES/PM	0	0	0	0	0	0	8,300,000 CST	9,900,000	GT/TOWN	Rob Phelan, 479-8594 phelanrk@leegov.com
5	205021	Estero Parkway Extension *(CST UNDERWAY)* New 4L, Three Oaks Pkwy. to Ben Hill Griffin Pkwy., including prelim. phases for 2L ext. from Ben Hill Griffin Pkwy. to Corkscrew Rd. *GFRTF Loan Repayment - Principal ($18,100,000)* *GFRTF Loan Repayment - Interest (5%)*	0.70	15,576,399 DES/ROW	40,535,211 CST	0 *1,744,384* *905,000*	241,000 LS *1,732,424* *817,781*	0 *0* *731,160*	0 *0* *731,160*	0 *2,000,000* *731,160*	241,000 *5,476,808* *3,916,261*	0	56,352,610	IF24/IF25	Nicole Maxey, 985-1200
2	205600	Fiber Optics Install fiber connections at Midpoint Toll Facility		0	675,000 CST	0	0	0	0	0	0	1,325,000 CST	2,000,000	SURP. TOLLS	Paul Wingard, 479-8545 wingarpw@leegov.com
3	204083	Gladiolus Widening *(CST UNDERWAY)* 4L Pine Ridge Rd. to Bass Rd., 6L Bass Rd. to Winkler Rd., plus 4L Bass Rd. from Healthpark to Gladiolus and A&W Bulb Rd. overlay/sidewalk	2.30	3,581,558 DES/ROW	19,617,124 CST	0	0	0	0	0	0	0	23,198,682	IF4/IF24/ GT/AV	Mike Rigsby, 479-8513 mrigsby@leegov.com
4	205721	Hancock Bridge Pkwy. Ext. 4L Extension, from US 41 to Bus. 41.		0	300,000 PRELIM	0	0	0	0	0	0	64,580,000 ALL	64,880,000	IF22	Sarah Clarke, 479-8718 sclarke@leegov.com
5	205063	Homestead 4L/Sunrise-Alabama 4L widening, south of Sunrise Blvd. to Alabama Rd.	2.25	621,982 DES/PM	1,678,018 DES/PM	0	1,000,000 ROW	1,000,000 ROW	0	0	2,000,000	17,610,000 ROW/CST	21,910,000	IF23/AV	Sarah Clarke, 479-8718 sclarke@leegov.com
2,3,5	205036	I-75 Complimentary ITS Deployment ITS installation on County roads adjacent to interstate		21,985 CST	778,015 DES/CST	400,000 CST	0	0	0	0	400,000	0	1,200,000	GT/CIGP	Earl Salley, 533-9500 sallever@leegov.com
5		Joel Blvd 4L/17th St-SR 80 4L widening, 17th St. to SR 80	3.24	0	0	0	0	0	0	0	0	21,210,000 ALL	21,210,000	IF23	Eyra Cash, 479-8562 ecash@leegov.com
5		Lee Blvd. Street Lighting from Homestead Rd. to Leeland Heights Blvd.		0	0	0	0	0	0	0	0	1,462,666 ALL	1,462,666	AV	Harry Campbell, 533-9500 campbeha@leegov.com
2	205068	Luckett Rd 4L/Ortiz to I-75 4L widening *(DES underway as part of Ortiz projects)*	0.46	0	1,150,000 ROW/PM	0	0	0	0	0	0	8,179,000 ROW/CST	9,329,000	IF23/AV	Eyra Cash, 479-8562 ecash@leegov.com
5	205060	Luckett/Sunshine Corridor Study *(UNDERWAY)* Corridor alignment study of Luckett Rd. Extension to Lehigh Acres from I-75 to Joel Blvd., and Sunshine Blvd. Ext. North to SR 80		749,663 PRELIM	555,335 PRELIM	0	0	0	0	0	0	0	1,304,998	IF23	Sarah Clarke, 479-8718 sclarke@leegov.com
1	205904	Matlacha Pass Bridge Replacement		2,507,441 DES/ROW	994,431 DES/PM	0	0	0	0	23,000,000 CST	23,000,000	4,500,000 CST	31,001,872	GT/IF22	Don DeBerry, 479-8503 ddeberry@leegov.com
5	205069	Meadow Road Upgrade Reconstruct as reverse frontage road, Wallace Rd. to Naples Ave.	10.17	0	0	0	1,600,000 DES/PM	0	0	0	1,600,000	6,150,000 ROW/CST	7,750,000	IF23	Don DeBerry, 479-8503 ddeberry@leegov.com
2	205601	Midpoint Plaza Expansion Expansion for additional equipment space		0	352,500 ALL	0	0	0	0	0	0	0	352,500	SURP. TOLLS	Paul Wingard, 479-8545 wingarpw@leegov.com
All	205602	Monitoring Camera Deployment Install monitoring cameras at various intersections		0	0	0	0	0	0	0	0	175,000 DES/CST	175,000	GT/PS	Earl Salley, 533-9500 sallever@leegov.com
All	206750	Monitoring Station Upgrades Converting periodic count stations to permanent count stations		0	54,669 CST	0	0	0	0	0	0	0	54,669	GT	Earl Salley, 533-9500 sallever@leegov.com
2		North Airport Rd. Ext. 2L Extension, end of existing road to Metro Parkway	0.62	0	0	0	0	0	0	0	0	5,815,000 ALL	5,815,000	IF23	Sarah Clarke, 479-8718 sclarke@leegov.com
2		Ortiz 4L/Colonial-MLK 4L widening, Colonial Blvd. to SR 82 (Dr. Martin Luther King, Jr. Blvd.)	1.73	0	0	0	0	0	0	0	0	14,541,000 ALL	14,541,000	IF23/AV	Eyra Cash, 479-8562 ecash@leegov.com
2	205056	Ortiz 4L/Luckett-SR 80 4L widening, Luckett Rd. to SR 80 (Palm Beach Blvd.)	1.33	3,029,080 DES	8,100,909 DES/ROW	0	1,300,000 ROW	0	0	0	1,300,000	12,404,000 CST	24,833,989	IF23/AV	Eyra Cash, 479-8562 ecash@leegov.com
2	204072	Ortiz 4L/MLK-Luckett 4L widening, SR 82 (Dr. Martin Luther King, Jr. Blvd.) to Luckett Rd.	1.25	4,668,747 DES/ROW	4,448,902 DES/ROW	0	1,300,000 ROW	0	0	0	1,300,000	11,898,000 CST	22,315,649	IF23/AV	Eyra Cash, 479-8562 ecash@leegov.com

SUMMARY OF MAJOR ROAD PROJECTS PROGRAMMED BY LEE COUNTY - FY 08/09 TO FY 12/13 (as adopted 9/25/08)

COMM DIST.	PROJ. NUMBER	PROJECT NAME	LENGTH (MILES)	FY 98-07 PRIOR EXP.	FY07/08 BUDGET	08/09	09/10	10/11	11/12	12/13	5-YEAR TOTAL	6-10	PROJECT TOTAL	FUTURE REVENUE SOURCE	PROJECT MANAGER
5	205722	Persimmon Ridge Bridge Replacement of small bridge in Alva		0	600,000 ALL	0	0	0	0	0	0	0	600,000	GT	Don DeBerry, 479-8503 ddeberry@leegov.com
1	206751	Pine Island ITS Fiber optic/ITS equipment installation along Pine Island Road		1,750 DES	19,250 DES	0	0	0	0	0	0	389,000 CST	410,000	PS/GT	Earl Salley, 533-9500 sallever@leegov.com
2	204065	Plantation Ext./Idlewild to Colonial *(CST UNDERWAY)* New 4L	1.00	1,322,996 DES/ROW	7,552,949 ALL	0	0	0	0	0	0	0	8,875,945	IF23/AV	Mike Rigsby, 479-8513 mrigsby@leegov.com
All	200700	Project Planning & Pre-Design Funds for feasibility studies, cost estimates, alignment studies		1,466,361 PRELIM	269,479 PRELIM	0	0	0	0	0	0	500,000 PRELIM	2,235,840	GT	Don DeBerry, 479-8503 ddeberry@leegov.com
All	204079	Right-of-Way Opportunity Buys Funds for feasibility studies, cost estimates, alignment studies		1,533,597 ROW	203,737 ROW	0	0	0	0	0	0	2,500,000 ROW	4,237,334	GT	Don DeBerry, 479-8503 ddeberry@leegov.com
1,4	206068	SeGo Implementation New transponders and related readers, software upgrades		64,452 CST	1,187,095 CST	0	0	0	0	0	0	0	1,251,547	SURPLUS TOLLS	Paul Wingard, 479-8545 wingarpw@leegov.com
2	204604	Six Mile Cypress Pkwy 4L N. of Daniels Pkwy. to S. of Winkler Ext.	2.30	994,571 DES/PM	3,946,499 DES/LS	0	0	0	0	0	0	15,080,000 CST	20,021,070	IF23/AV	Mike Rigsby, 479-8513 mrigsby@leegov.com
5	205064	SR 82/Daniels Dual Left Lanes Expansion to include dual NB-to-WB left turn lanes		71,597 DES/PM	928,920 CST	0	0	0	0	0	0	0	1,000,517	IF23	Eyra Cash, 479-8562 ecash@leegov.com
2,3,5	206007	Summerlin/Boyscout-Cypress Lake *(CST UNDERWAY)* 6L widening, including overpass at College Parkway	2.60	3,891,990 DES/ROW	35,470,239 CST	880,000 LS	0	0	0	0	880,000	0	40,242,229	IF23/AV	Sarah Clarke, 479-8718 sclarke@leegov.com
5	204053	Three Oaks Parkway Extension North New 4L, N. of Alico Rd. to Daniels Pkwy.	3.50	1,921,413 DES/ROW	10,423,008 DES/ROW	0	0	0	0	0	0	45,107,073 ROW/CST	57,451,494	IF24	Eyra Cash, 479-8562 ecash@leegov.com
5	204081	Three Oaks Parkway Widening *(CST UNDERWAY)* 4L widening, Corkscrew Rd. to Alico Rd. *GFRTF Loan Repayment - Principal ($5,500,000)* *GFRTF Loan Repayment - Interest (5%)*	4.60	14,870,000 ALL	15,153,866 ALL *1,375,000* *275,000*	0 *1,375,000* *206,250*	0 *1,375,000* *137,500*	0 *1,375,000* *0*	0 *0* *0*	0 *0* *0*	0 *5,500,000* *618,750*	0	30,023,866	IF24/GT/AV	Nicole Maxey, 985-1200
All	205037	Traffic Management Center Update Hardware/software upgrades at Billys Creek		80,439 CST	144,567 CST	0	0	0	0	0	0	0	225,006	GT	Earl Salley, 533-9500 sallever@leegov.com
5	204068	Treeline Extension North *(CST recently completed by developer)* New 4L, Daniels Pkwy. to S. of Colonial Blvd.	4.20	455,132 CEI/PM	1,002,000 LS	0	0	0	0	0	0	0	1,457,132	IF3/IF23/AV	Nicole Maxey, 985-1200
1,4	205039	VES Implementation of Vehicle Enforcement System at toll bridges		1,057,495 CST	1,684,505 CST	0	0	0	0	0	0	0	2,742,000	SURPLUS TOLLS	Paul Wingard, 479-8545 wingarpw@leegov.com
1,4	205029	Veterans Pkwy @ Del Prado *(Interim Improvement Complete)* Interim and ultimate improvements at exit ramp of overpass		104,868 DES/PM	935,130 CST	0	0	0	0	0	0	7,000,000 DES/CST	8,039,998	SURPLUS TOLLS	Sarah Clarke, 479-8718 sclarke@leegov.com
1,4		Veterans/Santa Barbara Overpass Grade separation at intersection		0	0	0	0	0	0	0	0	32,250,000 CST	32,250,000	SURPLUS TOLLS	Sarah Clarke, 479-8718 sclarke@leegov.com
		TOTAL	92.69								$90,331,309		$1,534,569,285		

NOTE: Budget figures represent estimates for programming purposes. All dollar figures are subject to adjustment. Program year represents when funds are available, not necessarily when phase started or completed.

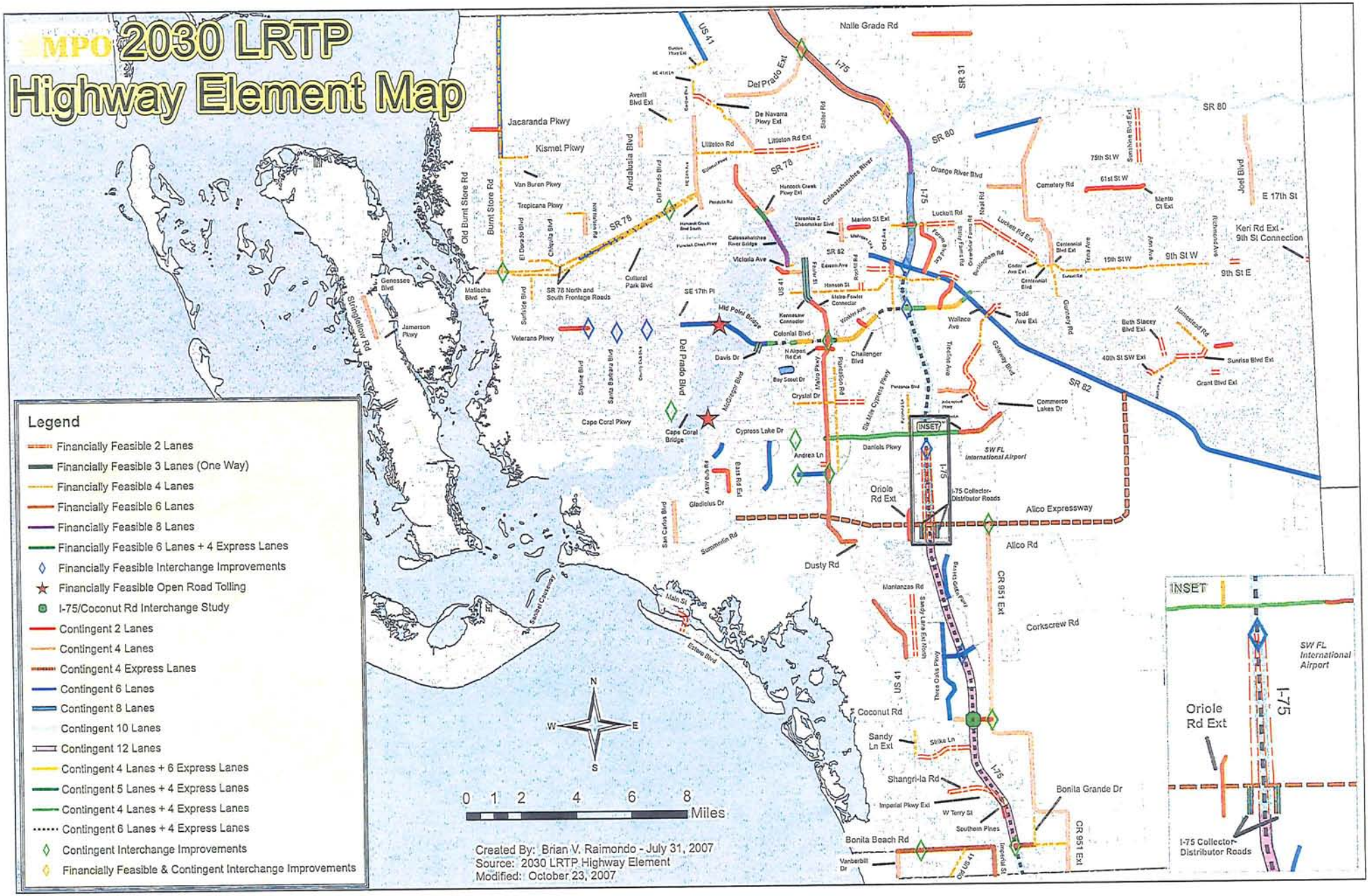
KEY (PHASES): PRELIM = Preliminary Study; PD&E = Project Development & Environmental Study; DES = Design; ROW = Right-of-Way Acquisition; CST = Construction; CEI = Construction Engineering Inspection; PM = Project Management; LS = Landscaping; MIT = Mitigation

KEY (FUNDS): IF23 = Road Impact Fees from District 23; GT = Local Option Gas Taxes; CITY = City funds; PS = Public Safety funds; FDOT = Florida Dept. of Transportation; AV = Ad Valorem

APPENDIX C

LEE COUNTY MPO
2030 LRTP HIGHWAY ELEMENT MAP

MPO 2030 LRTP Highway Element Map



APPENDIX D

EXCERPTS FROM THE FGCU 2005 MASTER PLAN

Policy 1101.1.9
Make use of service access roads and/or loading areas to provide more disabled parking closer to buildings and facilities than can be provided in general parking areas.

GOAL 1102
Develop a roadway system within the campus that will serve the internal and external access and internal circulation needs of the University.

Objective 1102.1 – Provision of Future Traffic Circulation Improvements-External Access
Develop an access system for the campus with sufficient capacity to accommodate the peak traffic movements at acceptable levels of service and to achieve a reasonable distribution of campus traffic on the external roadways.

Policy 1102.1.1
Provide three access connections to Ben Hill Griffin Parkway, linking the internal circulation roads with the external roadway system. Maintain a Level of Service "D" conditions for the peak inbound and peak outbound movements at the access points.

Policy 1102.1.2
Provide four lanes on the main access roadway, four lanes on the secondary access roadway, and two lanes on the third access roadway ~~to accommodate the peak inbound and peak outbound movements at a reasonable Level of Service.~~

Deleted: to accommodate the peak inbound and peak outbound movements at a reasonable Level of Service.

Policy 1102.1.3
If and when development occurs east of the University campus, work with Lee County and adjacent land owners to develop an access route into the campus from the east.

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Deleted: December 2005
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Figure 11-1

Future Access, Circulation and Parking



Legend

- Vehicular Circulation
- Future Vehicular Circulation
- Existing Parking
- Future Parking
- Future Parking Structures
- Existing Pedestrian Circulation
- Future Pedestrian Circulation
- ① 600 SPACES
- ② 1200 SPACES
- ③ 1000 SPACES
- ④ 1000 SPACES
- ⑤ 1000 SPACES
- ⑥ 1200 SPACES
- ⑦ 1200 SPACES
- ⑧ 670 PSACES

0 ft 800 1600 2400 3200

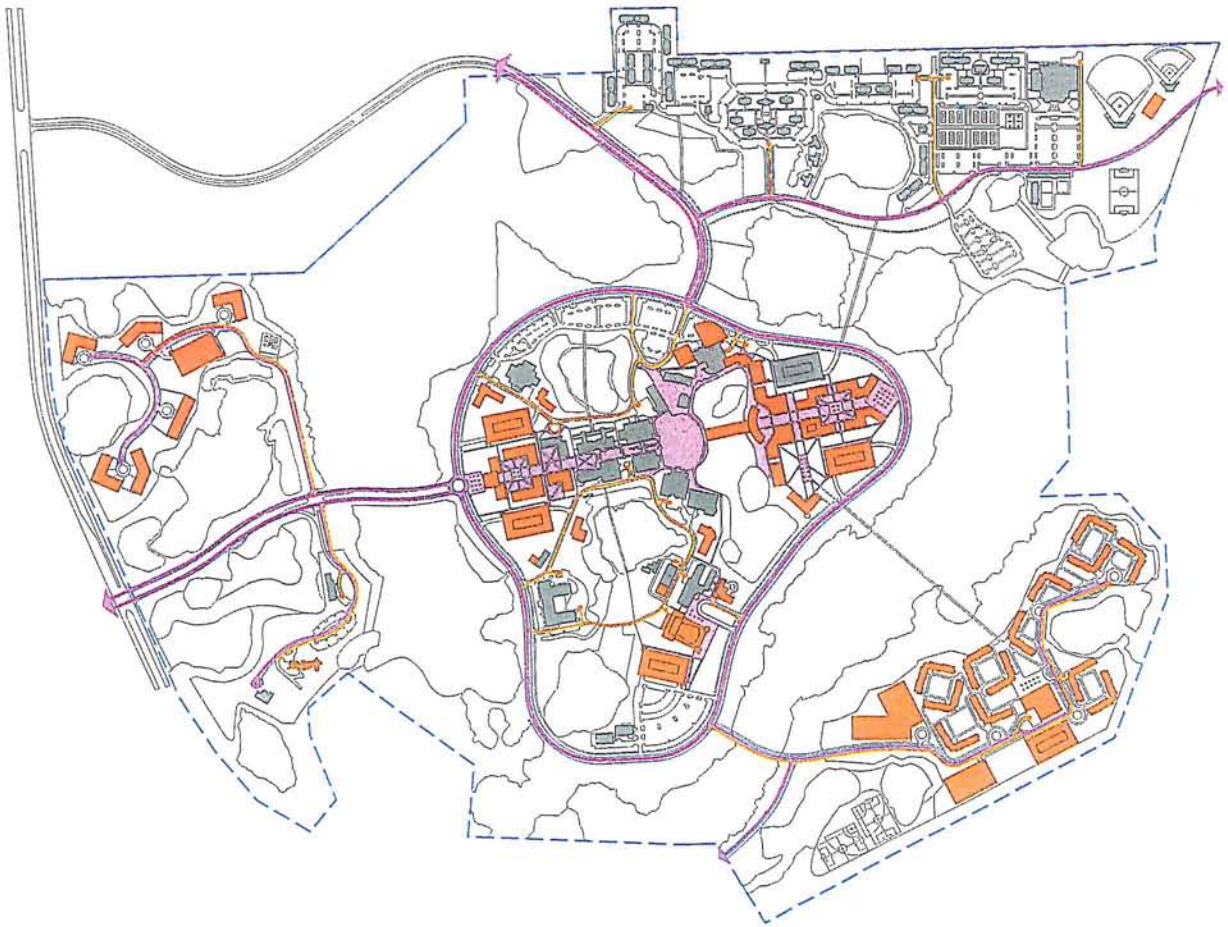
FLORIDA GULF COAST UNIVERSITY

2005 Master Plan Update

Hanbury Evans Wright Vlattas + Co.

Figure 3-1

Urban Design Framework: Service and Loading



Legend

- Existing Building
- Future Building
- Golf Carts Prohibited
- Service Areas
- Functional Linkage
- Campus Boundary

0 ft 800 1600 2400 3200

FLORIDA GULF COAST UNIVERSITY

2005 Master Plan Update

Hanbury Evans Wright Vlattas + Co.

Public Facilities Impact Analysis

Sanitary Sewer – Lee County Utilities – Three Oaks Wastewater Treatment Plant

LOS Standard = 200 gpd/ERC

Existing Land Use – DRGR

88 dwelling units @ 200 gpd = 17,600 gpd wastewater produced

Total = 17,600 gpd of wastewater produced

Proposed Land Use - University Community

1,950 dwelling units @ 200 gpd = 390,000 gpd

543,000 sq. ft. Commercial @ .1 gpd/square foot = 53,400 gpd

109,000 sq. ft. Medical Offices @ 15 gpd/100 sq. ft. = 16,350 gpd

552,000 sq. ft. General Offices @ 15 gpd/100 sq. ft. = 82,800 gpd

458,000 sq. ft. Research Park @ 15 gpd/100 sq. ft. = 68,700 gpd

250 Hotel Rooms @ 100 gpd/room = 25,000 gpd

Total = 636,250 gpd of wastewater produced

The amendment results in an increased demand of 618,650 gpd

Existing Infrastructure

The site is located in the Lee County Utilities Franchise area and would be served by the Three Oaks Regional Wastewater Treatment Plant. The plant was recently expanded from 3,000,000 gpd to 6,000,000 gpd. According to the 2008 Lee County Concurrency Report, the estimated 2008 daily flows were 2,900,000 gpd. Lines would need to be extended from the intersection of Ben Hill Griffin Parkway and Alico Road to the project site. Several projects located within the Tradeport area on the north side of Alico will require the extension of lines to serve the area.

Those future lines would connect to a north-south main along Ben Hill Griffin Parkway that leads to an east-west line accessing the plant on the west side of I-75. That east west line is at capacity at this time and this issue must be resolved prior to development. The construction of a parallel line to resolve the capacity issue was included in the 5-year CIP, however a lack of funding has placed the project on hold.

With the recent plant upgrades, sufficient treatment capacity exists to accommodate the development. Capacity within the transmission lines is not adequate and a parallel line must be constructed from Ben Hill Griffin Parkway to the plant.

Potable Water – Lee County Utilities – Pinewoods Water Treatment Plant

LOS Standard = 250 gpd/ERC

Existing Land Use – DRGR

88 dwelling units @ 250 gpd = 22,000 gpd

Total water demand = 22,000 gpd

Proposed Land Use - University Community

1,950 dwelling units @ 250 gpd = 487,500 gpd

543,000 sq. ft. Commercial @ .12 gpd/square foot = 65,160 gpd

109,000 sq. ft. Medical Offices @ 18 gpd/100 sq. ft. = 19,620 gpd

552,000 sq. ft. General Offices @ 18 gpd/100 sq. ft. = 99,360 gpd

458,000 sq. ft. Research Park @ 18 gpd/100 sq. ft. = 82,440 gpd

250 Hotel Rooms @ 120 gpd/room = 30,000 gpd

Total water demand = 784,080 gpd

The amendment results in an increased demand of 762,080 gpd

Existing Infrastructure

The site is located in the Lee County Utilities Franchise area and would be served by the Pinewoods Water Treatment Plant. The plant was recently expanded by the construction of a 3,000,000 gpd Reverse Osmosis Plant to reach a capacity of 5,300,000 gpd. According to the 2008 Lee County Concurrency Report, the estimated 2008 daily flows were 2,250,000 gpd. A 16' water line exists within the Alico Road right of way. To provide water service to the site, the 16 inch line will need to be upgraded and lines would have to be extended from Alico Road to the project.

Surface Water Management – South Florida Water Management District

The project site is located within the Estero River Watershed Basin and within sub basin D5A on the Lee County Drainage Atlas

LOS Standard = 25 year, 3-day storm event of 24 hours duration.

The applicant will obtain a South Florida Water Management District permit prior to development to be deemed concurrent.

Parks, Recreation and Open Space

Current Regional Parks LOS Standard = 6 acres per 1000 seasonal population

Current Community Parks LOS Standard = 0.8 acres 1000 permanent population

Existing Land Use – DRGR

88 dwelling units @ 2.55 persons/unit = 224 persons

Regional Parks @ 6 acres/1000 = 1.34 acres required

Community Parks @ 0.8 acres/1000 = .18 acre required

Proposed Land Use - University Community

1,950 dwelling units @ 2.55 persons/unit = 4,973 persons

Regional Parks @ 6 acres/1000 = 29.83 acres required

Community Parks @ 0.8 acres/1000 = 3.97 acres required

The amendment results in an additional 3.79 acres of Community Parks required. The site is located in Community Park Benefit District 48, Estero/San Carlos/Three Oaks. According to the 2008 Lee County Concurrency Report, there are 133 acres of Community Parks within the district. No additional Community Parks are required.

For regional parks within Lee County, there currently exists 8,208 acres. There are currently 8,208 acres of existing regional parks within Lee County. According to the2009 Concurrency Report "there is sufficient acreage to meet the "Regulatory Level of Service Standard" of six (6) acres per 1,000 total seasonal population in the County for the year 2007 and will continue to do so at least through the year 2012 as currently projected. In addition, the Regional Park acreage met the "Desired Level of Service Standard" of eight (8) acres per 1,000 total seasonal County populations." Based upon the Regulatory Level of Service Standards of six (6) acres per $1,000, the proposed amendment would require 28.49 acres of regional parks. Given the current 8, 208 acres, this requirement is met, and, therefore, no additional regional park acreage will be required.

Public Schools – South Zone, Subzone S2

Elementary Schools (Rayma Page, San Carlos, Three Oaks)

Projected 2008-09 FISH Capacity = 2,638
Capacity Available = 296

Middle Schools (Lexington, Three Oaks)

Projected 2008-09 FISH Capacity = 2,016
Capacity Available = 383

High Schools (South Ft Myers)

Projected 2008-09 FISH Capacity = 1,924
Capacity Available = 652

Current Public Schools LOS Standard = 100% of the Permanent Inventory of Public Schools (FISH) capacity.

Existing Land Use – DRGR

88 dwelling units @ .299 students/household = 26 students

Proposed Land Use - University Community

975 dwelling units @ .299 = 292 students

975 dwelling units @ .118 = 115 students

The amendment results in the addition of 381 students. No breakdown is available for elementary, middle or high school ages. Capacity is available according to the Fish Capacities above.

Solid Waste – Lee County Waste to Energy Facility

Current LOS Standard = 7 lbs/day /capita

Current Facility Capacity = 1,836 tons/day (3,672,000 lbs/day)

Existing Land Use – DRGR

88 dwelling units @ 2.55 persons/unit = 224 persons

224 persons @ 7 lbs/day = 1,568 lbs/day (0.75 tons/day)

Proposed Land Use - University Community

1,950 dwelling units @ 2.55 persons/unit = 4,973 persons

4,973 persons @ 7 lbs/day = 34,811 lbs/day (17.40 tons/day)

The amendment results in an increased generation of 33,263 lbs/day (16.63 tons/day) of solid waste.

TABLE 1

MAJOR REGIONAL WATER TREATMENT PLANTS

	PLANT NAME	DESIGN CAPACITY AVE DAILY FLOW GAL/DAY	<--MAXIMUM DAILY FLOWS IN GALLONS PER DAY --> ACTUAL 2006	ACTUAL 2007	ESTIMATED 2008	PROJECTED 2009
	BONITA SPRINGS UTILITIES					
	- BONITA SPRINGS UTILITIES #1	9,000,000	7,480,000	7,890,000	8,200,000	8,400,000
	- BONITA SPRINGS UTILITIES #2	6,600,000	6,060,000	6,400,000	6,500,000	6,600,000
1	TOTAL - BONITA SPRINGS UTILITIES	15,600,000	13,540,000	14,290,000	14,700,000	15,000,000
2	CITY OF FORT MYERS	13,000,000	9,259,000	9,438,000	9,500,000	9,600,000
	GASPARILLA ISLAND WATER ASSN.					
	- GASPARILLA ISLAND WATER ASSN. #1	576,000	395,000	400,000	405,000	410,000
	- GASPARILLA ISLAND WATER ASSN. #2	1,270,000	1,180,000	1,092,000	1,150,000	1,200,000
3	TOTAL-GASPARILLA ISLAND WATER ASSN.	1,846,000	1,575,000	1,492,000	1,555,000	1,610,000
4	GREATER PINE ISLAND WATER ASSN.	2,250,000	2,692,292	2,624,268 *	2,250,000	2,250,000
5	ISLAND WATER ASSN.	4,700,000	5,036,000	5,118,000 *	4,600,000	4,700,000
	LEE COUNTY UTILITIES					
6	- WATERWAY ESTATES WTP	1,500,000	713,000	735,000	750,000	800,000
7	- NORTH LEE COUNTY WTP	6,000,000	5,331,000	5,306,000	4,400,000	4,500,000
8	- GREEN MEADOWS WTP	9,000,000	9,502,000	7,359,000	7,500,000	7,700,000
9	- CORKSCREW WTP	15,000,000	10,159,000	12,915,000	13,300,000	13,500,000
10	- OLGA WTP	5,000,000	4,851,000	4,101,000	4,500,000	4,700,000
11	- PINEWOODS WTP	5,300,000	2,266,000	2,211,840	2,250,000	2,275,000
	TOTAL - LEE COUNTY UTILITIES	41,800,000	32,822,000	32,627,840	32,700,000	33,475,000
	FLORIDA GOVERNMENT UTILITY AUTHORITY					
	- LEHIGH UTILITIES #1	3,110,000	3,109,000	3,462,000 *	3,000,000	3,100,000
	- LEHIGH UTILITIES #2	500,000	669,000	112,000	300,000	400,000
12	TOTAL - FLORIDA GOV UTILITY AUTHORITY	3,610,000	3,778,000	3,574,000	3,300,000	3,500,000

* Although the maximum daily flow exceeded the design capacity, since the average daily flow rate for the subject time period did not exceed the maximum design capacity, it did not indicate that the water treatment plant had produced more water than it was permitted for according to the Lee County Health Department (DOH).

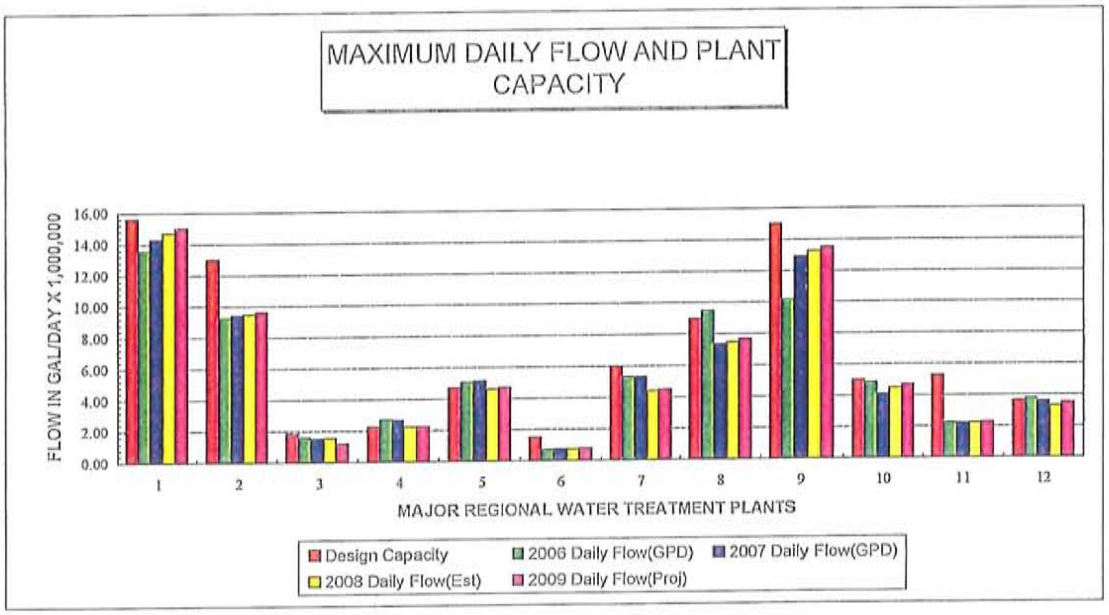


TABLE 5

MAJOR REGIONAL SEWAGE TREATMENT PLANTS

	PLANT NAME	PERMITTED CAPACITY AVE DAILY FLOW GAL/DAY	<--- MAXIMUM FLOWS IN GALLONS PER DAY ---> ACTUAL 2006	ACTUAL 2007	ESTIMATED 2008	PROJECTED 2009
	BONITA SPRINGS UTILITIES					
1	- WATER RECLAMATION WEST WWTP	7,000,000	5,437,000	5,999,000	6,000,000	6,500,000
2	- WATER RECLAMATION EAST WWTP	2,000,000	----------	2,508,000 *	1,700,000	1,750,000
	CITY OF FORT MYERS					
3	- RALEIGH STREET WWTP	11,000,000	10,130,000	10,150,000	10,170,000	10,190,000
4	- SOUTH DRIVE WWTP	12,000,000	11,870,000	14,120,000 *	11,800,000	11,900,000
	GASPARILLA ISLAND WATER ASSOC					
5	- GASPARILLA ISLAND WATER DOM DIV	705,000	422,000	580,000	600,000	620,000
	LEE COUNTY UTILITIES					
6	- GATEWAY SERVICES-DIST 1 WWTP	1,000,000	746,000	798,000	820,000	850,000
7	- FIESTA VILLAGE WWTP	5,000,000	3,851,000	3,789,000	3,900,000	4,000,000
8	- FT MYERS BEACH WWTP	6,000,000	4,980,000	5,774,000	5,800,000	5,900,000
9	- THREE OAKS WWTP	6,000,000	2,723,000	2,683,000	2,900,000	3,000,000
10	- WATERWAY ESTATES WWTP	1,500,000	1,777,000	1,785,000 *	1,500,000	1,500,000
	FLORIDA GOVERNMENT UTILITIES AUTH					
11	- LEHIGH ACRES WWTP	2,500,000	1,710,000	3,222,000 *	2,200,000	2,400,000
	NORTH FT MYERS UTILITIES					
12	- SUNCOAST WWTP	3,500,000	1,384,000	3,330,000	2,400,000	2,700,000

* Although the maximum daily flow exceeded the permitted capacity, the average daily flow rate did not exceed the permitted average daily capacity according to the State of Florida Department of Environmental Protection (FDEP).

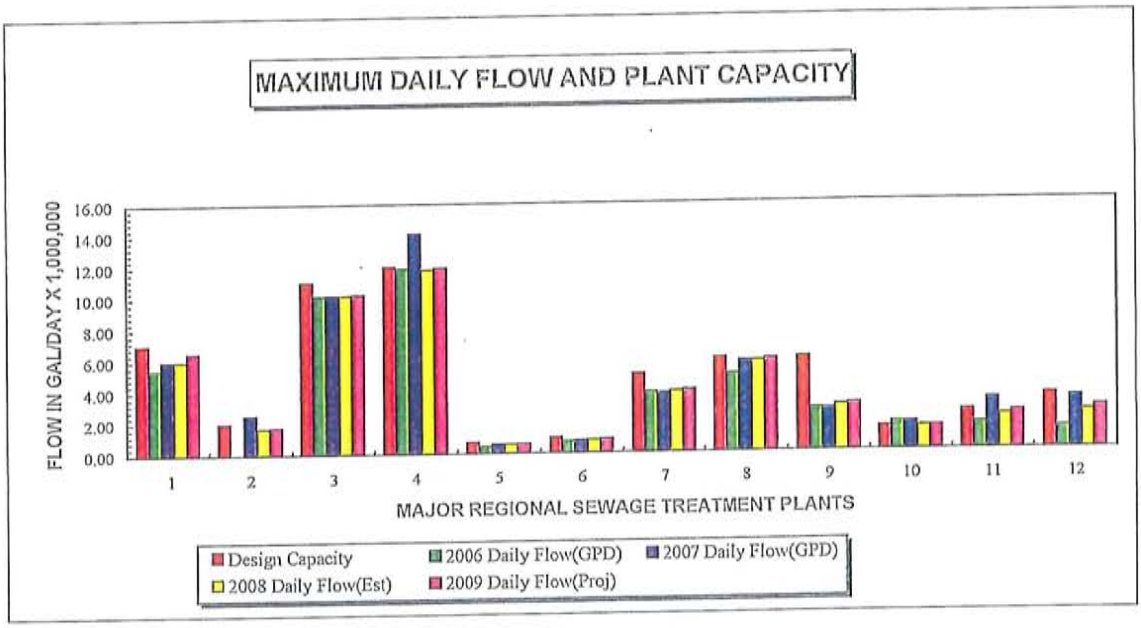


TABLE 10

LEE COUNTY REGIONAL PARK INVENTORY

PARK NAME	LOCATION	ACRES
- EXISTING COUNTY PARKS FY 07/08 -		
Beach Accesses & Boat Ramps	Multiple locations	6
Big Hickory Island Preserve	Bonita Beach	290
Bokeelia Boat Ramp & Cottages	Pine Island	2
Bowditch Point Park	Ft. Myers Beach	18
Bonita Beach Park	Bonita Beach	3
Bowman's Beach Park	Sanibel Island	187
Caloosahatchee Regional Park	E. Ft. Myers	765 [1]
Dog Beach	Ft. Myers Beach	28
Fisherman's CO-OP Boat ramp	Pine Island	10
Hickey Creek Mitigation Park	Alva	1,158
Imperial River Boat Ramp	Bonita Springs	8
Lakes Regional Park	S. Ft. Myers	331
Lee County Civic Center (Leased)	N. Ft. Myers	97
Lee County Sports Complex	S. Ft. Myers	50
Little Hickory Island Park	Bonita Beach	2
Lynn Hall Memorial Park	Ft. Myers Beach	5
Manatee Park	E. Ft. Myers	21 [2]
Matanzas Pass Preserve	Ft. Myers Beach	59
Matlacha Regional Park	Matlacha	1
Nalle Grade Regional Park	N. Ft. Myers	25
Newton Beach Park	Ft. Myers Beach	1
Punta Rassa (Fizzle-Kontinos) Boat Ramp	Iona	11
Red Sox Minor League Complex	Ft. Myers	58
Red Sox City of Palms Stadium	Ft. Myers	13
San Carlos Bay Bunche Beach Preserve	Iona	730
Sanibel Causeway Park	Sanibel Island	20
Six Mile Cypress Slough Preserve	S. Ft. Myers	91
Terry Park	Ft. Myers	36
Turner Beach Park	Captiva Island	1
Ten Mile Linear Park-Phase I	S. Ft. Myers	32
Ten Mile Linear Park-Phase II	S. Ft. Myers	30
Ten Mile Linear Park-Phase III	S. Ft. Myers	45
Williams Greenway Park (operated by ECWCD)	Lehigh Acres	5
	Subtotal	4,139
- EXISTING CITY PARKS FY 07/08 -		
Calusa Nature Center	Ft. Myers	105
Centennial Park	Ft. Myers	10
ECO Park	Cape Coral	365
Mound House	Ft. Myers Beach	3
North Colonial Linear Park	Fort Myers	63
Riverside Park	Fort Myers	4
	Subtotal	550
- EXISTING STATE PARKS FY 07/08 -		
Cayo Costa State Park	Cayo Costa Island	850
Gasparilla State Recreation Area	Boca Grande	135
Koreshan State Historic Site	Estero	175
Lover's Key Carl E. Johnson State Park	S. of Ft. Myers Beach	1,616
	Subtotal	2,776

TABLE 10 (Cont'd)

LEE COUNTY REGIONAL PARK INVENTORY

- EXISTING FEDERAL PARKS FY 07/08 -			
Ding Darling National Wildlife Refuge	Sanibel Island	650	
Franklin Locks Recreation Area	E. Ft. Myers	63	
Sanibel Lighthouse (operated by City of Sanibel)	Sanibel Island	30	
	Subtotal	743	
	Cumulative Total		8,208

PLANNED REGIONAL PARKS

PARK NAME	LOCATION	ACRES	
- Parks Planned FY 08/09-			
Jim Fleming Ecological Park (operated by ECWCD)	Lehigh Acres	3	
	Subtotal	3	
	Cumulative Total		8,211
- Future Parks -			
Idalia Regional Park	Olga	13	
Yellow Fever Creek Park & Preserve	Cape Coral	195	
Trailhead Regional Park	Fort Myers	5	
	Subtotal	213	
	Cumulative Total		8,424

[1] The County has a 99 year lease on the property from the State of Florida

[2] The County has a 99 year lease on the property from Florida Power & Light

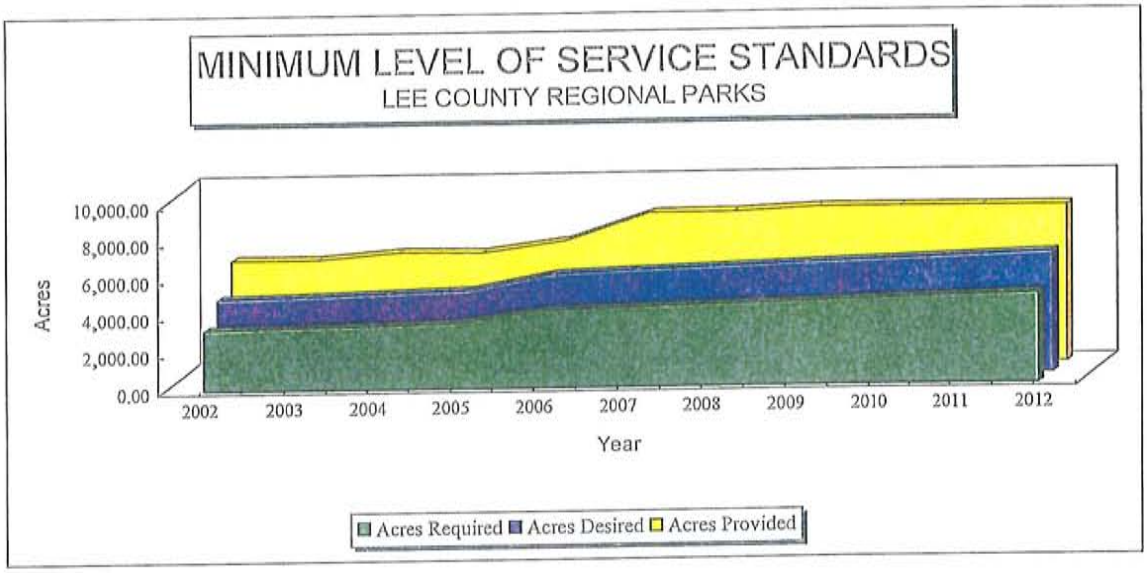


TABLE 20
District # 48
Estero/San Carlos/Three Oaks Community Park Benefit District

PARK NAME	LOCATION	ACRES
- EXISTING PARKS FY 06/07 -		
Estero Community Park & Rec Center	Estero	65
Estero High School	Estero	15 *
Florida Gulf Coast University Pool	Estero	2 **
Karl Drews Community Center and Park	San Carlos Park	3
San Carlos Elemenrary School	San Carlos Park	3 *
San Carlos Pool	San Carlos Park	1
Three Oaks Community Park	San Carlos Park	44
	Cumulative Total	133
- No Future Parks Planned -		
	Cumulative Total	133

* Joint use acreage with the Lee County School District

** Joint use acreage with Florida Gulf Coast University

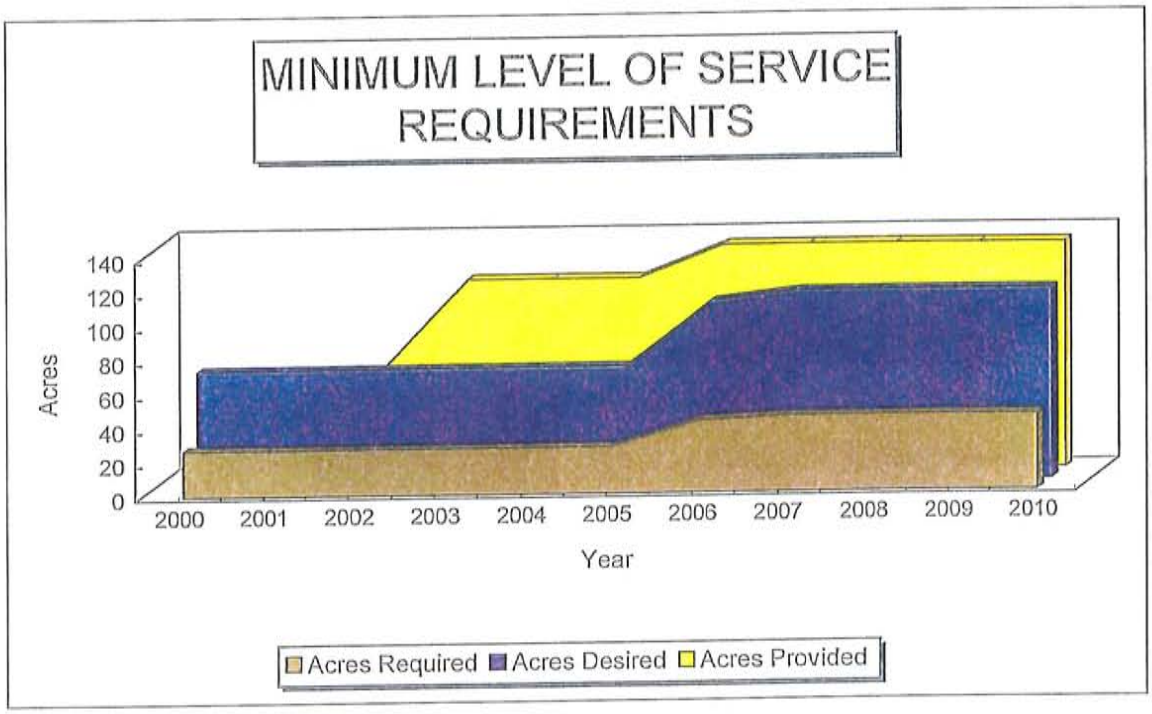


TABLE 22

SCHOOL CONCURRENCY INVENTORY
SOUTH ZONE SCHOOLS

SUB ZONE	SCHOOL NAME	<-----TOTALS DECEMBER 20, 2007-----> PK-12 ENROLLMENT	PERMANENT FISH CAPACITY	TOTAL SEATS AVAILABLE	<-----PROJECTED 2008 - 2009 TOTALS-----> FORMER FISH CAPACITY	PERMANENT FISH CAPACITY	TOTAL CHANGE IN SEATS	AVAILABLE CAPACITY
S1	Allen Park Elementary	885	1,056	171	1,056	1,056	-	
	Colonial Elementary	739	965	226	965	965	-	
	Edison Park Elementary	389	449	60	449	449	-	
	Franklin Park Elementary	518	579	61	579	579	-	
	Heights Elementary [1]	630	695	65	695	1,306	611	
	Orangewood Elementary	668	637	(31)	637	637	-	
	Ray Pottorf Elementary	648	882	234	882	882	-	
	Tanglewood/Riverside Elementary [2]	706	803	97	803	803	-	
	Villas Elementary	859	943	84	943	943	-	
	Survey Changes in Elementary South Zone						(447)	
	Elementary Totals	6,042	7,009	967	7,009	7,620	164	1,131
	Cypress Lake Middle	746	880	134	880	880	-	
	Fort Myers Middle	633	857	224	857	857	-	
	P.L. Dunbar Middle	955	1,013	58	1,013	1,013	-	
	Survey Chanages in Middle South Zone						(71)	
	Middle Totals	2,334	2,751	417	2,751	2,751	(71)	346
	Cypress Lake High	1,358	1,642	284	1,642	1,642	-	
	Dunbar High	799	1,123	324	1,123	1,123	-	
	Fort Myers High	1,832	1,868	36	1,868	1,868	-	
	Survey Changes in High South Zone						(86)	
	High Totals	3,989	4,633	644	4,633	4,633	(86)	558
S2	Rayma Page Elementary	680	836	156	836	836	-	
	San Carlos Park Elementary	888	1,062	174	1,062	1,062	-	
	Three Oaks Elementary	772	738	(34)	738	738	301	
	Elementary Totals	2,340	2,636	296	2,636	2,636	0	296
	Lexington Middle	844	1,031	187	1,031	1,031	(325)	
	Three Oaks Middle	789	985	196	985	985	-	
	Middle Totals	1,633	2,016	383	2,016	2,016	0	383
	South Fort Myers High	1,272	1,924	652	1,924	1,924	0	
	High Totals	1,272	1,924	652	1,924	1,924	0	652
S3	Bonita Springs Elementary	429	405	(24)	405	405	-	
	Pinewoods Elementary	966	1,044	78	1,044	1,044	-	
	Spring Creek Elementary	766	753	(13)	753	753	-	
	Elementary Totals	2,161	2,202	41	2,202	2,202	-	41
	Bonita Springs Middle	605	888	283	888	888	-	
	Middle Totals	605	888	283	888	888	-	283
	Estero High	1,527	1,638	111	1,638	1,638	-	
	High Totals	1,527	1,638	111	1,638	1,638	-	111
S4	Fort Myers Beach Elementary	174	200	26	200	200	-	
	Elementary Totals	174	200	26	200	200	-	26
S5	Sanibel School (K-5)	249	263	14	263	263	-	
	Elementary Totals	249	263	14	263	263	-	14
	Sanibel School (6-8)	124	132	8	132	132	-	
	Middle Totals	124	132	8	132	132	-	8
	Elem Totals - South	10,966	12,310	1,344	12,310	12,921	164	1,508
	Middle Totals - South	4,696	5,787	1,091	5,663	5,787	(71)	1,020
	High Totals - South	6,788	8,195	1,407	8,195	8,195	0	1,321
	Total South	22,450	26,293	3,843	26,169	26,904	93	3,850

[1] New, expanded facility opened April 2008.
[2] Houses a small 6 - 12 ESE population.

WilsonMiller®

August 12, 2009

Mr. Thom Osterhout
Lee County Utilities
PO Box 398
Ft Myers, FL 33902-0398

RE: Availability of Service

Dear Mr. Osterhout:

As we discussed earlier on the phone, I am representing a property owner requesting the availability of water and sewer service for a proposed comprehensive plan amendment. The property is located south of Alico Road, adjacent to the future county road 951 corridor and was previously the site of a Florida Rock Industries rock crushing plant. As you can see from the attached water franchise area maps, a portion of the property (the upland portions) is located within Lee County Utilities franchise area, while the lake area is not. The sewer franchise map indicates the entire property is located outside of the Lee County Utilities franchise area.

The project is proposed for 1,950 dwelling units, 543,000 sq. ft. of commercial area, 109,000 sq. ft. of medical offices, 109,000 sq. ft. of medical offices, 552,000 sq. ft. of general office, 458,000 sq. ft. research and development offices and 250 hotel room hotel and convention center. I have attached the potable water and sewer impact analysis for the subject property and that document is attached. The preliminary result is an increased demand of 762,080 gpd of potable water and 618,650 gpd of effluent produced.

I understand that Lee County Utilities is in the process of amending its franchise maps; therefore we would request that the entire property be placed in the Lee County Utilities water and sewer franchise area. All land to the north, south and west is already located within the Lee County franchise area, leaving this property virtually surrounded by the existing franchise area. Inclusion within this area would present the opportunity for an expansion of the system through extensions of existing lines to create looped systems. We are requesting a letter of availability for the project for submittal with our application to Lee County Department of Community Development, however should you need any additional information please don't hesitate to call.

Sincerely,

WilsonMiller, Inc.

Robert D. Hutcherson, AICP
Senior Project Manager
Associate

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Sanitary Sewer – Lee County Utilities – Three Oaks Wastewater Treatment Plant

LOS Standard = 200 gpd/ERC

Existing Land Use – DRGR

88 dwelling units @ 200 gpd = 17,600 gpd wastewater produced

Total = 17,600 gpd of wastewater produced

Proposed Land Use - University Community

1,950 dwelling units @ 200 gpd = 390,000 gpd

543,000 sq. ft. Commercial @ .1 gpd/square foot = 53,400 gpd

109,000 sq. ft. Medical Offices @ 15 gpd/100 sq. ft. = 16,350 gpd

552,000 sq. ft. General Offices @ 15 gpd/100 sq. ft. = 82,800 gpd

458,000 sq. ft. Res. and Dev. Offices @ 15 gpd/100 sq. ft. = 68,700 gpd

250 Hotel Rooms @ 100 gpd/room = 25,000 gpd

Total = 636,250 gpd of wastewater produced

The amendment results in an increased demand of 618,650 gpd

Existing Infrastructure

The site is located in the Lee County Utilities Franchise area and would be served by the Three Oaks Regional Wastewater Treatment Plant. The plant was recently expanded from 3,000,000 gpd to 6,000,000 gpd. According to the 2008 Lee County Concurrency Report, the estimated 2008 daily flows were 2,900,000 gpd. Lines would need to be extended from the intersection of Ben Hill Griffin Parkway and Alico Road to the project site. Several projects located within the Tradeport area on the north side of Alico will require the extension of lines to serve the area. Those future lines would connect to a north-south main along Ben Hill Griffin Parkway that leads to an east-west line accessing the plant on the west side of I-75. That east west line is at capacity at this time and this issue must be resolved prior to development. The construction of a parallel line to resolve the capacity issue was included in the 5-year CIP, however a lack of funding has placed the project on hold.

With the recent plant upgrades, sufficient treatment capacity exists to accommodate the development. Capacity within the transmission lines in not

adequate and a parallel line must be constructed from Ben Hill Griffin Parkway to the plant.

Potable Water – Lee County Utilities – Pinewoods Water Treatment Plant

LOS Standard = 250 gpd/ERC

Existing Land Use – DRGR

88 dwelling units @ 250 gpd = 22,000 gpd

Total water demand = 22,000 gpd

Proposed Land Use - University Community

1,950 dwelling units @ 250 gpd = 487,500 gpd

543,000 sq. ft. Commercial @ .12 gpd/square foot = 65,160 gpd

109,000 sq. ft. Medical Offices @ 18 gpd/100 sq. ft. = 19,620 gpd

552,000 sq. ft. General Offices @ 18 gpd/100 sq. ft. = 99,360 gpd

458,000 sq. ft. Res. and Dev. Offices @ 18 gpd/100 sq. ft. = 82,440 gpd

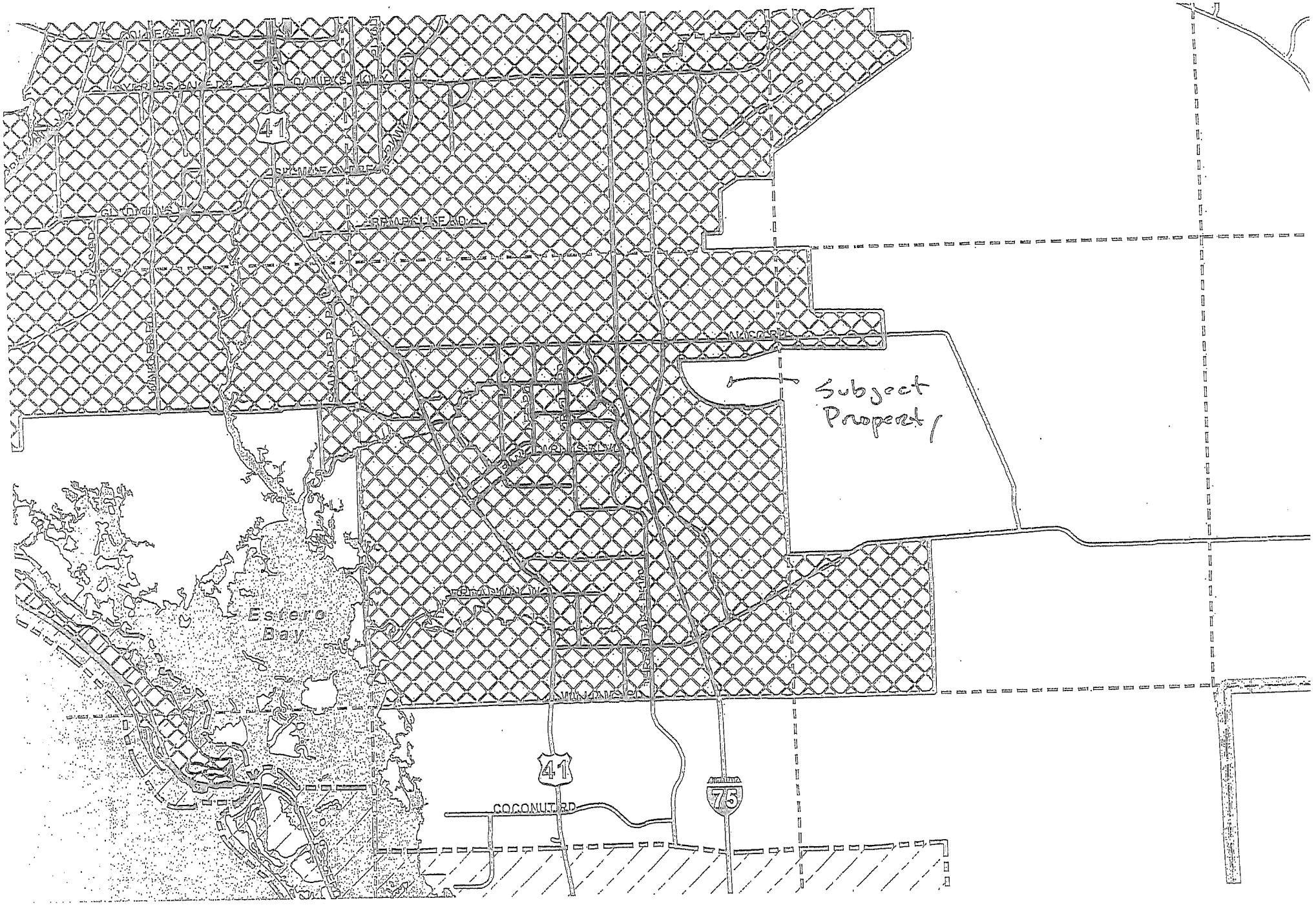
250 Hotel Rooms @ 120 gpd/room = 30,000 gpd

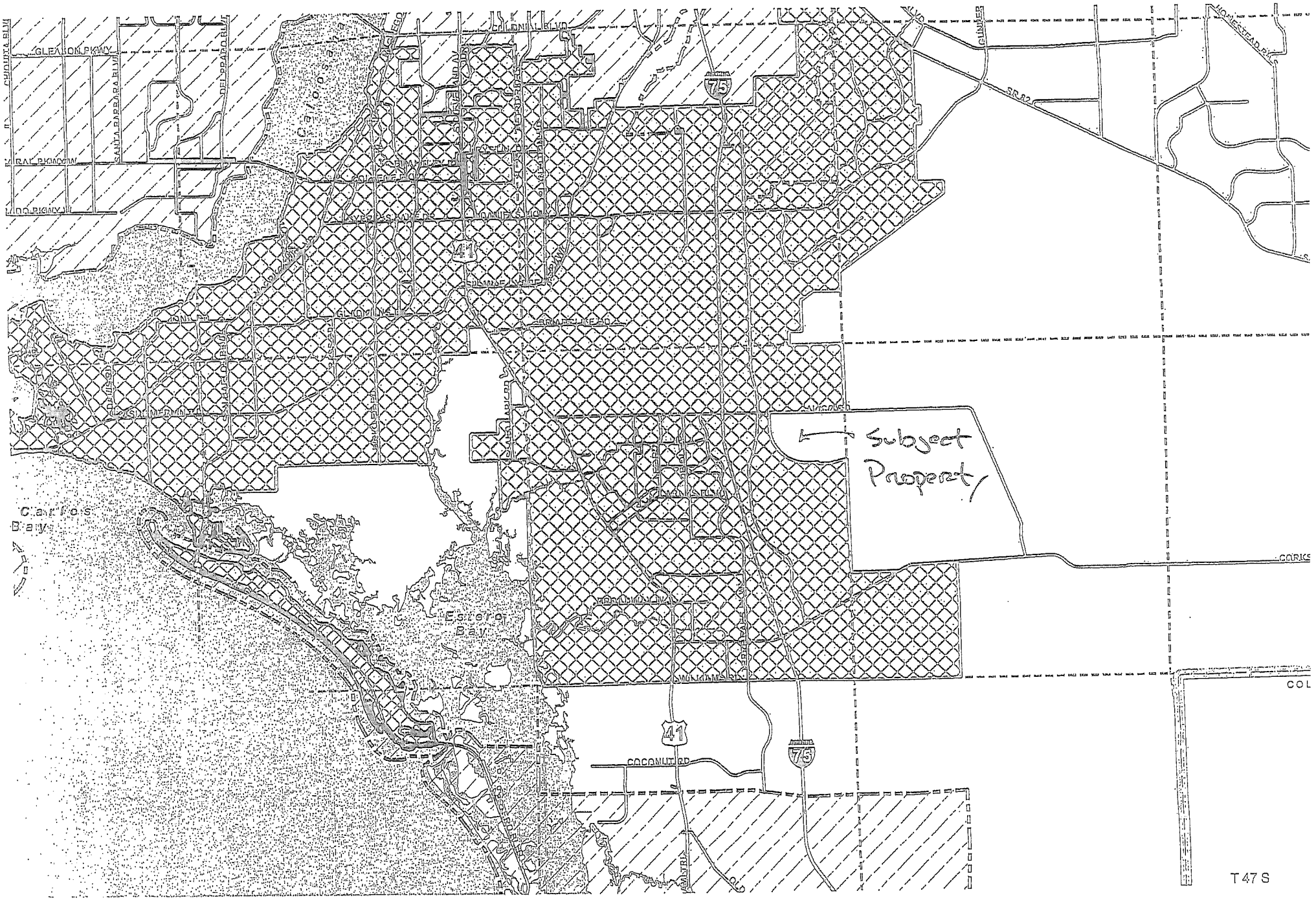
Total water demand = 784,080 gpd

The amendment results in an increased demand of 762,080 gpd

Existing Infrastructure

The site is located in the Lee County Utilities Franchise area and would be served by the Pinewoods Water Treatment Plant. The plant was recently expanded by the construction of a 3,000,000 gpd Reverse Osmosis Plant to reach a capacity of 5,300,000 gpd. According to the 2008 Lee County Concurrency Report, the estimated 2008 daily flows were 2,250,000 gpd. A 16' water line exists within the Alico Road right of way. Lines would have to be extended from Alico Road into the project site, possibly connecting to existing lines within FGCU to create a looped system.


41
Subject Property
Estero Bay
41
COCONUT RD
75


GLEASON PKWY
CALOOSA
SR 82
Subject Property
Estero Bay
COCONUT RD
41
75
T47S

WilsonMiller®

August 13, 2009

Deputy Chief Kim Dickerson
Lee County Emergency Medical Services
P.O. Box 398
Ft. Myers, FL 33902-0398

Re: Alico West – Comprehensive Plan Amendment

Dear Deputy Chief Dickerson:

I am representing the property owner of the above referenced parcel seeking a Lee County future land use amendment. The 919 acre site is located on the south side of Alico Road, east of Ben Hill Griffin Parkway, at the site of the former Florida Rock Industries plant. The Property Appraiser strap numbers for the parcel are; 11-46-25-00-00001.0000, 12-46-25-00-00001.0000, 07-46-26-00-00001.0050, 18-46-26-00-00001.0010 and 13-46-25-00-00001.0070.

The property was originally approved for a mining operation in the 1970's and that use remained on the site until the plant was relocated on property further to the east, leaving an abandoned mining operation. The land owner is seeking a comprehensive plan amendment to designate the property University Community and permit a mixed use development featuring FGCU classrooms, housing, and research and development facilities. In addition, the development is also proposed for a Mixed Use Town Center, intended to function as a "University Downtown" , corporate offices and several types of residential development. Specific maximums were proposed for the various uses as fllows: 250 hotel rooms, 458,000 sq. ft. of FGCU research and development offices, 552,000 sq. ft. of general offices, 109,000 sq. ft. of medical offices, 543,000 sq. ft. of commercial and 1,950 dwelling units.

As part of the Land Use Amendment application process we must provide a letter from the appropriate agency determining adequacy of existing facilities. As stated above, we are located on Alico Road, east of Ben Hill Griffin Parkway and request confirmation that the Lee County EMS can provide service to this site. I have attached a preliminary Concept Plan and the development parameters for your review. Please don't hesitate to contact this office should you have any questions.

Sincerely,

WILSONMILLER, INC.

Robert D. Hutcherson, AICP
Senior Project Manager
Associate

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August 13, 2009

Mr. Tom Beard, Fire Marshall
San Carlos Fire Department
19591 Ben Hill Griffin Parkway
Ft Myers, Fl 33913

Re: Alico West – Comprehensive Plan Amendment

Dear Mr. Beard:

I am representing the property owner of the above referenced parcel seeking a Lee County future land use amendment. The 919 acre site is located on the south side of Alico Road, east of Ben Hill Griffin Parkway, at the site of the former Florida Rock Industries plant. The Property Appraiser strap numbers for the parcel are; 11-46-25-00-00001.0000, 12-46-25-00-00001.0000, 07-46-26-00-00001.0050, 18-46-26-00-00001.0010 and 13-46-25-00-00001.0070.

The property was originally approved for a mining operation in the 1970's and that use remained on the site until the plant was relocated on property further to the east, leaving an abandoned mining operation. The land owner is seeking a comprehensive plan amendment to designate the property University Community and permit a mixed use development featuring FGCU classrooms, housing, and research and development facilities. In addition, the development is also proposed for a Mixed Use Town Center, intended to function as a "University Downtown", corporate offices and several types of residential development. Specific maximums were proposed for the various uses as fllows: 250 hotel rooms, 458,000 sq. ft. of FGCU research and development offices, 552,000 sq. ft. of general offices, 109,000 sq. ft. of medical offices, 543,000 sq. ft. of commercial and 1,950 dwelling units.

As part of the Land Use Amendment application process we must provide a letter from the appropriate agency determining adequacy of existing facilities. We are located approximately 3.6 miles north of the existing Ben Hill Griffin Parkway station and request confirmation that the San Carlos Fire Department can provide service to this proposed development. I have attached a preliminary Concept Plan and the development parameters for your review. Please don't hesitate to contact this office should you have any questions.

Sincerely,

WILSONMILLER, INC.

Robert D. Hutcherson

Robert D. Hutcherson, AICP
Senior Project Manager
Associate

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August 13, 2009

Ms Heather Hawkins
Lee County School District
3308 Canal Street
Ft Myers, Fl 33916

Re: Alico West – Comprehensive Plan Amendment

Dear Ms. Hawkins:

I am representing the property owner of the above referenced parcel seeking a Lee County future land use amendment. The 919 acre site is located on the south side of Alico Road, east of Ben Hill Griffin Parkway, at the site of the former Florida Rock Industries plant. The Property Appraiser strap numbers for the parcel are; 11-46-25-00-00001.0000, 12-46-25-00-00001.0000, 07-46-26-00-00001.0050, 18-46-26-00-00001.0010 and 13-46-25-00-00001.0070.

The property was originally approved for a mining operation in the 1970's and that use remained on the site until the plant was relocated on property further to the east, leaving an abandoned mining operation. The land owner is seeking a comprehensive plan amendment to designate the property University Community and permit a mixed use development featuring FGCU classrooms, housing, and research and development facilities. In addition, the development is also proposed for a Mixed Use Town Center, intended to function as a "University Downtown" , corporate offices and several types of residential development. Specific maximums were proposed for the various uses as fllows: 250 hotel rooms, 458,000 sq. ft. of FGCU research and development offices, 552,000 sq. ft. of general offices, 109,000 sq. ft. of medical offices, 543,000 sq. ft. of commercial and 1,950 dwelling units.

As part of the Land Use Amendment application process we must provide a letter from the appropriate agency determining adequacy of existing facilities. We are located in the South Zone, Subzone S2 and request confirmation from the Lee County School District that adequate facilities exist to accommodate this development. I have attached a preliminary Concept Plan and the development parameters for your review. Please don't hesitate to contact this office should you have any questions.

Sincerely,

WILSONMILLER, INC.

Robert D. Hutcherson, AICP
Senior Project Manager
Associate

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August 13, 2009

Mr. Mike Horsting
LeeTran
6035 Landing View Rd.
Ft. Myers, FL 33907

Re: Alico West – Comprehensive Plan Amendment

Dear Mr. Horsting:

I am representing the property owner of the above referenced parcel seeking a Lee County future land use amendment. The 919 acre site is located on the south side of Alico Road, east of Ben Hill Griffin Parkway, at the site of the former Florida Rock Industries plant. The Property Appraiser strap numbers for the parcel are; 11-46-25-00-00001.0000, 12-46-25-00-00001.0000, 07-46-26-00-00001.0050, 18-46-26-00-00001.0010 and 13-46-25-00-00001.0070.

The property was originally approved for a mining operation in the 1970's and that use remained on the site until the plant was relocated on property further to the east, leaving an abandoned mining operation. The land owner is seeking a comprehensive plan amendment to designate the property University Community and permit a mixed use development featuring FGCU classrooms, housing, and research and development facilities. In addition, the development is also proposed for a Mixed Use Town Center, intended to function as a "University Downtown", corporate offices and several types of residential development. Specific maximums were proposed for the various uses as fllows: 250 hotel rooms, 458,000 sq. ft. of FGCU research and development offices, 552,000 sq. ft. of general offices, 109,000 sq. ft. of medical offices, 543,000 sq. ft. of commercial and 1,950 dwelling units.

As part of the Land Use Amendment application process we must provide a letter from the appropriate agency determining adequacy of existing facilities. As stated above, we are located on Alico Road, east of Ben Hill Griffin Parkway and we are anticipating a connection to the FGCU campus on our south property line. An extension of that route, into this development could be accomplished and we request confirmation that the Lee Tran can provide service to this site. I have attached a preliminary Concept Plan and the development parameters for your review. Please don't hesitate to contact this office should you have any questions.

Sincerely,

WILSONMILLER, INC.

Robert D. Hutcherson

Robert D. Hutcherson, AICP
Senior Project Manager
Associate

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August 13, 2009

Mr. Bill Bergquist
Executive Director of Civilian Operations
Lee County Sheriffs Office
14750 Six Mile Cypress Parkway
Ft. Myers, FL. 33912-4406

Re: Alico West – Comprehensive Plan Amendment

Dear Mr. Bergquist:

I am representing the property owner of the above referenced parcel seeking a Lee County future land use amendment. The 919 acre site is located on the south side of Alico Road, east of Ben Hill Griffin Parkway, at the site of the former Florida Rock Industries plant. The Property Appraiser strap numbers for the parcel are; 11-46-25-00-00001.0000, 12-46-25-00-00001.0000, 07-46-26-00-00001.0050, 18-46-26-00-00001.0010 and 13-46-25-00-00001.0070.

The property was originally approved for a mining operation in the 1970's and that use remained on the site until the plant was relocated on property further to the east, leaving an abandoned mining operation. The land owner is seeking a comprehensive plan amendment to designate the property University Community and permit a mixed use development featuring FGCU classrooms, housing, and research and development facilities. In addition, the development is also proposed for a Mixed Use Town Center, intended to function as a "University Downtown", corporate offices and several types of residential development. Specific maximums were proposed for the various uses as fllows: 250 hotel rooms, 458,000 sq. ft. of FGCU research and development offices, 552,000 sq. ft. of general offices, 109,000 sq. ft. of medical offices, 543,000 sq. ft. of commercial and 1,950 dwelling units.

As part of the Land Use Amendment application process we must provide a letter from the appropriate agency determining adequacy of existing facilities. As stated above, we are located on Alico Road, east of Ben Hill Griffin Parkway and request confirmation that the Lee County Sheriffs Department can provide service to this site. I have attached a preliminary Concept Plan and the development parameters for your review. Please don't hesitate to contact this office should you have any questions.

Sincerely,

WILSONMILLER, INC.

Robert D. Hutcherson, AICP
Senior Project Manager
Associate

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Public Facilities Impact Analysis

Sanitary Sewer – Lee County Utilities – Three Oaks Wastewater Treatment Plant

LOS Standard = 200 gpd/ERC

Existing Land Use – DRGR

88 dwelling units @ 200 gpd = 17,600 gpd wastewater produced

Total = 17,600 gpd of wastewater produced

Proposed Land Use - University Community

1,950 dwelling units @ 200 gpd = 390,000 gpd

543,000 sq. ft. Commercial @ .1 gpd/square foot = 53,400 gpd

109,000 sq. ft. Medical Offices @ 15 gpd/100 sq. ft. = 16,350 gpd

552,000 sq. ft. General Offices @ 15 gpd/100 sq. ft. = 82,800 gpd

458,000 sq. ft. Res. and Dev. Offices @ 15 gpd/100 sq. ft. = 68,700 gpd

250 Hotel Rooms @ 100 gpd/room = 25,000 gpd

Total = 636,250 gpd of wastewater produced

The amendment results in an increased demand of 618,650 gpd

Existing Infrastructure

The site is located in the Lee County Utilities Franchise area and would be served by the Three Oaks Regional Wastewater Treatment Plant. The plant was recently expanded from 3,000,000 gpd to 6,000,000 gpd. According to the 2008 Lee County Concurrency Report, the estimated 2008 daily flows were 2,900,000 gpd. Lines would need to be extended from the intersection of Ben Hill Griffin Parkway and Alico Road to the project site. Several projects located within the Tradeport area on the north side of Alico will require the extension of lines to serve the area.

Those future lines would connect to a north-south main along Ben Hill Griffin Parkway that leads to an east-west line accessing the plant on the west side of I-75. That east west line is at capacity at this time and this issue must be resolved prior to development. The construction of a parallel line to resolve the capacity issue was included in the 5-year CIP, however a lack of funding has placed the project on hold.

With the recent plant upgrades, sufficient treatment capacity exists to accommodate the development. Capacity within the transmission lines in not adequate and a parallel line must be constructed from Ben Hill Griffin Parkway to the plant.

Potable Water – Lee County Utilities – Pinewoods Water Treatment Plant

LOS Standard = 250 gpd/ERC

Existing Land Use – DRGR

88 dwelling units @ 250 gpd = 22,000 gpd

Total water demand = 22,000 gpd

Proposed Land Use - University Community

1,950 dwelling units @ 250 gpd = 487,500 gpd

543,000 sq. ft. Commercial @ .12 gpd/square foot = 65,160 gpd

109,000 sq. ft. Medical Offices @ 18 gpd/100 sq. ft. = 19,620 gpd

552,000 sq. ft. General Offices @ 18 gpd/100 sq. ft. = 99,360 gpd

458,000 sq. ft. Res. and Dev. Offices @ 18 gpd/100 sq. ft. = 82,440 gpd

250 Hotel Rooms @ 120 gpd/room = 30,000 gpd

Total water demand = 784,080 gpd

The amendment results in an increased demand of 762,080 gpd

Existing Infrastructure

The site is located in the Lee County Utilities Franchise area and would be served by the Pinewoods Water Treatment Plant. The plant was recently expanded by the construction of a 3,000,000 gpd Reverse Osmosis Plant to reach a capacity of 5,300,000 gpd. According to the 2008 Lee County Concurrency Report, the estimated 2008 daily flows were 2,250,000 gpd. A 16' water line exists within the Alico Road right of way. Lines would have to be extended from Alico Road into the project site, possibly connecting to existing lines within FGCU to create a looped system.

Surface Water Management – South Florida Water Management District

The project site is located within the Estero River Watershed Basin and within sub basin D5A on the Lee County Drainage Atlas

LOS Standard = 25 year, 3-day storm event of 24 hours duration.

The applicant will obtain a South Florida Water Management District permit prior to development to be deemed concurrent.

Parks, Recreation and Open Space

Current Regional Parks LOS Standard = 6 acres per 1000 seasonal population

Current Community Parks LOS Standard = 0.8 acres 1000 permanent population

Existing Land Use – DRGR

88 dwelling units @ 2.55 persons/unit = 224 persons

Regional Parks @ 6 acres/1000 = 1.34 acres required

Community Parks @ 0.8 acres/1000 = .18 acre required

Proposed Land Use - University Community

1,950 dwelling units @ 2.55 persons/unit = 4,973 persons

Regional Parks @ 6 acres/1000 = 29.83 acres required

Community Parks @ 0.8 acres/1000 = 3.97 acres required

The amendment results in an additional 3.79 acres of Community Parks required. The site is located in Community Park Benefit District 48, Estero/San Carlos/Three Oaks. According to the 2008 Lee County Concurrency Report, there are 133 acres of Community Parks within the district. No additional Community Parks are required.

The amendment results in an additional 28.49 acres of Regional Parks required. There are currently 8,208 acres of existing regional parks within Lee County. According to the2009 Concurrency Report "there is sufficient acreage to meet the "Regulatory Level of Service Standard" of six (6) acres per 1,000 total seasonal population in the County for the year 2007 and will continue to do so at least through the year 2012 as currently projected. In addition, the Regional Park acreage met the "Desired Level of Service Standard" of eight (8) acres per 1,000 total seasonal County populations."

Public Schools – South Zone, Subzone S2

Elementary Schools (Rayma Page, San Carlos, Three Oaks)

Projected 2008-09 FISH Capacity = 2,638
Capacity Available = 296

Middle Schools (Lexington, Three Oaks)

Projected 2008-09 FISH Capacity = 2,016
Capacity Available = 383

High Schools (South Ft Myers)

Projected 2008-09 FISH Capacity = 1,924
Capacity Available = 652

Current Public Schools LOS Standard = 100% of the Permanent Inventory of Public Schools (FISH) capacity.

Existing Land Use – DRGR

88 dwelling units @ .299 students/household = 26 students

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Proposed Land Use - University Community

975 dwelling units @ .299 = 292 students

975 dwelling units @ .118 = 115 students

The amendment results in the addition of 381 students. No breakdown is available for elementary, middle or high school ages. Capacity is available according to the Fish Capacities above.

Solid Waste – Lee County Waste to Energy Facility

Current LOS Standard = 7 lbs/day /capita

Current Facility Capacity = 1,836 tons/day

Existing Land Use – DRGR

88 dwelling units @ 2.55 persons/unit = 224 persons

224 persons @ 7 lbs/day = 1,568 lbs/day

Proposed Land Use - University Community

1,950 dwelling units @ 2.55 persons/unit = 4,973 persons

4,973 persons @ 7 lbs/day = 34,811 lbs/day

The amendment results in an increased generation of 33,263 lbs/day of solid waste.

San Carlos Park Fire Protection and Rescue Service District

19591 Ben Hill Griffin Parkway ▫ Fort Myers, Florida 33913-8989

Emergency 911
Office 239.267.7525
Fax 239.267.7505

August 28, 2009

Robert D. Hutcherson, AICP
Senior Project Manager
Associate

Wilson Miller, Inc
12801 Westlinks Drive
Suite 106
Fort Myers, Fl 33913

Re: Alico West

Dear Mr. Hutcherson,

Thank you for this opportunity to let me inform you about our fire district. The San Carlos Park Fire Protection and Rescue Service District is one of 17 Special Fire Districts in Lee County. The Insurance Service Office (ISO) currently rates our department as a Class 3 / 9. We currently have 3 fire stations which are staffed by 51 firefighters and supported by an administrative staff of 12.

The project location is 4miles or less from the main fire station located at 19591 Ben Hill Griffin Parkway. The response time would be about 4 minutes or less. At this time, we use Lee County Emergency Medical Services for Advanced Life Support (ALS) transport and have our own Firefighter Paramedics on shift to provide non-transport ALS services. There will be no adverse impact to the fire district to provide fire protection and inspection services.

The San Carlos Park Fire District is also responsible for all of your fire-related needs that will be encountered for your project through the planning stages to the time of occupancy. We currently have 4 full-time fire inspectors that work a 40 hour week to handle all the fire related inspections. The plan review and building permit process will go through Lee County Codes and Building Services.

If you have any questions or concerns, please feel free to contact me at 239-267-7525.

Sincerely,

Thomas M. Beard
Fire Marshal

THE SCHOOL DISTRICT OF LEE COUNTY

2855 COLONIAL BLVD. ♦ FORT MYERS, FLORIDA 33966-1012 ♦ (239) 334-1102 ♦ WWW.LEESCHOOLS.NET

JEANNE S. DOZIER
CHAIRMAN, DISTRICT 2

JANE E. KUCKEL, PH.D.
VICE CHAIRMAN, DISTRICT 3

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DISTRICT 1

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DISTRICT 4

ELINOR C. SCRICCA, PH.D.
DISTRICT 5

JAMES W. BROWDER, ED.D.
SUPERINTENDENT

KEITH B. MARTIN, ESQ.
BOARD ATTORNEY

RECEIVED
DEC 10 2009
COMMUNITY DEVELOPMENT

December 8, 2009

Mr. Brandon Dunn
Lee County Development Services Division
P.O. Box 398
Fort Myers, FL 33902-0398

RE: Case # CPA2009-00001

Dear Mr. Dunn:

This letter is in response to your email request dated November 16, 2009 for the Case # CPA2009-00001 for comments with regard to educational impact. This area is located in the South Choice Zone, Sub Zone S2.

After reviewing the submittal, it states there is an existing land use of 88 dwelling units. This appears to be single family which would have generated 26 school-aged children utilizing a generation rate of .299. The plan amendment requests 1950 multi-family, allowable units. 1950 multi-family units would generate 230 school-aged children utilizing a generation rate of .118; Therefore, an additional 204 students. Currently within the school district there are sufficient seats available to serve this need.

Thank you for your attention to this issue. If I may be of further assistance, please call me at (239) 479-5661.

Sincerely,

Dawn Gordon, Community Development Planner
Planning Department

Mike Scott
Office of the Sheriff



State of Florida
County of Lee

Aug. 26, 2009

Robert D. Hutcherson
WilsonMiller
12801 Westlinks Drive Suite 106
Fort Myers, FL 33913

Mr. Hutcherson,

The development of the Alico West property, located on a 919 acre site on the south side of Alico Road and east of Ben Hill Griffin Parkway, at the site of the former Florida Rock Industries Plant, would not affect the ability of the Lee County Sheriff's Office to provide core services at this time.

At the time of application for a development approval, the Lee County Sheriff's Office requests that the applicant provide a Crime Prevention Through Environmental Design (CPTED) report done by the applicant and given to the Lee County Sheriff's Office for review and comments.

If you have any questions or need further information, please contact me.

Respectfully,

Stan Nelson

Stan Nelson,
Manager, Planning and Research
Lee County Sheriff's Office
477-1066
Snelson@sheriffleefl.org

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WilsonMiller
AUG 2 7 2009
FOLDER#

LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

August 25, 2009

Bob Janes
District One

A. Brian Bigelow
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District Four

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District Five

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David M. Owen
County Attorney

Diana M. Parker
County Hearing Examiner

Mr. Robert D. Hutcherson, AICP
Wilson Miller, Inc.
12801 Westlinks Dr
Suite 106
Fort Myers, FL 33913

Re: Alico West – Comprehensive Plan Amendment

Mr. Hutcherson:

Lee County Transit received your letter dated August 13, 2009 in reference to the Alico West Comprehensive Plan Amendment Application. Lee County does not currently provide public transportation services directly to the subject property. The nearest existing services are via LeeTran Route 60 on FGCU Lake Parkway West, approximately 1 mile southwest of the south property line.

Planning studies have not identified the need to extend local bus service closer to the subject site located in the DRGR anytime within the existing Lee County Transit Development Plan (TDP), which goes through 2015. The TDP recommends improved service on Route 60 should be in the form of improved headways on the existing bus route as well as a possible realignment northward to the Southwest Florida International Airport (RSW). Extending Route 60 to include the Alico West development would create a route more circuitous in nature and would hamper the TDP recommendation of improved headways. This type of development would be better served by a different type of service such as a local circulator. Local funding for new services in the future has not been identified and would need to be addressed should transit service be required to Alico West.

The Lee County Long Range Transportation Plan, which has a planning horizon through 2030 does not indicate any future long-range changes in transit service through this section of the County aside from improved headways and the realignment to RSW.

If you have any questions please contact me at (239) 533-0333 or you can send an e-mail to mhorsting@leegov.com .

Sincerely,

Michael Horsting, AICP
Principal Planner
Lee County Transit

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AUG 2 7 2009
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Lee County
Southwest Florida

Statement of Initial Review

Lee County Emergency Medical Services (LCEMS) has performed a preliminary review of the project referenced herein. Based upon the limited amount of information provided, LCEMS has no initial concerns with the ability to provide service to this project.

The Comprehensive Plan Amendment is for Alico West, located on the south side of Alico Road, east of Ben Hill Griffin Parkway, at the site of the former Florida Rock Industries plant.

This current location is served by LCEMS Station 25, located at 19591 Ben Hill Griffin Parkway and is approximately 3.5 miles away.

This statement does not indicate that any plans have been received, it just identifies that Lee County EMS has no initial concerns with the ability to provide service to this area.

(Signature)

EMS Operations Chief
(Title)

Kim Dickerson
(Printed Name)

September 11, 2009
(Date)

Kim Dickerson, EMT-P, RN, MBA
EMS Operations Chief
Lee County Emergency Medical Services
14752 Ben Pratt/Six Mile Cypress Parkway
Fort Myers, FL 33912
Phone: 239-533-3911
Fax: 239-485-2605
Email: kdickerson@leegov.com
Website: www.lee-ems.com

ALICO WEST COMPREHENSIVE PLAN AMENDMENT

ENVIRONMENTAL SUPPLEMENT

Prepared For:

ALICO LAND DEVELOPMENT, INC.
P.O. Box 338
LaBelle, Florida 33975

PREPARED BY:

WILSONMILLER, INC.
12801 WESTLINKS DRIVE
SUITE 106
FORT MYERS, FLORIDA 33913

Submitted To:

Lee County

SEPTEMBER 2009

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TABLES

Table 1 - Soils Types within the Alico West Site
Table 2 - Existing Vegetative Associations and Land Use Descriptions
Table 3 - Listed Wildlife Species Observed on the Alico West Site
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Table 5 – Probability of Occurrence of Non-Observed Listed Wildlife Species on the Alico West Site
Table 6 – Listed Plant Species Observed on the Alico West Site

EXHIBITS

Exhibit 1 – Aerial Photograph
Exhibit 2 – Historic Aerial Photograph
Exhibit 3 – NRCS Soils Map
Exhibit 4 – FLUCCS Map
Exhibit 5 – Listed Species Survey Transect Map
Exhibit 6 – FNAI and Observed Listed Species

1. Introduction

The Alico West site consists of approximately 919 acres and is located within Sections 11 and 12, Township 46 South, Range 26 East in Lee County. The property is bordered by Alico Road to the north, residential areas to the south, undeveloped lands to the west and inactive mining lands to the east. An existing powerline is located offsite to the east and extends the length of the property. The proposed SR 951 road extension also borders the eastern property boundary. An aerial photograph is included as Exhibit 1.

2. Property History

The subject property is currently an inactive mine site. Excavation activities commenced on this property in the 1970s, before permit approvals were required, with the entire site being disturbed by 1980.The first permit approvals for excavation activities were issued in 1986 and included additional lands located north and east of Section 12. Copies of historical aerial photographs are included in Exhibit 2.

Until recently, excavation was ongoing and processing facilities were located on the property. Although portions of the property were never "mined", historic aerials clearly show that almost the entire property was cleared and/or disturbed at one time. Many of these areas were left to naturally revegetate and now possess a variety of wetland and upland weedy species. Some of these areas pond water due to a high level of soil compaction, but can not be classified as "wetlands". Native habitats exhibiting high levels of exotic vegetation remain along the northern boundary of the site along Alico Road, and one area adjacent to the powerline easement.

Mining on the property has ceased and only minimal lake bank regrading work is ongoing. The processing plant and offices have been dismantled. Large piles of mined material remains stockpiled within the property. With the exception of the areas immediately adjacent to Alico Road, and scattered areas along the eastern powerline easement, the entire site has been disturbed.

3. Existing Conditions

3.1. Topography and Drainage

The property is located within the Estero River Watershed as indicated in the South Florida Water Management Basis of Review (1996) and Lee County watershed studies. The watershed consists of approximately two-hundred eighty-three (283) square miles of agricultural, urban, mining, and undeveloped land use areas.

The project site has been hydrologically isolated from the surrounding watershed during the excavation activities. As required by current regulations, the mining activities were confined within a perimeter berm which prevented runoff from the site. This design served to protect offsite water quality by segregating the mine waters from offsite surface waters which eventually flow to the Estero River. Recent permit approvals by the Department of Environmental Regulation approved the installation of an emergency control structure when mining operations ceased. This approval also required the site to be stabilized and returned to natural grade. Reclamation activities outlined

in the permit were minimal because the mine was underway prior to the mandatory reclamation requirements introduced in 1989.

3.2. Soils

According to the Natural Resources Conservation Service (NRCS) Soil Survey of Lee County, Florida, the property contains the following soils units. It should be noted that the extent of Water shown by the NRCS does not reflect an accurate representation of the extent of open water now present on the property as a result of the mining activities. The NRCS soils data overlain with a recent aerial photograph is included as Exhibit 3.

Table 1 – Soil Types within Alico West

Map Symbol	Soil Unit Name	Hydric Status
6	Hallendale Fine Sand	non-hydric
10	Pompano Fine Sand	hydric
12	Felda Fine Sand	
26	Pineda Fine Sand	
33	Oldsmar Sand	non-hydric
34	Malabar Fine Sand	hydric
49	Felda Fine Sand, Depressional	hydric
69	Matlacha gravelly fine sand	non-hydric
73	Pineda Fine Sand, Depressional	hydric
99	Water	n/a

06 - Hallandale Fine Sand - This is a nearly level, poorly drained soil on low, broad flatwoods areas. Slopes are smooth and range from 0 to 2 percent. The surface layer is gray fine sand about 2 inches thick. The subsurface layer is light gray fine sand about 5 inches thick. The substratum is very pale brown fine sand about 5 inches thick. At a depth of 12 inches is fractured limestone bedrock that has solution holes extending to a depth of 25 inches. These solution holes contain mildly alkaline, loamy material. Under natural conditions, the water table is less than 10 inches below the surface for 1 to 3 months. It recedes below the limestone for about 7 months. The available water capacity is low. Natural fertility is low. Permeability is moderate to moderately rapid.

10 - Pompano fine sand - This is a nearly level, poorly drained soil on sloughs. Slopes are smooth to concave and range from 0 to 1 percent. The surface layer is dark gray fine sand about 4 inches thick. The underlying layers are light gray, very pale brown, or white fine sand and extend to a depth of 80 inches or more. Under normal conditions, the water table is at a depth of less than 10 inches for 2 to 4 months, and at a depth of 10 to 40 inches for about 6 months. It recedes to a depth of more than 40 inches for about 3 months. During periods of high rainfall, the soil is covered by slowly moving water for periods of about 7 to 30 days or more. The available water capacity is very low. Natural fertility is low. Permeability is rapid.

12 - Felda fine sand - This is a nearly level, poorly drained soil on broad, nearly level sloughs. Slopes are smooth to concave and range from 0 to 2 percent. The surface layer is dark gray fine sand about 8 inches thick. The subsurface layer is light gray and light brownish gray fine sand about 14 inches thick. The subsoil is light gray loamy fine sand about 16 inches thick and is underlain by gray and light gray fine sand that extends to a depth of 80 inches or more. Under normal conditions, this soil has a water table within 10 inches of the surface for 2 to 4 months. The water table is 10 to

40 inches below the surface for about 6 months. It is more than 40 inches below the surface for about 2 months. During periods of high rainfall, the soil is covered by a shallow layer of slowly moving water for periods of about 7 to 30 days or more. The available water capacity is low in the surface and subsurface layers and medium in the subsoil. Natural fertility is low. Permeability is rapid in the surface and subsurface layers, moderate or moderately rapid in the subsoil, and rapid in the substratum.

26 - Pineda fine sand - This is a nearly level, poorly drained soil on sloughs. Slopes are smooth to slightly concave and range from 0 to 1 percent. The surface layer is black fine sand about 1 inch thick. The subsurface layer is very pale brown fine sand about 4 inches thick. The upper part of the subsoil is brownish yellow fine sand about 8 inches thick. The next 10 inches is strong brown fine sand. The next 6 inches is yellowish brown fine sand. The next 7 inches is light gray fine sand with brownish yellow mottles. The lower part of the subsoil is light brownish gray fine sandy loam with light gray sandy intrusions about 18 inches thick. The substratum is light gray fine sand to a depth of 80 inches or more. Under natural conditions, the water table is within 10 inches of the surface for 2 to 4 months. It is 10 to 40 inches below the surface for more than 6 months, and it recedes to more than 40 inches below the surface during extended dry periods. During periods of high rainfall, the soil is covered by a shallow layer of slowly moving water for periods of about 7 to 30 days or more. The available water capacity if very low in the surface and subsurface layers and in the upper, sandy part of the subsoil and medium in the lower, loamy part of the subsoil. Natural fertility is low. Permeability is rapid in the surface and subsurface layers and the upper, sandy part of the subsoil and slow or very slow in the lower, loamy part of the subsoil.

33 - Oldsmar sand - This is a nearly level, poorly drained soil on low, broad flatwoods areas. Slopes are smooth to slightly convex and range from 0 to 2 percent. The surface layer is black sand about 3 inches thick. The subsurface layer is gray and light gray sand about 39 inches thick. The upper part of the subsoil is very dark gray sand about 5 inches thick. The lower part of the subsoil is yellowish brown and mixed light brownish gray and brown fine sandy loam about 11 inches thick. Pale brown sand extends to a depth of 80 inches or more. Under natural conditions, the water table is at a depth of less than 10 inches for 1 to 3 months. It is at a depth of 10 to 40 inches for more than 6 months, and it recedes to a depth of more than 40 inches during extended dry periods. The available water capacity is low in the surface layer and medium in the subsoil. Natural fertility is low. Permeability is rapid in the surface and subsurface layers, moderate in the upper part of the subsoil, and slow or very slow in the lower part of the subsoil.

34 - Malabar fine sand - This is a nearly level, poorly drained soil on sloughs. Slopes are smooth to concave and range from 0 to 1 percent. The surface layer is dark gray fine sand about 5 inches thick. The next 12 inches is light gray and very pale brown fine sand. Below this are a 16-inch layer of light yellowish brown fine sand with yellow mottles and a 9-inch layer of brownish yellow fine sand. The subsoil layer is gray loamy fine sand about 9 inches thick with large yellowish brown mottles. The next 8 inches is gray fine sandy loam with large brownish yellowish mottles. Below is light gray loamy fine sand with yellowish brown mottles to a depth of 80 inches or more. Under natural conditions, the water table is at a depth of less than 10 inches for 2 to 4 months. It is at a depth of 10 to 40 inches for more than 6 months, and it recedes to a depth of more than 40 inches during extended dry periods. During periods of high rainfall, the soil is covered by a shallow layer of slowly moving water for periods of about 7 to 30 days or more. The available water capacity is low in the surface and subsurface layers and the upper part of the subsoil and medium in the lower part of the subsoil. Natural fertility is low. Permeability is rapid in the surface and subsurface layers and the upper part of the subsoil and slow or very slow in the lower part of the subsoil.

49 - Felda fine sand, depressional - This is a nearly level, poorly drained soil in depressions. Slopes are concave and less than 1 percent. The surface layer is gray fine sand about 4 inches thick. The subsurface layers extend to a depth of 35 inches. The upper 13 inches is grayish brown fine sand and the lower 18 inches light gray fine sand with yellowish brown mottles. The subsoil is about 17 inches thick. The upper 6 inches is gray sandy loam and the lower 11 inches is sandy clay loam with many yellowish brown and strong brown mottles. Below this is light gray fine sand to a depth of 80 inches or more. Under natural conditions, the soil is ponded for about 3 to 6 months or more. The water table is within a depth of 10 to 40 inches for 4 to 6 months. The available water capacity is low in the surface and subsurface layers and medium in the subsoil. Natural fertility is low. Permeability is rapid in the surface and subsurface layers and moderate or moderately rapid in the subsoil.

69 - Matlacha gravelly fine sand - This is a nearly level, somewhat poorly drained soil formed by filling and earthmoving operations. Slopes are smooth to slightly convex and range from 0 to 2 percent. The surface layer is about 35 inches of black, olive brown, grayish brown, dark brown, light brownish gray, very dark gray, and very pale brown mixed gravelly fine sand and sandy mineral material. The surface layer contains lenses of loamy sand and coated sandy fragments of former subsoil material with about 25 to 30 percent limestone and shell fragments. Below this, to a depth of 80 inches or more, is undisturbed fine sand. The upper 5 inches is dark gray and the lower 40 inches is light gray with common, medium, distinct dark grayish brown stains along old root channels. The depth to the water table varies with the amount of fill material and the extent of artificial drainage. However, in most year, the water table is 24 to 36 inches below the surface of the fill material for 2 to 4 months. It is more than 60 inches below the surface during extended dry periods. The available water capacity is variable, but it is estimated to be low. Permeability is variable within short distances, but it is estimated to be moderately rapid to rapid in the fill material and rapid in the underlying material. Natural fertility is estimated to be low.

73 - Pineda fine sand, depressional - This is a nearly level, very poorly drained soil in depressions. Slopes are concave and are less than 1 percent. Typically, the surface layer is dark gray fine sand about 3 inches thick. The subsurface layer is fine sand to a depth of 31 inches. The upper 9 inches is light gray, the next 7 inches if very pale brown with yellowish brown mottles, and the lower12 inches is brownish yellow with many iron-coated sand grains. The subsoil is fine sandy loam to a depth of 55 inches. The upper 8 inches is gray with very pale brown sandy intrusions and yellowish brown mottles. The lower 16 inches is gray. Below that and extending to a depth of 80 inches is light gray loam sand. Under natural conditions, the soil is ponded for about 3 to 6 months or more. The water table is within a depth of 10 to 40 inches for 4 to 6 months. The available water capacity is low in the surface and subsurface layers and medium in the subsoil. Natural fertility is low. Permeability is rapid in the surface and subsurface layers and slow or very slow in the loamy subsoil,

3.3. Vegetation Associations/Land Uses

The habitat and vegetation survey included the preparation of a Florida Land Use, Cover and Forms Classification System (FLUCCS) map delineating the major vegetation communities, landforms, and land uses present on the project site. The methods and class descriptions found in the FLUCCS manual (FDOT 1999) were generally followed when delineating and assigning areas to an appropriate FLUCCS category (class) or "code". A FLUCCS map unit is a unique area (or polygon) mapped using a major FLUCCS category code. Plant communities were mapped using direct field observations and aerial photo interpretation. Vegetative and land use mapping was conducted in May 2009.

A significant factor in mapping vegetative associations and local habitats is the invasion by the exotic plant species Melaleuca (*Melaleuca quinquenervia*) and Brazilian pepper (*Schinus*

terebinthifolius). Four levels of exotic density were mapped by WilsonMiller using photo interpretation and field observations. Code modifiers are appended to the FLUCCS code to indicate the approximate density of Melaleuca and/or Brazilian pepper in the canopy or understory, as follows:

E1 = Exotics 10-24%
E2 = Exotics 25-49%
E3 = Exotics 50-75%
E4 = Exotics 75-84%

An area is mapped by WilsonMiller as Melaleuca (FLUCCS 424) or Brazilian pepper (FLUCCS 422) when Melaleuca or Brazilian pepper constitutes 85% or more of the canopy and subcanopy strata.

Nuisance plant species include species that, although native, are invasive and have the capacity to significantly alter the composition of native plant assemblages and/or restrict the development of more beneficial native plant species. Examples of potential nuisance species include West Indian marsh grass (*Hymenachne amplexicaulis*), cattail (*Typha spp.*), common primrose willow (*Ludwigia peruviana*), climbing hempweed (*Mikania scandens*), and torpedo grass (*Panicum repens*). Four levels of nuisance plant infestation are used in mapping and are based on the total percent cover accounted for by the nuisance plant species. These are:

N1 = 10-24% cover by nuisance species
N2 = 25-49% cover by nuisance species
N3 = 50-75% cover by nuisance species
N4 = > 75% cover by nuisance species

Existing FLUCCS Habitats on the Alico West Property

Rock Mining – Active – (FLUCCS 163A) – This category was used to describe the stockpiles of mined and processed rock / sand still remaining on the property. It also includes the sites of the mine offices, storage facilities and processing equipment, all of which are in various stages of demolition and removal from the property at the current time. These areas are still actively being graded and worked by heavy earth moving equipment. There is little if any vegetation present in these highly disturbed areas.

Rock Mining – Inactive – (FLUCCS 163B) – This category was used to describe the areas within the old mining operation where spoil, tailings from gravel processing and other waste materials were stockpiled or spread. Many of these areas have been inactive for extended periods of time and have become established by various nuisance and exotic vegetative species including cattails (*Typha Sp.*), Melaleuca (*Melaleuca Quinquenervia*), Brazilian pepper (*Schinus terebinthifolius*), giant reed (*Phragmites australis*), cut grass (*Leersia hexandra*) and numerous other undesirable species. The soils in these habitats are quite compacted and hard presumably as a result of the fine waste materials that were disposed of in those areas.

Shrub Land – (FLUCCS 320 E2) – This habitat is dominated by a mixture of saw palmetto (*Serenoa repens*) and wax myrtle (*Myrica cerifera*) with scattered slash pine (*Pinus elliottii*) saplings and seedlings also present. Scattered Melaleuca and Brazilian pepper are also abundant throughout the general area. It appears this habitat was previously dominated by slash pine, but the mature pines were damaged during the hurricanes of 2004 and 2005 and the resulting invasion of pine beetles and other wood boring insects killed most of the mature trees. There were

no signs of fire, just numerous dead pines, many of which were broken or split 10-20 feet above the ground.

Saw Palmetto – Exotics 10%-24% - (FLUCCS 321 E1) – This habitat includes several small saw palmetto (*Serenoa repens*) dominated areas that are heavily invaded by Melaleuca. Much of this habitat has recolonized within areas that were previously cleared during mine related activities. The surrounding land is predominantly open, sparsely vegetated and invaded by Melaleuca and Brazilian pepper with various herbaceous groundcover typical of highly disturbed land.

Pine Flatwoods – Exotics 10%-24% - (FLUCCS 411 E1) – This upland flatwoods community is dominated by slash pine with a saw palmetto understory. Melaleuca and Brazilian pepper are present, but are just beginning to establish and potentially become a problem. The open areas within this habitat show some signs of water flow through the palmettos from Alico Road into the property. The absence of a road side ditch along this property allows all road runoff to enter the site and flow toward the internal canals excavated as part of the mining operation.

Pine Flatwoods – Exotics 25%-49% - (FLUCCS 411 E2) – This upland community is similar to the above pine flatwoods habitat except that Melaleuca and Brazilian pepper are more abundant. The exotic species present comprise nearly half of the dominant vegetative species in this general area. Saw palmetto still makes up a large percentage of the understory vegetation.

Pine Flatwoods – Exotics >75% - (FLUCCS 411 E4) – This upland community is similar to the above pine flatwoods habitat except that Melaleuca and Brazilian pepper are dominant. The exotic species present comprise the dominant vegetative species in this general area.

Pine Flatwoods, Graminoid Understory – Exotics >75% - (FLUCCS 416 E4) – This habitat is located along the eastern property boundary and consists of a narrow vegetated strip along the eastern property boundary. This vegetative community includes a sparsely dominant canopy of mature slash pine which has been heavily invaded by Melaleuca and to a lesser extent, Brazilian pepper. This habitat exhibits signs of regular, but infrequent inundation as there are several signs of standing water throughout the general area. Goober grass (*Amphicarpum muhlenbergianum*), southern cut grass (*Leersia hexandra*) and various incidental sedges and forbes make up the sparse understory in this general area.

Brazilian Pepper – (FLUCCS 422) – This habitat is highly disturbed and vegetated by dense monocultures of Brazilian pepper. Scattered swamp fern (*Blechnum serrulatum*) and grape vine (*Vitus rotundifolia*) are also present throughout the general habitat.

Melaleuca – (FLUCCS 424) – This category describes disturbed habitats that are vegetated by dense monocultures of Melaleuca. These habitats are slightly lower in elevation than the Brazilian pepper dominated habitats. The sparse groundcover in these areas is comprised of goober grass (*Amphicarpum muhlenbergianum*), chocolate weed (*Melochia corchorifolia*), poison ivy (*Toxicodendron radicans*) and various other incidental species. Some of the Melaleuca trees have signs of standing water at the base of the trunks, but the papery bark "wicks up" moisture resulting in false high water indicators. It is safe to say the ground in this area is probably saturated during the summer rainy seasons on most normal years.

Canals – (FLUCCS 512) – This category describes the large perimeter canal that borders the northern edge of the mined property. The associated spoil berm created when this canal was

excavated lies south of the canal. This canal collects runoff from Alico Road and the remaining adjacent natural habitats and directs it to the internal borrow lake.

Lake – (FLUCCS 520) – This code is used to describe the large borrow lake that was created by the rock mining activities during the active excavation of fill materials over the life of the mine. The lake is very deep in sections and there are numerous shallow areas that were not entirely excavated. The western and northern shorelines are somewhat sloped, but the internal littoral shoreline is very narrow and drops rather quickly into deeper water.

Cypress – Exotics 50%-74% (FLUCCS 621 E3) – These habitats include a small cypress (*Taxodium distichum*) domed wetland and a small forested cypress dominated wetland habitat. Both of these wetlands have been invaded by Melaleuca and to a lesser degree, Brazilian pepper. The mature cypress trees appear healthy and there were several bromeliad species observed in the forested areas within these habitats. The bromeliads observed included: inflated wild pine (*Tillandsia balbisiana*), cardinal air plant (*Tillandsia fasciculata*), potbelly air plant (*Tillandsia paucifolia*) and the giant air plant (*Tillandsia utriculata*). Butterfly orchids (*Encyclia tampensis*) were also observed on both cypress and Melaleuca trees in this general area. Stain lines on the cypress indicate these areas still receive abundant water to maintain the wetland systems health and function.

Pine / Cypress Flatwoods – Exotics>75% - (FLUCCS 624 E4) – This habitat is dominated by a mixture of slash pine and cypress with dense Melaleuca and scattered Brazilian pepper throughout. The previously listed bromeliad species and orchid species were also present in this habitat. Groundcover is sparse due to the density of the trees, but swamp fern and goober grass were scattered throughout the area. Stain lines and water marks were present on most trees indicating standing water is present for a portion of the summer rainy season.

Hydric Pine Flatwoods – Exotics 50%-74% - (FLUCCS 625 E3) – This category describes the pine flatwoods habitats that have an open, grassy understory. Scattered swamp fern, goober grass and various sedges are found in the groundcover in these habitats. These flatwoods are seasonally inundated for periods long enough to prevent the establishment of saw palmetto and other upland shrubs and groundcover species. Melaleuca and Brazilian pepper are very abundant throughout these areas and are becoming dominant in the midstory and canopy in several of these habitats.

Hydric Pine Flatwoods – Exotics>75% - (FLUCCS 625 E4) – This habitat is similar to the above described hydric flatwoods except Melaleuca and Brazilian pepper have become dominant throughout the canopy in this habitat. All other species are similar to the hydric pine flatwoods habitat with the lower percentage of exotic and nuisance vegetation.

Freshwater Marsh – Exotics 25%-49% - (FLUCCS 641 E2) – These habitats are located in the deeper section of the cypress domed wetland and the forested cypress habitat located just south of Alico Road in the northern limits of this property. Vegetation includes fireflag (*Thalia geniculata*), arrowhead (*Sagittaria lancifolia*), pickerelweed (*Pontedaria cordata*), saw grass (*Cladium jamaicense*) swamp fern and numerous sedges. Melaleuca and to a lesser extent, Brazilian pepper have invaded these habitats. Cattails are also problematic in small pockets in these marsh habitats. Evidence suggests standing water up to several feet deep is present during the wet summer months.

Wet Prairie – (FLUCCS 643) – This habitat is located on a section of the old mine haul road near the southeastern end of the property. The filled haul road has been removed and the area has been replanted with sand cordgrass (*Spartina bakeri*), maidencane (Panicum hemitomon), small cypress (Taxodium distichum), slash pine and wax myrtle (Myrica cerifera). Numerous other incidental wetland species have naturally colonized in this reclamation area. Scattered Melaleuca seedlings and Brazilian pepper seedlings are also present throughout the habitat.

Disturbed Lands – (FLUCCS 740) – This category describes the land that was cleared years ago as part of the actual mine operations or the initial mapping / exploratory operations prior to the actual start of the mining activities. Most of these areas have revegetated, but are dominated by nuisance or exotic species such as Melaleuca, giant reed, scattered Brazilian pepper with and understory primarily of goober grass and a mixture of sedges and other opportunistic colonizing herbaceous species that are tolerant of the highly disturbed conditions found in these habitats.

Disturbed Lands – Hydric - (FLUCCS 740-H) – This category describes highly disturbed areas that were associated with mining activities described above, but these areas seasonally are inundated during periods of high water or the water levels saturate the soils due to high underlying cap rock. Vegetation in these areas is also dominated by nuisance and exotic species or colonizing species similar to those described above.

Disturbed Lands – Exotics 25% - 49% - (FLUCCS 740 E2) – This category describes an area that was previously cleared as part of the mining operation on site. Dominant vegetation includes a mixture of Melaleuca, Brazilian pepper and Senna (*Cassia angustifolia*) with very few native species present. A sparse mixture of grasses and sedges makes up the herbaceous groundcover in this area.

Borrow Areas – (FLUCCS 742) – This code describes several areas within the mine spoil / tailings that have been excavated leaving numerous shallow depressions and holes. These areas are small open water habitats, if deep enough or they are vegetated by dense growths of cattails. Because they occasionally connect to the large lake during extreme high water events, fish can become trapped in these habitats creating forage opportunities for wading bird species that are regionally abundant in this general area of the state.

Spoil Berms – (FLUCCS 7431) – This category describes the spoil berms associated with canal excavation as part of the mining operations on site. The berm is vegetated with dense Brazilian pepper and grape vine.

Decorative Berms – (FLUCCS 7432) – This code describes the two (2) large berms that were constructed on the mine spoil / tailings and planted with palms to obstruct the view from the residential community on the western and southern shoreline of the mine lake. It also includes the perimeter berm along the south side of Alico Road that was required to buffer the mine activities from Alico Road.

Exhibit 4 provides a FLUCCS map of the Alico West property. Table 2 summarizes the acreage of habitats found within the Alico West property.

Table 2 – Existing Vegetative Associations and Land Use Descriptions on Alico West

FLUCCS CODE	FLUCCS DESCRIPTION	ACRES
163-A	Rock Mining – Active Land	262.8
163-B	Rock Mining – Inactive Land	230.6
320 E2	Shrub Land, Exotics 25% - 49%	4.7
321 E1	Saw Palmetto, Exotics 10% – 24%	1.4
411 E1	Pine Flatwoods 10%-24% Exotics	2.4
411 E2	Pine Flatwoods, Exotics 25% - 49%	2.8
411 E4	Pine Flatwoods, Exotics >75%	9.7
416 E4	Pine Flatwoods, Graminoid Understory, Exotics >75%	7.5
422	Brazilian Pepper	1.3
424	Melaleuca	25.3
512	Canals	1.5
520	Lake	261.6
621 E3	Cypress – 50% - 74% Exotics	3.4
624 E4	Pine/Cypress Flatwoods - >75% Exotics	30.7
625 E3	Hydric Pine Flatwoods – 50% - 74% Exotics	5.1
625 E4	Hydric Pine Flatwoods - >75% Exotics	7.6
641 E2	Freshwater Marsh – 25% - 49% Exotics	0.8
643	Wet Prairie	1.5
740	Disturbed Lands	20.6
740-H	Disturbed Lands - Hydric	14.6
740 E2	Disturbed Lands, 25% – 49% Exotics	2.9
742	Borrow Areas	10.6
7431	Spoil Berms	0.7
7432	Decorative Berms	8.9
	Totals	919.00

4. Listed Species

4.1. Listed Wildlife Species Observed On Site

Following is a summary of the listed wildlife species observed on site during the listed species survey conducted on May 8th and 12th, 2009. Due to the extremely disturbed conditions on site resulting from years of mining and the associated grading, sorting and trucking operations, there is very limited natural habitat remaining on the property. The remaining habitat has been highly disturbed by alteration of the surface water flows and the removal of a majority of the native vegetation. As such, other than water dependant species, there is limited potential habitat present for use by listed wildlife species.

Despite the poor quality of the remaining habitat, Lee County still requires the listed species pedestrian transects cover 80% of the subject property. Craig Schmittler, CSE, PWS, Senior Ecologist of WilsonMiller, Inc. conducted a thorough listed species survey of the subject property on May 8th and 12th, 2009. An aerial showing the approximate location of the pedestrian listed species transects is attached as Exhibit 5. There are a few areas within the mine reclamation site that were not surveyed due to the operation of heavy equipment in those areas during the time of this survey. The areas in question are predominantly stockpile spoil material remaining from the mine activities. This material was being removed from the site at the time of these inspections.

In addition to the field survey, GIS inquiries regarding listed wildlife species were performed by WilsonMiller using the latest publicly available data sets from the Florida Fish and Wildlife

Conservation Commission (FWC) and the Florida Natural Areas Inventory (FNAI). The results of the FNAI inquiry revealed that there were no listed species observations on this property in that database. Several old telemetry points from collared panthers (most observations made in the early 90's) are present on properties to the south, east and northwest, but many of the areas where these panther data point occurred have been since mined or developed.

A bald eagle nest, almost 2 miles northwest of the subject property and west of Ben Hill Griffin Parkway, which was last active in the 1996 nesting season is the only other listed species data point that shows up in the FNAI database. No other listed species sightings are reported on or adjacent to this property.

The Florida Atlas of Breeding Sites for Herons and Their Allies, dated September 1991, shows the closest known breeding colony occurring within 9 miles to the south of this property. All other known colony sites included in this atlas are located farther than 9 miles from the subject property. Although there is little if any nesting or roosting habitat remaining on the subject property, there is abundant forage and roost habitat present in and adjacent to the numerous borrow areas that remain on site. The proposed use of this property will have little if any effect on these uses by the numerous wading bird species that have been observed on site or those species that were not observed, but are known to be regionally abundant and assumed to be present.

Listed wildlife species observed on site during these listed species surveys are detailed in Table 3 below.

Table 3 – Listed Wildlife Species Observed on Alico West

Common Name	Scientific Name	Site Habitat by FLUCCS	FWC Status	FWS Status	FDA Status
REPTILES					
American Alligator	*Alligator mississippiensis*	520	SSC	T (S/A)	N/A
BIRDS					
Tri-colored heron	*Egretta tricolor*	520, 742	SSC	NL	N/A
Little Blue Heron	*Egretta caerula*	520, 742	SSC	NL	N/A
Snowy egret	*Egretta thula*	520, 742	SSC	NL	N/A
Wood Stork	*Mycteria americana*	520, 742	E	E	N/A

FDA = Florida Department of Agriculture and Consumer Services
FWC = Florida Fish and Wildlife Conservation Commission
FWS = United States Fish & Wildlife Service
E = Endangered
T = Threatened
C = Commercially Exploited
NL = Not listed
NA = Not Applicable

The following listed species were observed during the on site pedestrian transects. Several wading bird species were observed and numerous others, though not observed are presumed to be present due to the abundant littoral habitat for potential foraging and the fact that most of these wading bird species are regionally abundant in this geographic area.

Tricolored Heron
A single tricolored heron (*Egretta tricolor*) was observed in the littoral vegetation on the southern shoreline of the excavated area east of the main borrow lake on site. It was foraging along the shoreline at the time it was seen. This species is listed by the FWC as a species of special concern, but is a commonly encountered species in this region. The project as proposed will have minimal effect on the foraging habitat already present in this large lake. There are minimal potential nesting roosting sites on site so the anticipated effect of the project as proposed, on this species in negligible.

Little Blue Heron
Several little blue herons (Egretta caerulea) were observed foraging in the large mine lake and in several of the borrow areas located within the tailings / waste from the mine operation. This species is also listed as a species of special concern, but is also regionally abundant. The project as proposed will have no negative effects on the available forage habitat for this species. There is no potential nest / roost habitat on the subject property.

Snowy Egret
A group of seven (7) snowy egrets (Egretta thula) were observed foraging in the small excavated borrow areas within the tailings from the mining activities. These birds have been classified as a species of special concern by the FWC, but are also a species that is very plentiful in this geographic region. The project as proposed would have no effect on the available forage habitat for this species of wading bird.

Wood Stork
A single wood stork was observed foraging in the shallow excavated borrow areas located in the disturbed habitat on the eastern side of the large mine lake during this inspection. Wood storks have been observed on this lake on numerous occasions over the years. These birds are classified as endangered by both the FWC and FWS. The project as proposed should have no effects on this protected species of wading bird.

American Alligator
Several alligators were observed in the vegetation along the northern shoreline of the large mine borrow lake and in the smaller excavated area at the eastern end of the long northern finger of the large borrow lake. This species is classified as a species of special concern by the FWC and is classified as threatened by the FWS. The development of the property as proposed should have no effects on the alligator population in the general area of this property.

Listed Species observed onsite are located on Exhibit 6.

Table 4 includes a list of all non-listed wildlife species observed during the species surveys on site.

Table 4 - Non-listed Wildlife Species Observed on Alico West

Common name	Scientific name
Cuban Anole	*Anolis sagrei*
Green Anole	*Anolis carolinensis*
Green Tree Frog	*Hyla cinerea*
Cuban Tree Frog	*Osteopilus sepentrionalis*
Black Racer	*Coluber constrictor*
Florida Softshell Snapping Turtle	*Apalone ferox*
Florida Cooter	*Pseudemys floridana*
White Tailed Deer	*Odocoileus virginianus*
Florida Cottontail Rabbit	*Sylvilagus floridanus*
Armadillo	*Dasypus novemcinctus*
Gray Squirrel	*Sciurus carolinensis*
Raccoon	*Procon lotor*
Boat Tailed Grackle	*Quiscalus major*
Common Grackle	*Quiscalus quiscula*
Swallowtail kite	*Elanoides forficatus*
Anhinga	*Anhinga anhinga*
Blue Jay	*Cyanocitta cristata*
Cardinal	*Cardinalis cardinalis*
Mosquitofish	*Gambusia affinis*
Sailfin Mollies	*Poecilia latipinna*
Largemouth Bass	*Micropterus salmoides*
Bluegill	*Lepomis macrochirus*
Florida Gar	*Leisosteus platyrhincus*
Apple Snail	*Pomacea paludosa*
Crayfish	*Procambarus acutus*

4.2. Listed Wildlife Species Potentially Present But Not Observed On Site

Following is a discussion of listed wildlife species that have not been confirmed as occurring on the subject property by direct observation, but are considered to be potentially present due to the presence of suitable habitat, confirmed sightings on adjacent sites, etc. These species are listed in Table 5 below.

Wading Bird Species

Several species of listed wading birds have been observed foraging in and adjacent to the lakes and created borrow pond habitats on the subject property. There are many other listed wading bird species such as White Ibis (*Eudocimus albus*), Limpkin (*Aramus guarauna*), roseate spoonbill (*Ajaia ajaia*) and many other wading bird species that could potentially use these areas as forage habitat. This use will not be affected by the proposed development of the property. There is minimal potential roost / nest habitat on the subject property, but there is ample forage habitat on site and in the immediate vicinity.

Bald Eagle

No bald eagles (*Haliaeetus leucocephalus*) or nests of this species were observed during this inspection. No known nests are known to be located within 1500 linear feet (the distance of a typical primary and secondary eagle nest protection zone) of the subject property boundary. The presence of the large borrow lake indicates high potential for eagle use as a forage site as most large water bodies in this geographic region have a resident pair of eagles nearby that periodically fish in the lakes. The absence of large trees on site would greatly reduce the potential for eagles

nesting on site, but there are forested areas close enough that eagles could potentially use this as a forage site.

Snail Kite
No snail kites (Rostrhamus sociabilis) were observed on site during this inspection, but there were several trees along the lake shoreline that had large piles of apple snail shells underneath. These potential perch trees and the presence of a sizable population of apple snails in the lake would indicate this site is probably used by snail kites periodically throughout the year. The absence of available / suitable nest trees coupled with the abundance of nuisance and exotic tree species in the few forested areas on site, would likely limit snail kit use of this property to forage and seasonal uses.

Big Cypress Fox Squirrel
No Big Cypress Fox Squirrels (Sciurus niger Avicennia) were observed on the subject property during this inspection. There are remnant, forested habitats immediately south of Alico Road that could potentially be used by this species as forage, nest and day bed sites. Gray squirrels were observed in the edge of the hydric pine flatwoods habitats during this inspection. No day beds or apparent nest structures were observed in any of the forested habitats inspected on site. The proposed development of this property would likely have no effect on Big Cypress fox squirrels if they are present. The resulting exotic removal and preservation of some of the habitats on site would improve the potential habitat for this species.

Red-Cockaded Woodpecker
There were no red-cockaded woodpeckers (Picoides biorealis), start holes or cavity trees observed during the listed species surveys conducted on site. The absence of mature pines in most of the forested areas on site, coupled with the dense growths of Melaleuca, and to a lesser extent Brazilian pepper, prevent these birds from utilizing the remaining forested habitats. The absence of large acreages of sapling to seedling dominated pine flatwoods as available forage habitat further reduces the probability of this property being effectively utilized by the red-cockaded woodpecker. The minimal acreage of forested pine habitat on site is the greatest limiting factor preventing these birds from using this site. As such, the proposed development of the property should have no effect on this species.

Eastern Indigo Snake
Although no eastern indigo snakes (Drymarchon couperi) were observed, there is potential habitat present in the forested habitats found immediately south of Alico Road. The abundance of fallen trees, hollowed out logs and vegetative debris piles provides numerous hiding places for these snakes. In addition, conditions on site are favorable for heavy use by rodents and other snakes, both preferred food items of the indigo snake. The potential habitat for these snakes is limited to the small remaining forested areas along the northern edge of the property. Development of this property as proposed should have minimal effect on the eastern indigo snake.

The list of potentially present, but not observed listed species is included in Table 5.

Table 5 - Estimated Probability of Occurrence of Non-Observed Listed Wildlife Species on Alico West

Common Name	Scientific Name	Status (FWC/FWS)	Estimated Occurrence			Habitat by FLUCCS
			Probable	Possible	Unlikely	
BIRDS						
White Ibis	*Eudocimus albus*	E/NL	X			520, 742
Snail Kite	*Rostrhamus sociabilis*	E/E	X			520, 742
Limpkin	*Aramus guarauna*	SSC/NL		X		520, 742
Bald Eagle	*Haliaeetus leucocephalus*	T/T		X		520, 411E1, 742
Red-Cockaded Woodpecker	*Picoides borealis*	SSC/E			X	411E1, 411E2, 624E4, 625E3, 625E4
MAMMALS						
Big Cypress Fox Squirrel	*Sciurus niger avicennia*	SSC/NL		X		411E1, 411E2, 624E4, 625E3, 625E4
REPTILES						
Eastern Indigo Snake	*Drymarchon corais couperi*	T/T		X		411E1, 411E2, 624E4, 625E3, 625E4

4.3. Listed Plant Survey

During the course of conducting surveys for listed wildlife species and field mapping vegetative associations, WilsonMiller ecologists searched for plants listed by the Florida Department of Agriculture (FDA) and/or the U.S. Fish and Wildlife Service (FWS). These agencies have categorized the various plant species based upon their relative abundance in natural communities. Those categorizations include "Endangered", "Threatened" and "Commercially Exploited".

Four species of listed plants (per the FDA list) were observed on the project site during the field survey including stiff-leafed wild pine (*Tillandsia fasciculata*), reflexed wild pine (*Tillandsia balbisiana*), giant airplant (*Tillandsia urtriculata*), and butterfly orchid (*Encyclia tampensis*). All of these species were observed in the 621 E3 habitat along the northern edge of the property.

The listed plant species observed and their state and federal listed status are provided in Table 6 below.

Table 6 - Listed Plant Species Observed on Alico West

Common Name	Scientific Name	Status (FDA/FWS)	Habitat by FLUCCS
Reflexed Wild Pine	*Tillandsia balbisiana*	T	624E4, 625E3, 625E4, 621E3
Common Wild Pine	*Tillandsia fasciculata*	E	624E4, 625E3, 625E4, 621E3
Potbelly Air Plant	*Tillandsia paucifolia*	NL	624E4, 625E3, 625E4, 621E3
Giant Air Plant	*Tillandsia utriculata*	E	624E4, 625E3, 625E4, 621E3
Butterfly Orchid	*Encyclia tampensis*	C	624E4, 625E3, 625E4, 621E3

FWS = United States Fish and Wildlife Service
FDA = Food and Drug Administration
E = Endangered
T = Threatened
C = Commercially Exploited
NL = Not Listed
List of potential species was derived from Appendix H in the Lee County Land Development Code.

5. Proposed Conditions

5.1. Project Description

The proposed project includes the construction of residential and commercial facilities designed to support and complement Florida Gulf Coast University. Access between FGCU and the project site will be accomplished via an internal roadway.

5.2. Construction Methods, and Best Management Practices

Construction will be conducted using common equipment such as bulldozers, backhoes, graders, etc. Contractors performing the construction will be required to properly maintain all equipment such that releases of oils, grease, fuels, or other pollutants into preserved wetlands or other surface waters are minimized to the greatest extent practicable. Clean soil (and possibly rocks/boulders in certain instances) which is free of pollutants, as obtained from both on-site and off-site sources, will be used as fill.

During the construction process, appropriate measures will be taken to minimize impacts to preserved wetlands and to water quality. Wetland and upland buffer areas to be preserved will be clearly marked in the field to avoid damage of and intrusion into protected areas. Appropriate construction Best Management Practices will be employed. Prior to commencement of construction near preserved wetlands, including proposed water control structures, erosion control devices will be installed to control and reduce soil erosion, sediment transport and turbidity. Such devices (e.g., straw bale barriers, silt fencing, temporary sediment traps, impoundment areas to control excessive discharges, etc.) will remain in place throughout the duration of construction until construction zones and surrounding areas are stabilized.

Specific erosion control methods/devices used during construction will generally conform with applicable standards set forth in the "FDER Florida Development Manual," Sections 6-301 through

6-500 (FDER. 1988. "The Florida Development Manual: A Guide to Sound Land and Water Management," Chapter 6: "Storm Water and Erosion Control Best Management Practices for Developing Areas; Guidelines for Using Erosion and Sediment Control Practices," ES BMP 1.01-1.67. FDER, Tallahassee, FL.).

A dewatering permit will be obtained prior to construction. Construction de-watering activities will be conducted so that no discharge is allowed to enter the preserved wetlands or completed lakes. Such discharges will also not be allowed to drain off the property. Temporary stockpile areas will be located so that sediments from erosion are prevented from entering the preserved wetlands or the stormwater management lake. Erosion control devices will be employed near stockpiles where necessary. All side slopes adjacent to the preserved areas and lakes will be stabilized following completion of construction by planting grass seed with mulch or sod.

5.3. Impact Assessment

Approximately 63.7 acres of wetlands are located within the subject property, with the majority being located between the inactive mining area and the Alico Road right-of-way, and along the eastern project boundary adjacent to the powerlines. These wetlands exhibit significant melaleuca infestation. Wetlands along Alico Road are separated from the remainder of the site by a high berm. These wetlands receive road runoff from Alico Road. Native wetland areas are located within the eastern and southern portions of the site adjacent to the powerline right-of-way. These wetlands are isolated from offsite flows via berms and roadways and exhibit a high level of exotic infestation.

Under the proposed concept plan, Residential and Office development will be constructed along Alico Road, resulting in impacts to 100% of the wetlands in that location Design features will be incorporated to accommodate flows from the Alico Road right-of-way.

Additionally, the southern wetland located west of the haul road will be impacted as a result of FGCU related development at the southern end of the project site. These wetlands have been severely impacted as a result of past activities on this site which have greatly reduced their wetland functions. As a result, these areas provide limited hydrologic and wildlife value to the surrounding areas.

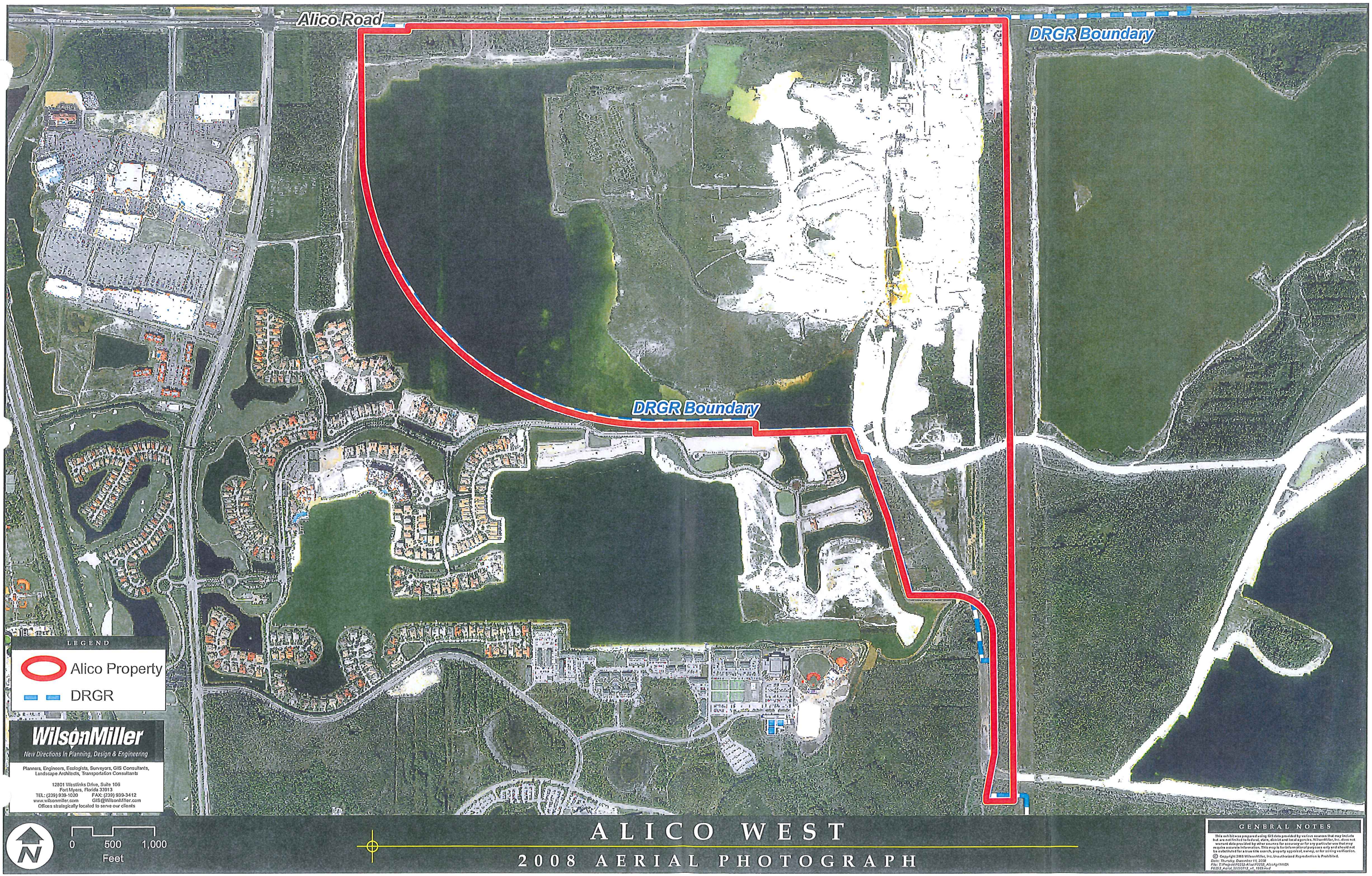
The remaining wetlands, located along the eastern project boundary, are located within the proposed future CR 951 right-of-way and are identified to remain outside the limits of development.

Wildlife usage on the project site is low, with the majority of site use by listed wading birds. This use is directly related to foraging opportunities provided by the large, onsite lake and associated littoral areas, and not foraging use of the marginal wetlands along the roadway. The lack of onsite habitat for the Florida panther has been acknowledged by the USFWS and is not listed as Primary or Secondary area. Due to the high level of disturbance, the project site does not support prey species for the Florida panther nor Florida Black Bear. No impacts to listed species are anticipated to result from the project.

Currently, the project site contains many wet areas of exotic and nuisance vegetation, the result of intense soil compaction and impounded hydrology of the disturbed areas. Although these areas contain hydrophytic vegetation, they are manmade and have not been classified as wetlands.

The project is not anticipated to pose significant environmental impacts.

Exhibit 1 – Aerial Photograph



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Feet

ALICO WEST
2008 AERIAL PHOTOGRAPH

GENERAL NOTES

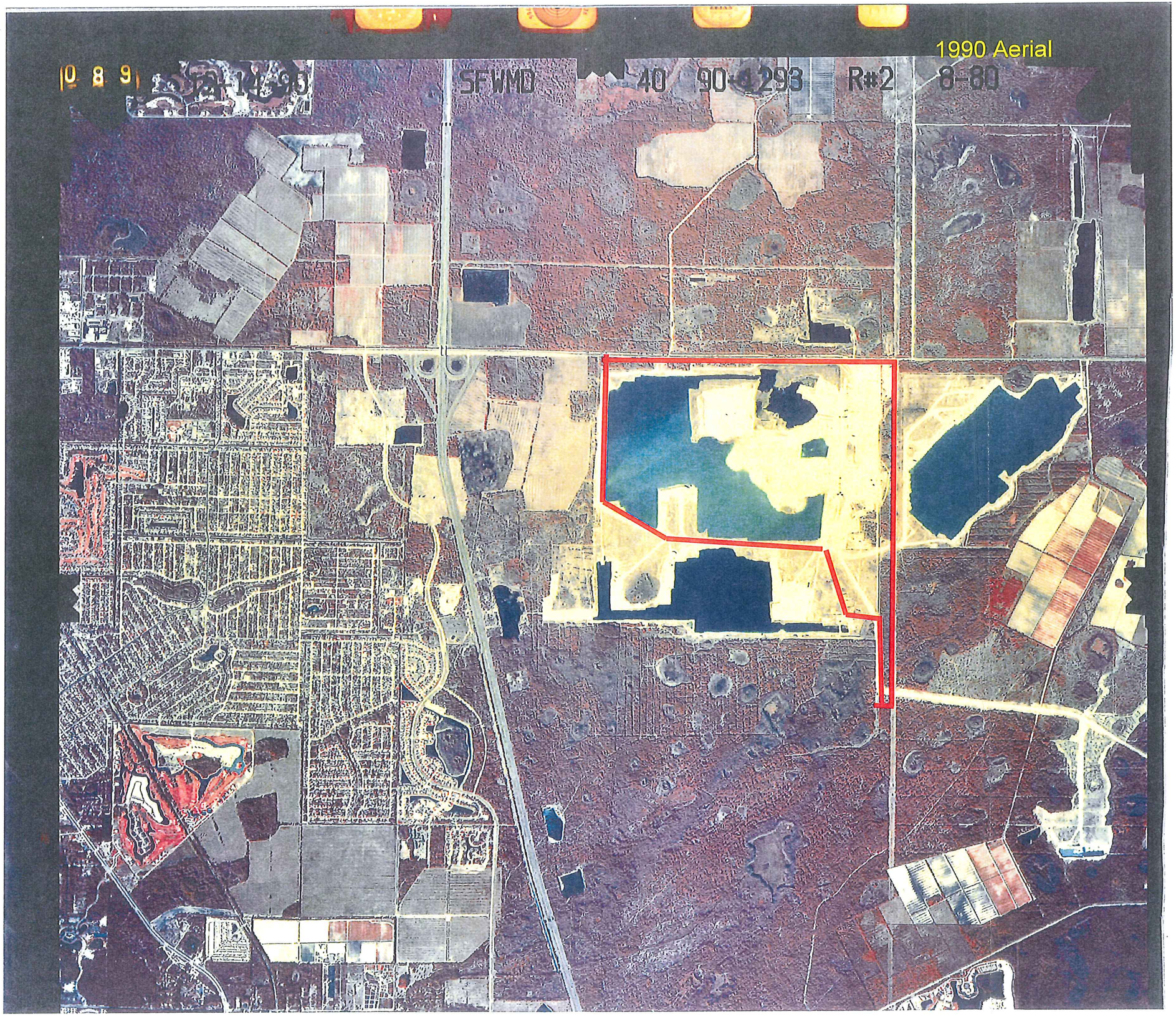
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F0253_Aerial_20081213_v1_1133.mxd

Exhibit 2 – Historic Aerial Photographs

1990 Aerial



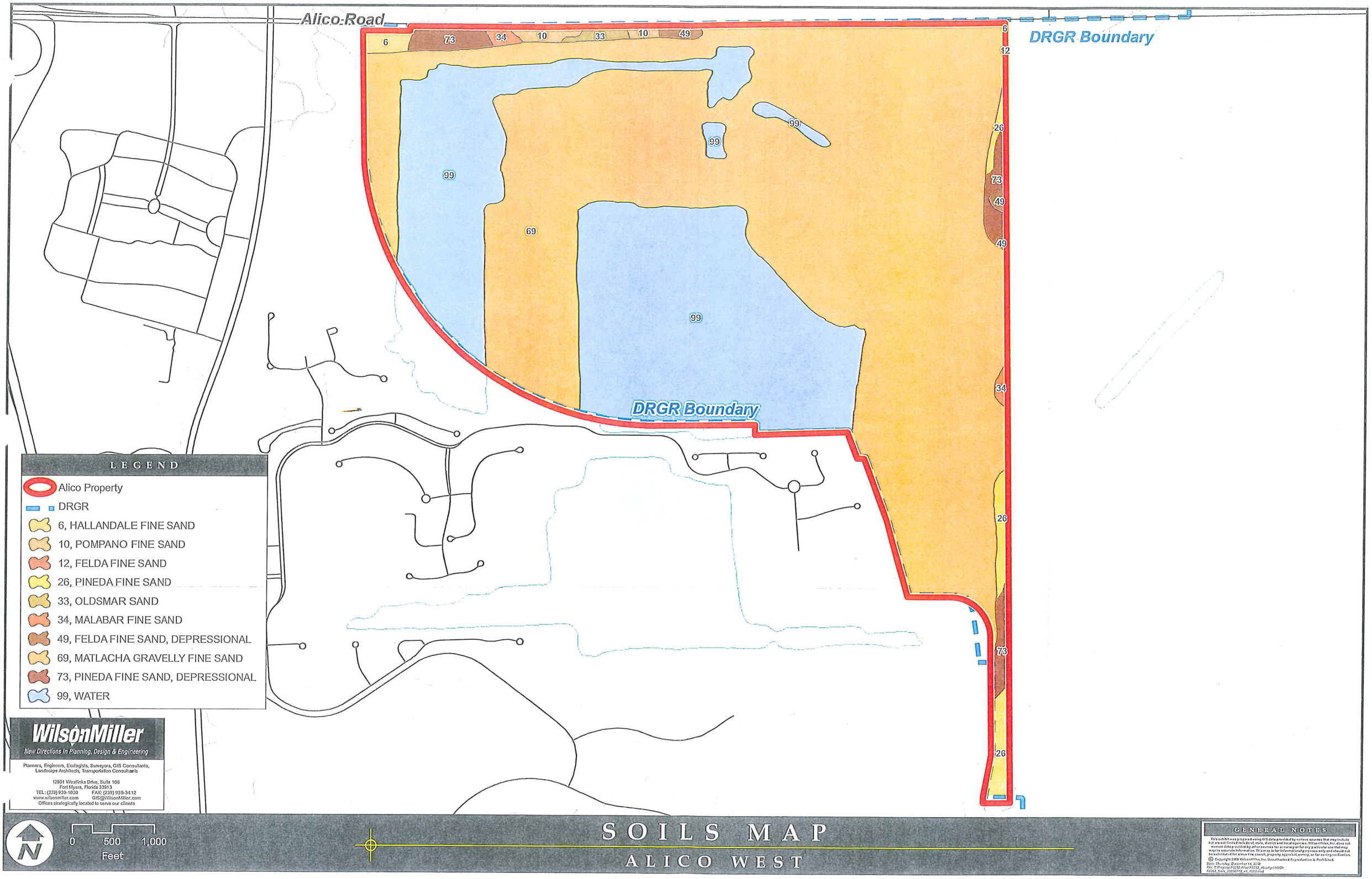

1995 Aerial

1984 Aerial

1" = 4,000'

268002 HAP 84F

Exhibit 3 – NRCS Soils Map



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SOILS MAP
ALICO WEST

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Exhibit 4 - FLUCCS Map

FLUCCS	Acreage Summary +/-
163-A	262.8
163-B	230.6
320E2	4.7
321E1	1.4
411E1	2.4
411E2	2.8
411E4	9.7
416E4	7.5
422	1.3
424	25.3
512	1.5
520	261.6
621E3	3.4
624E4	30.7
625E3	5.1
625E4	7.6
641E2	0.8
643	1.5
740	20.6
740-H	14.6
740E2	2.9
742	10.6
7431	0.7
7432	8.9
Total	919.2

Alico Road

LEGEND

Alico Property

FLUCCS

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ALICO WEST

FLUCCS

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Exhibit 5 - Listed Species Survey Transect Map

Alico Road

DRGR Boundary

DRGR Boundary

DRGR Boundary

LEGEND

- Alico Property
- DRGR
- Listed Species Transects
- American Alligator
- Little Blue Heron
- Snowy Egret
- Tricolor Heron
- Wood Stork

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Exhibit 6 - Listed Species

Alico Road

DRGR Boundary

DRGR Boundary

DRGR Boundary

LEGEND

- Alico Property
- DRGR
- Listed Species Transects
- American Alligator
- Little Blue Heron
- Snowy Egret
- Tricolor Heron
- Wood Stork

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LEE PLAN CONSISTENCY

Population

The request proposes to remove the 919.5+/- acre parcel from the Density Reduction Groundwater Recharge (DRGR) and Wetlands future land use categories and extend the University Community and Wetlands future land use designations across the subject property. The University Community future land use designation currently exists on approximately 3,364 acres on and around the Florida Gulf Coast University Campus. Within the University Community future land use designation there are two sub-categories, the Campus category and the University Village category. The subject property is seeking the University Village category designation. The University Community land use designation is described in the Lee Plan as follows:

> ***POLICY 1.1.9:*** *The University Community land use category provides for Florida's 10th University and for associated support development. The location and timing of development within this area must be coordinated with the development of the University and the provision of necessary infrastructure. All development within the University Community must be designed to enhance and support the University. In addition to all other applicable regulations, development within the University Community will be subject to cooperative master planning with, and approval by, the Board of Regents of the State University System.*
>
> *Prior to development in the University Community land use category, there will be established a Conceptual Master Plan which includes a generalized land use plan and a multi-objective water management plan. These plans will be developed through a cooperative effort between the property owner, Lee County, and South Florida Water Management District.*
>
> *Within the University Community are two distinct sub-categories: University Campus and the University Village. The University Window overlay, although not a true sub-category, is a distinct component of the total university environment. Together these functions provide the opportunity for a diversity of viable mixed use centers. Overall average density for the University Village will not exceed 2.5 units per acre. Clustered densities within the area may reach fifteen units per acre to accommodate university housing. The overall average intensity of non-residential development within the University Village will be limited to 10,000 square feet of building area per non-residential acre allowed pursuant to Map 16 and Table 1(b). Specific policies related to the University Community are*

included within the Lee Plan under Goal 18. (Added by Ordinance No. 92-47, Amended by Ordinance No. 94-30, 98-09, 00-22)

As stated in Policy 1.1.9 above, the overall average density for the University Village must not exceed 2.5 units per gross acre over the entire University Village area and can be clustered at up to 15 units per net acre on individual parcels. This density is already anticipated by the Lee Plan as it is allocated specifically to the University Village area and can be developed at any time. Based on Lee County GIS data there are currently 2,604 acres within the University Village designation, equating to a total permitted units of 6,510 (2604 X 2.5) across this designation.

A review of the existing development within the area, entitlements for future development and a review of all approved local Development Orders, documents a surplus of units available in the University Village. Lee County Department of Community Development records document that 3,200 units have been entitled through the approval of Mixed Use Planned Developments (MPD) within the University Village sub-category. This total includes 2,600 units entitled and approved as part of the Miromar and Miromar Lakes development, of which 1,200 have been built to date. Approximately 600 of those units are assigned to the future Miromar development south of the University. The MPD for Gulf Coast Town Center was approved for 600 units, however Development Order records indicate only 408 units were permitted. Those two developments cover the entire University Community, with the exception of a few non-residential uses such as a fire station and several church sites.

Utilizing zoning entitlements and Development Order records the applicant has determined that a minimum of 3,310 units remain available within the University Village sub category.

Total Units Allocated to the University Village sub category
2604 X 2.5 = 6,510

Total Units Entitled within the University Village sub category
2,600 + 600 = 3,200

Total Allocated, Un-entitled Units with University Village sub category
6,510 – 3,200 = **3,310**

As stated above, the subject property is located within the DRGR and Wetland land use designations. The total acreage of the subject property is approximately 919.5 acres, with the wetland portion of the property at approximately 63.7acres. Utilizing these

acreage figures determines what the subject property is entitled to under the existing DRGR designation.

855.8 acres @ 1 unit per 10 acres = 85.58 units
63.7 acres @ 1 unit per 20 acres = 3.18 units

Total units = 88

The amendment does not request the addition of units to the University Community Land Use category but, rather, requests the addition of acreage to that category. Furthermore, the applicant is requesting that 1,950 of the 3310 available units allocated to the University Village category be designated for the subject property through this future land use amendment, resulting in a development of 1,950 dwelling units. These units are assigned to the University Community land use district; specifically within the University Village sub category and therefore the population for this land use designation is already being accommodated on the current Future Land Use map. This will result in a reduction of the 88 units or 224 persons currently accommodated by the Lee Plan in the DRGR category.

Goals, Objectives and Policies

As stated at the top of this document, the subject property is currently located within the Density Reduction Groundwater Recharge (DRGR) and Wetlands future land use category, and is proposed for the University Community and Wetlands land use category. The site is a 919.5+/- acre parcel located on the south side of Alico Road, west of and adjacent to the future County Road 951 extension. The site has approximately 7,265' of frontage on Alico Road, more than 9,600' of frontage on the future County Road 951 extension and contains a large freshwater lake as the result of past mining activities. The site was previously occupied by Florida Rock Industries who until recently, mined and operated a rock crushing plant and asphalt plant on the site since the 1970's. As a result of the mining operations, the site has been completely disturbed over the past 35 years and contains remnants of the mining operation previously located there. As mining operations ceased around the university, the plant previously located here has relocated east to the area where active mining is taking place, leaving this site severely impacted by past activities. This site was permitted well before extensive reclamation plans utilizing re-vegetation were required and therefore site reclamation is limited to bank re-grading.

The proposed re-designation to University Community will present the opportunity for a redevelopment of the site, including on-site water management, wetland restoration and preservation, water quality improvements, extensive landscaping, access control, and

more appropriate uses for the area and adjacent uses. The site is well situated at what will be a prominent intersection in South Lee county (CR 951 & Alico Road), presenting a major opportunity for the development of a "University Village". In addition to it's location at a major intersection, the site is also located in very close proximity to the FGCU campus, allowing for interconnectivity between the two.

The uses proposed for the site are FGCU housing (students and faculty), FGCU support and classrooms, an FGCU Research Park, a mixed use town center with multiple land uses, office uses, a hotel and conference center and residential and recreational uses, all of which will serve to either support those existing university activities or provide new opportunities to the university environment. In addition, a preserve island/rookery will be created in the southern half of the project, presenting an opportunity for the FGCU Environmental Studies program. Students will be able to participate in the planning, construction and maintenance of the preserve/rookery, providing a laboratory in the field for an integrated interdisciplinary educational experience. A second reserve/restoration area in the northerly half of the project also presents that opportunity.

The site's location at this intersection also presents a unique opportunity due to it's' proximity to the Tradeport future land use area to the north across Alico Road. The Tradeport areas are described by the Lee Plan as follows;

> ***POLICY 1.2.2:*** *The Tradeport areas are commercial and industrial lands adjacent to the airport needed to accommodate projected growth through the year 2030. These areas will include developments consisting of light manufacturing or assembly, warehousing, and distribution facilities; research and development activities; laboratories; ground transportation and airport-related terminals or transfer facilities; hotels/motels, meeting facilities; and office uses. Ancillary retail and Corner Store commercial uses, intended to support the surrounding business and industrial land uses, are allowed if they are part of a Planned Development. Future development in this category is encouraged to include a mixture of land uses as described in Policy 2.12.2. Residential uses, other than bona fide caretaker residences, are not permitted in this category except to the extent provided in Chapter XIII of the Plan. Caretaker residences are not permitted in the Airport Noise Zone B. Because this area is located within the Six Mile Cypress Basin and is also a primary point of entry into Lee County, special environmental and design review guidelines will be applied to its development to maintain the appearance of this area as a primary point of entry into Lee County. Property in Section 1 and the east ½ of Section 2, Township 46 South, Range 25 East, and in Section 6, Township 46 South, Range 26 East, must be rezoned to a planned development zoning category prior to any development other than the construction of essential public services. During the*

rezoning process, the best environmental management practices identified on pages 43 and 44 of the July 28, 1993 Henigar & Ray study entitled, Groundwater Resource Protection Study" will be rebuttably presumed to be necessary to protect potential groundwater resources in the area. (Amended by Ordinance No. 94-30, 02-02, 03-04, 04-16, 07-09, 09-06)

The Tradeport areas are intended to provide the Southwest Florida International Airport with areas capable of accommodating needed commercial and industrial lands through the year 2030. The specific uses slated for the Tradeport areas consist of manufacturing, warehousing, distribution, research and development, as well as laboratories and office space. The Florida Gulf Coast University Lutgert College of Business is well positioned to take advantage of its close proximity to this area through relationships or partnerships with businesses having facilities in this area. Because the subject property is slated to contain a mix of FGCU uses and private enterprise uses, the development and physical location of the subject property provides the opportunity for physical and operational integration between the college and the future Tradeport areas to the north.

A physical connection to the university has not been specifically identified on the site plan. However, the preliminary design for the future CR 951 provides the opportunity to make a connection between the subject property and FGCU. As an alternative or in addition thereto, there is the opportunity along the southern property line of the subject property to create an ingress and egress point between the subject property and the FGCU campus, as shown on the attached Florida Gulf Coast University 2005 Master Plan Update (attached). This connection is identified on the Master Plan as a future functional linkage for vehicular traffic and creates the opportunity for a multimodal transportation system, utilizing alternatives to the automobile. A physical connection could be accomplished between the two sites, immediately east of the FGCU baseball/softball complex, along an existing berm located on the southern side of the existing lake. A 60' wide easement for ingress and egress exists in this very location and matches up with the access shown on the FGCU 2005 Master Plan update. This 60' wide area would be well buffered from Miromar Lakes to the north, offers the closest connection between the two sites and as evidenced on the aerial photograph this area has already been impacted. This connection could provide access from FGCU to both CR 951 and to the subject property, utilizing an area previously disturbed by development activities. In addition, this would provide access to the adjacent wetland system/flowway traversing the campus, and perhaps offering additional educational opportunities. The connection would be accomplished utilizing state of the art environmental engineering techniques and involve the University's Environmental Engineering program. Due to the connection location adjacent to an

existing wetland system, the project presents the opportunity to study stormwater runoff quality and maintenance of the system.

As stated above, the current designation of the subject property is DRGR, described in the Lee Plan (current language) as follows:

> ***POLICY 1.4.5:*** *The Density Reduction/Groundwater Resource (DR/GR) areas include upland areas that provide substantial recharge to aquifers most suitable for future wellfield development. These areas also are the most favorable locations for physical withdrawal of water from those aquifers. Only minimal public facilities exist or are programmed. Land uses in these areas must be compatible with maintaining surface and groundwater levels at their historic levels. Permitted land uses include agriculture, natural resource extraction and related facilities, conservation uses, publicly-owned gun range facilities, private recreation facilities, and residential uses at a maximum density of one dwelling unit per ten acres (1 du/10 acres). Individual residential parcels may contain up to two acres of Wetlands without losing the right to have a dwelling unit, provided that no alterations are made to those wetland areas. Private Recreational Facilities may be permitted in accordance with the site location requirements and design standards, as further defined in Goal 16. No Private recreational facilities may occur within the DR/GR land use category without a rezoning to an appropriate planned development zoning category, and compliance with the Private Recreation Facilities performance standards, contained in Goal 16 of the Lee Plan. (Amended by Ordinance No. 91-19, 94-30, 99-16, 02-02)*

As shown on the attached aerial photographs, the 919 acre site is a combination of land area and lake area. Of the total site, approximately 350 acres were never mined, while the remainder of the site resulted in uplands being excavated and a lake created. The attached Species Survey indicates there are no issues with prot4cted species due to a lack of habitat on the site. Any species currently using the site, such as wading birds or alligators, will be unaffected by the project. Reclamation associated with the site will only serve to enhance the habitat required by these species. The majority of the uplands left after mining are covered by "fines", a by-product of the aggregate production. As a result, the subject parcel does not contain any uplands that provide substantial aquifer recharge and the historic mining activities on the site have been shut down. Test borings on the remainder of the site indicate that there are no commercially valuable natural resources left to be mined. The remainder of the site contains overburden or "fill dirt" and is no more valuable than any other borrow pit site in Lee County.

If the site were to remain in the DRGR category there are no requirements or incentives to accomplish reclamation of the abandoned mining operation. The mining operation was begun well before any permit requirements for reclamation, therefore when the mining operation ceased, the site was abandoned and the existing lake left in its current state. In order to restore some of the ecological benefits lost during the mining process and to help provide for improved water quality, reclamation is proposed during the redevelopment activities. In addition to removing the "fines", the lake banks will be reshaped, littoral shelves with wetland vegetation installed, a preserve/rookery island will be created, upland re-vegetation will occur and an upland stormwater management system will be installed, all providing for increased water quality and the lake's overall better health.

The redevelopment of this site as a part of the University Community will serve to provide consistency with Lee Plan Objective 2.1, below:

> ***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, prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities. (Amended by Ordinance No. 94-30, 00-22)*

This site has been previously developed as a mining operation since the 1970's rendering the site useless for anything else in its current state. A review of the aerial photographs demonstrates that this site is located in a developing area, between the Southwest Florida International Airport and FGCU and that there are no large tracts of land being by-passed to reach this development. With the location of Alico Road to the north, proposed CR 951 to the east and Miromar Lakes to the south and west, the project represents "infill", creating a contiguous, compact development.

> ***POLICY 2.4.2:*** *All proposed changes to the Future Land Use Map in critical areas for future potable water supply (Bonita Springs as described in Policy 1.7.10; Lehigh Acres as described in Policy 54.1.9; and all land in the Density Reduction/ Groundwater Resource land use category) will be subject to a special review by the staff of Lee County. This review will analyze the proposed land uses to determine the short-term and long-term availability of irrigation and domestic water sources, and will assess whether the proposed land uses would cause any significant impact on present or future water resources. If the Board of County Commissioners wishes to approve any such changes to the Future Land*

Use Map, it must make a formal finding that no significant impacts on present or future water resources will result from the change.
(Amended by Ordinance No. 92-47, 94-30, 00-22, 02-02)

Policy 2.4.2 requires the Lee County Board of Commissioners to make a formal finding that no significant impacts to present or future water resources will result from a land use change in the DRGR. The policy also requires Lee County staff to perform a review of the availability of irrigation and domestic water sources, and the effect of the request on those resources, as specified in Policy 2.4.3. below.

POLICY 2.4.3: *Future Land Use Map Amendments to the existing DR/GR areas south of SR 82 east of I-75, excluding areas designated by the Port Authority as needed for airport expansion, which increase the current allowable density or intensity of land use will be discouraged by the county. It is Lee County's policy not to approve further urban designations there for the same reasons that supported its 1990 decision to establish this category. In addition to satisfying the requirements in 163 Part II Florida Statutes, Rule 9J-5 of the Florida Administrative Code, the Strategic Regional Policy Plan, the State Comprehensive Plan, and all of the criteria in the Lee Plan, applicants seeking such an amendment must:*
1. Analyze the proposed allowable land uses to determine the availability of irrigation and domestic water sources; and,
2. Identify potential irrigation and domestic water sources, consistent with the Regional Water Supply Plan. Since regional water suppliers cannot obtain permits consistent with the planning time frame of the Lee Plan, water sources do not have to be currently permitted and available, but they must be reasonably capable of being permitted; and,
3. Present data and analysis that the proposed land uses will not cause any significant harm to present and future public water resources; and,
4. Supply data and analysis specifically addressing the urban sprawl criteria listed in Rule 9J- 5.006(5) (g), (h), (i) and (j), FAC.
During the transmittal and adoption process, the Board of County Commissioners must review the application for all these analytical requirements and make a finding that the amendment complies with all of them. (Added by Ordinance No. 97-05)

The proposed land uses for the subject property, retail, residential, office and university related development, have been evaluated for water use and that calculation is included in the Public Facilities Analysis attached to the application. In addition, this application requests amendments to the Lee County Utilities Water and Sanitary Sewer Service areas (Lee Plan Maps 6 & 7) to incorporate the entire subject property. At this time, the

northern portion of the subject property is located within the water service franchise area; however the sanitary sewer service area ends at the subject property's north property line. The service area boundaries currently exclude the former mining area; creating "a hole" in the service area. The amendment would move both service area boundaries to the project's south property line, providing for a uniform, compact service are boundary. A review of the Lee County Concurrency Report indicates that sufficient water and sewer capacity is available through Lee County Utilities, which was confirmed in an availability letter attached to the original application. Therefore because the project will connect to a sanitary sewer system and public water system, there will no adverse impact to future public water resources, due to additional impacts created by this project.

A review of Lee Plan Map 8, Well Field Cones of Influence indicates the subject property is not located within close proximity to any permitted public water supply wells. The closest plant is the Three Oaks plant and a very small portion of the westernmost uplands on the subject property fall within the Ten Year Travel Time for that Cone of Influence, pursuant to Map 8. Remnants of the mining operation will be removed with the change in land use, including the "fines by-product" created by the mine. A detailed description of the existing conditions on site is included in the attached geotechnical investigation report from CDM. The report contains information on existing subsurface conditions, as well as an investigation of the mining residue (fines) found over a significant portion of the site. The thickness of the residue to be excavated ranges from 8.5' to 69.5' deep in the test borings contained in the report. A storm water management system will be installed, and compliance with well field protection regulations will insure enhanced water quality for surface water and groundwater leaving the site, providing for no adverse impacts to public water resources, per Policy 2.4.3., above.

Lee County Utilities does not have reuse lines in this area; therefore irrigation will utilize the existing on-site lake. The existing lake will provide the irrigation volume necessary to sustain a Florida native based landscape design. In addition the Florida native design featuring drought tolerant landscaping, will require less lawn maintenance and will reduce energy consumption. Lastly, no water usage will occur in connection with the terminated mining operation, thus reducing the sites overall consumption.

The multi use development proposed for the subject property will feature a variety of commercial, residential and office uses. Future FGCU housing will be located in the southerly portion of the project, adjacent to a FGCU Research Facility also planned for the project. In addition, the project will feature a downtown, main street area providing access to the offices, residences and commercial uses planned for the Town Center. In addition, a hotel and conference center, marinas, beach parks, preserve/restoration

areas and a variety of residential units will be located along the perimeter of the Town Center. This type of design will create the connectivity or walkability desired to achieve a cohesive, viable development. In addition, the project will be served by a variety of sidewalks, bike paths and trails intended to create a pedestrian oriented development that blends into the university community to the south. In addition those details provide consistency with Policy 2.12.1 below;

> ***POLICY 2.12.1:*** *The County encourages and promotes clustered, mixed use development within certain Future Urban Area land use categories to spur cluster development and smart growth within those areas of Lee County where sufficient infrastructure exists to support development, as well as continue to improve the economic well-being of the County; provide for diversified land development; and provide for cohesive, viable, well-integrated, and pedestrian and transit oriented projects. This is intended to encourage development to be consistent with Smart Growth principles.(Added by Ordinance No. 09-06)*

Those smart growth principals were utilized to prepare the Conceptual Master Plan attached to this application. The physical and natural features of this site dictate the placement of all uses due to the location of FGCU and the large lake existing on the site. The conceptual plan proposes uses which have been functionally oriented to ensure capability and incorporation between the private development and the FGCU parcel, while also being appropriately related to protect the natural features of the site.

> ***POLICY 4.1.1:*** *Development designs will be evaluated to ensure that land uses and structures are well integrated, properly oriented, and functionally related to the topographic and natural features of the site, and that the placement of uses or structures within the development minimizes the expansion and construction of street and utility improvements. (Amended by Ordinance No. 91-19, 00-22)*

The street system design within the development will provide access to and from Alico Road, future CR 951 and the FGCU campus. The FGCU connection (discussed on page 4) will be provided with pedestrian and bicycle access intended to encourage alternatives forms of transportation and will provide for efficient and safe flow of vehicles to and from the site, pursuant to Policy 4.1.2, below;

> ***POLICY 4.1.2:*** *Development designs will be evaluated to ensure that the internal street system is designed for the efficient and safe flow of vehicles and pedestrians without having a disruptive effect on the activities and functions contained within or adjacent to the development. (Amended by Ordinance 91-19, 00-22)*

The subject property is located adjacent to the Miromar Lakes residential development, located on the south side of the lake on the subject property. As you can see from the Conceptual Plan, all uses located directly on or adjacent to the lake are residential, marina or park uses, with the more intense town center and office uses located on the northern and eastern boundaries, adjacent to Alico Road and proposed CR 951. A large preserve/restoration island is also proposed for the southern portion of the lake, effectively buffering the site. The placement of the proposed uses on the site, together with the preserve island will serve to protect any existing residential uses from any encroachment of future uses.

> ***POLICY 5.1.5:*** *Protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. Requests for conventional rezonings will be denied in the event that the buffers provided in Chapter 10 of the Land Development Code are not adequate to address potentially incompatible uses in a satisfactory manner. If such uses are proposed in the form of a planned development or special exception and generally applicable development regulations are deemed to be inadequate, conditions will be attached to minimize or eliminate the potential impacts or, where no adequate conditions can be devised, the application will be denied altogether. The Land Development Code will continue to require appropriate buffers for new developments. (Amended by Ordinance No. 94-30, 99-15, 00-22)*

The commercial portion of the project is generally slated for the northeast corner of the subject property, well isolated from the existing residential usage to the south. All property within the University Community must undergo a Development of Regional Impact Review, pursuant to Policy 18.2.2 and will be a planned development. The commercial portion of the development will be provided with a common architectural theme, extensive buffering and proper orientation of structures on the site. This design is intended to be that of a traditional neighborhood, providing for connectivity and walkability between FGCU and the surrounding developments. This main street concept will create a downtown FGCU area, connected to both the Tradeport area and the existing campus. The provision of pedestrian and bicycle access from the campus to the downtown area will promote pedestrian activity within the development and thus reduce dependence on the automobile. The location and orientation of the commercial portions of the site, the provision of buffering and the elimination of the mining use on the site well ensure the avoidance of negative impacts on surrounding land uses, as required below;

> ***POLICY 6.1.3:*** *Commercial developments requiring rezoning and meeting Development of County Impact (DCI) thresholds must be developed as commercial planned developments designed to arrange uses in an integrated and cohesive unit in order to:*
> *• provide visual harmony and screening;*
> *• reduce dependence on the automobile;*
> *• promote pedestrian movement within the development;*
> *• utilize joint parking, access and loading facilities;*
> *• avoid negative impacts on surrounding land uses and traffic circulation;*
> *• protect natural resources; and*
> *• provide necessary services and facilities where they are inadequate to serve the proposed use.*
> *(Amended by Ordinance No. 94-30, 00-22)*

Lee County Comprehensive Plan Goal 18 specifically addresses FGCU and the surrounding development to insure that any proposed land uses do not interfere with, disrupt or impede the efficient operation of the university. The applicant has demonstrated, consistent with Goal 18, that the proposed development enhances the operation of the University.

> ***GOAL 18: UNIVERSITY COMMUNITY.*** *In order to ensure that development within he University Community land use category protects and enhances the ability of Florida's tenth university to provide secondary education as described in the Mission Statement of that institution and to assure that land uses or development activities do not interfere with, disrupt, or impede the efficient operation of that institution the following Objectives and Policies will apply to all development within the University Community land use category. The Application (Volume 1 of 2) (1992) and the Support Document (Volume 2 of 2) (1992) to the Amendment to the Lee County Comprehensive Plan for the University Community is incorporated by reference herein as a resource and information document. (Added by Ordinance No. 92-47, Amended by Ordinance No. 94-30, 00-22)*

The applicant is cooperating with FGCU staff regarding the timing and location of development for the subject property, proposed for the University Village designation. The applicant has insured the availability of all necessary infrastructures, including water, sewer, roads and drainage, as required by Objective 18.1, and the subsequent policies as shown on the attached Public Facilities analysis.

> ***OBJECTIVE 18.1: FUTURE LAND USE.*** *In order to ensure that the location and timing of development within the University Community is coordinated with the development of the University and the provision of necessary infrastructure; and, that all associated support development within the University Community is designed to enhance the University; all development within the University Community will be subject to cooperative master planning which must conform to the following policies. (Amended by Ordinance No. 00-22)*

The Conceptual Plan and application materials submitted with this application demonstrate compliance with Policy 18.1.1., below, through the provision of the university related scientific research and development facilities. A review of an aerial photograph shows that this is the only parcel of land around the university situated such that direct access to the campus could be obtained to help create the synergy required for a project designed to enhance the university. The most southerly portion of the subject property is slated for FGCU related housing for graduate students, professors and administrators, within walking distance of the campus. Immediately adjacent to the north is a proposed FGCU Research Park, intended for the research and development activities as set forth below. The position of the subject property adjacent to the Tradeport area will only further the ability of Lee County to promote public/private initiatives and partnerships with FGCU to obtain the economic diversification anticipated by this policy.

> ***POLICY 18.1.1:*** *Lee County will, through public and private economic and business development initiatives, promote the University Community as a catalyst for economic diversification and the promotion of employment throughout Lee County and the Region. Within the University Community land use category the focus of this endeavor (the emphasis) will be on university related scientific research and high technology development activities. (Amended by Ordinance No. 00-22)*

The Conceptual Plan submitted with the application also depicts several residential development pods, ranging from the FGCU housing in the southerly portion of the property, to the lake front development in the northerly end of the project. Utilizing smart growth principles the project intends to provide a variety of housing types, sizes and price points, insuring a diversity of housing products and expanded choices for the consumer. By providing quality housing for people of all income levels the project can accommodate students, faculty, administration, as well as university support personnel, as required by Policy 18.1.2.

> ***POLICY 18.1.2:*** *The University Community will provide a mix of housing types with densities sufficient to meet the needs of and designed to accommodate the varying lifestyles of students, faculty, administration, other university personnel and employees of the associated support development. (Amended by Ordinance No. 00-22)*

As specified in the Lee Plan, overall gross density within the University Community is 2.5 acres per unit with up to 15 net units per acres on individual development parcels. The Lee Plan also requires all development within the University Community to undergo a DRI review, as well as planned development rezoning. It is through the planned development process that Lee County evaluates densities for individual parcels, providing a mechanism for clustering. The applicant will proceed through the planned development rezoning process to determine density on a parcel by parcel basis. In addition, the applicant has provided a detailed listing of all development entitled, permitted or constructed within the University Community and that information is attached for verification, as required below.

> ***POLICY 18.1.4:*** *Lee County will maintain and as necessary adopt regulations further defining how densities for individual parcels within the University Community will be determined. The regulations will address how the total number of units will be tallied to insure that the overall average density of 2.5 units an acre will be maintained. The regulations will provide a mechanism for clustering densities within the University Community. (Amended by Ordinance No. 00-22, 07-12)*

The applicants proposed development will create a balanced mixture of uses intended to reduce overall trip lengths, to support pedestrian, bicycle and transit opportunities and create pedestrian friendly streetscapes. The Conceptual Plan provides for outdoor livability, including interconnected pedestrian and bike facilities, walkways, public plazas, street furniture, and walkable block size. By linking pedestrian routes and bikeways with the street system or other public space such as parks, the development will encourage pedestrian and bicycle- friendly access, with access to the development and the surrounding community. Streets will be provided with design features including sidewalks which define and contribute to a pedestrian street character. Building design, placement, and entrances will be at a pedestrian scale and oriented towards streets or other public space such as parks or squares. Lastly, existing Lee Tran routes can be extended to the subject property, providing for mass transit opportunities linking the University Community to the remainder of the county, while the FGCU campus Eagle Express shuttle can provide transit opportunities within the University Community. In addition, the lake presents an opportunity for a future water taxi service, available to students and adjacent developments for access to the proposed downtown area.

These features and details will be confirmed by the university through the required Campus Master Plan update, required by this application, as specified by Policies 18.1.5 and 18.1.6 below.

> ***POLICY 18.1.5:*** *In order to create a cohesive community, site design within the University Community must utilize alternative modes of transportation such as pedestrian networks, mass transit opportunities, sidewalks, bike paths and similar facilities. Site design must link related land uses through the use of alternative modes of transportation thus reducing automobile traffic within the University Community. The county will work cooperatively with the University on these matters as the University proceeds through the Campus Master Plan Process. (Amended by Ordinance No. 94-30, 00-22)*

> ***POLICY 18.1.6:*** *Lee County will facilitate mass transit opportunities connecting the University Community to other parts of the county, in accordance with the goals, objectives, and policies of the Mass Transit element. (Amended by Ordinance No. 94-30, 00-22)*

As specified throughout the application, the project does propose a diverse mixture of land uses on this site, as opposed to other existing development within the University Community. The majority of the existing development within the University Community consists of a private mixed use residential, golf course development, containing a significant amount of single family units and generally not catering to the student body, faculty or support staff of the university. Additionally, Gulf Coast Town Center is a regional shopping mall utilizing a big box development pattern providing shopping, dining and entertainment facilities within the University Community area. While this area does provide commercial and student employment opportunities within the University Community area, it is somewhat removed from the campus and outside of walking distance criteria and does not function as a university downtown area as contemplated by the Campus Master Plan. Vacant property south of the University Community is owned by the Miromar Lakes developer and is approved for similar low density residential development and a golf course. This parcel represents the only undeveloped, contiguous parcel to the University Community with the ability to accomplish what the Campus Master Plan intended for the University Community designation.

> ***POLICY 18.1.7:*** *A diverse mixture of land uses will be encouraged within the University Community. Compatibility will be addressed through project design, including adequate buffering or other performance measures, therefore allowing adjacent appropriate industrial, residential and commercial land uses where such locations represent good planning. In reviewing zoning requests within the*

University Community, Lee County will consider noise, odor, visual, security, and traffic impacts in determining land use compatibility. Because of the required cooperative master planning with and approval by the Board of Regents, the required compatibility review and the requirement that commercial land uses within the University Village be related to the University, development within the University Community will not be subject to the site location standards set forth in Goal 6 of the Lee Plan. (Amended by Ordinance No. 94-30, 00-22)

POLICY 18.1.9: *Prior to the commencement of development within the University Community land use category, an area-wide Conceptual Water Management Master Plan must be submitted to and approved by Lee County and South Florida Water Management District staff. This water management plan will be integrated with the Conceptual Master Plan and be prepared through a cooperative effort between the property owner, Lee County, and South Florida Water Management District. This master plan will insure that the water management design of any development within the University Community will maintain or improve the currently existing quality and quantity of groundwater recharge. This plan must be consistent with the drainage basin studies that were prepared by Johnson Engineering, and approved by the SFWMD. Lee County will amend the county land development regulations to require all new development to be consistent with the appropriate basin study. (Amended by Ordinance No. 94-30, 00-22)*

Several policies within the Lee Plan require the applicant to amend the University Community Conceptual Master Plan as well as the Campus Master Plan in conjunction with the university and the Board of Regents. While the Board of Regents no longer exists, we will be working with the FGCU Board of Trustees to accomplish that amendment. The University Community Conceptual Master Plan is proposed to be amended by adding a ninth area to the plan, incorporating the subject property into the University Village, providing for consistency with Policies 18.1.10. and 18.1.11., below.

POLICY 18.1.10: *Development within the University Community land use category will be consistent with the Generalized Land Use Map and the eight area descriptions contained on or between pages 6 through 10 of the University Community Conceptual Master Plan, dated April 1994. (Amended by Ordinance No. 94-30)*

> ***POLICY 18.1.11:*** *If not otherwise addressed by the Conceptual Master Plan, the landowner(s) within the University Village will coordinate infrastructure connections and interconnections, including but not limited to roadways, utilities and water management, with the University Campus through the established Board of Regents' master planning, review and approval process. (Amended by Ordinance No. 00-22, Relocated by Ordinance No. 07-12)*

The Conceptual Plan submitted with this application demonstrates compliance with Policy 18.1.12. While there are no pristine areas remaining on the site due to previous development, the applicant has proposed a preservation/restoration island intended to serve as a bird rookery and a study site for the FGCU Environmental Studies program. In addition to another preserve area located in the northern end of the property, the physical interconnection to FGCU adjacent to a major flow way, presents an opportunity to the Engineering school to participate in the design, construction and study of a state of the art environmental design for the connection.

> ***POLICY 18.1.12:*** *To encourage a variety of wildlife habitats and university study sites, special consideration will be given in the Conceptual Master Plan to the preservation of portions of the most pristine and diverse wildlife habitat areas (such as, pine flatwoods, palmetto prairies, and major cypress slough systems) as an incentive to reduce, on a one-for-one basis, open space requirements in other developments within the University Community. The implementation of this policy will occur at the time of zoning and development review. (Amended by Ordinance No. 94-30, 00-22, Relocated by Ordinance No. 07-12)*

The applicant has contacted Lee County Utilities regarding the provision of water and sewer service. While water service exists in the adjacent Alico Road right of way, sewer lines are slated to be installed with the expansion of Alico Road and the development of the Tradeport areas to the north. The project will also comply with the recommendations of the Estero Basin study. The applicant will be responsible for the provision and expansion of service and thus comply with Policy 18.1.14. and 18.1.15 below.

> ***POLICY 18.1.14:*** *The cost for the provision and expansion of facilities for potable water and sanitary sewer that benefits development in the University Community will be borne by those who benefit. Such funding may include (but is not limited to) outright construction by the developer, special taxing or benefit districts, or Uniform Community Development Districts (Chapter 190, F.S.). The cost for these types of improvements will not be born by the county. (Added by Ordinance No. 94-30, Amended by Ordinance No. 00-22, Relocated by Ordinance No.07-12)*

> ***POLICY 18.1.15:*** *The cost for the provision and expansion of facilities necessary to comply with the recommendations of the Estero Basin that benefits development in the University Community will be borne by those who benefit. Such funding may include (but is not limited to) outright construction by the developer, special taxing or benefit districts, or Uniform Community Development Districts (Chapter 190, F.S.). The cost for these types of improvements will not be borne by the county. (Added by Ordinance No. 94-30, Amended by Ordinance No. 00-22, Relocated by Ordinance No. 07-12)*

The applicant is requesting a re-designation to University Community, specifically to the University Village sub district. In addition the applicant proposes to amend the University Window Overlay as well.

> ***OBJECTIVE 18.2: UNIVERSITY COMMUNITY SUB-CATEGORIES.*** *The University Community meets an educational infrastructure need for the Southwest Florida five county area by providing the necessary and appropriate land uses to carry out the mission of Florida's 10th University as stated by the Board of Regents. Within the University Community land use category there are two distinct sub-categories: University Campus and the University Village. The University Window overlay is also a part of the University Community land use category. (Amended by Ordinance No. 94-30)*

As stated above, the applicant is requesting to be included within the University Village sub-area and has proposed the types of uses desired to create a viable university community. The projects location between the FGCU campus and the Tradeport areas provide the only remaining opportunity for a sustainable development within the University Community. Providing the necessary support residential and commercial within close proximity to the campus and creating a connected, walkable community will create the synergy necessary enhance the university function; as required by Policy 18.2.2.

> ***POLICY 18.2.2:*** *The University Village is an area which provides the associated support development and synergism to create a viable University Community. This sub-category allows a mix of land uses related to and justified by the University and its development. Predominant land uses within this area are expected to be residential, commercial, office, public and quasi-public, recreation, and research and development parks. In addition to complying with the Conceptual Master Plan required by Policy 18.1.10, all property within the University Village must undergo a Development of Regional Impact review. (Amended by Ordinance No. 00-22)*

The applicant also proposes to extend the University Overlay to include the subject property's frontage on Alico Road. The current overlay includes Treeline (Ben Hill Griffin) Avenue from Alico Road to Corkscrew Road, as well as several road segments intersecting with Treeline Avenue. The applicant would propose to extend the overlay along Alico Road, from the intersection of Alico and Treeline, easterly to the future intersection with CR 951. As CR 951 is constructed, traffic patterns in the area will change, creating an additional route to reach the University from the south and the need for architectural standards. These standards are subject to agreement with all affected property owners, as specified below.

> ***POLICY 18.2.3:*** *The University Window Overlay includes the area within 100 feet on both sides of the right-of-way of the following roadway segments:*
> ***Treeline Avenue*** *from Alico Road to Corkscrew Road*
> ***Alico Road*** *from I-75 to Treeline Avenue*
> ***Corkscrew Road*** *from I-75 to Treeline Avenue*
> ***Koreshan Boulevard*** *from I-75 to Treeline Avenue*
> *With input from affected property owners, Lee County and the Board of Regents will develop mutually agreed upon standards for the University Window addressing landscaping, signage and architectural features visible from the designated roadway segments. (Amended by Ordinance No. 00-22, 07-12)*

Adjacent Local Governments

The subject property is located entirely within Lee County and is not located adjacent to any other local government. As required by Policy 18.1.10, all development within the University Community must be consistent with the University Community Master Plan. The applicant is working with the adjacent University and the Board of Regents to ensure consistency with a revised University Community Master Plan.

State Comprehensive Plan

There are several goals and policies from the State Comprehensive Plan that are generally applicable to this project. The majority of the standards contained within the State and Regional Plans required action by the state or local government.

> ***(7) WATER RESOURCES.--***
>
> *(a) Goal.--Florida shall assure the availability of an adequate supply of water for all competing uses deemed reasonable and beneficial and shall maintain the functions of natural systems and the overall present level of surface and ground*

water quality. Florida shall improve and restore the quality of waters not presently meeting water quality standards.

4. Protect and use natural water systems in lieu of structural alternatives and restore modified systems.

5. Ensure that new development is compatible with existing local and regional water supplies.

10. Protect surface and groundwater quality and quantity in the state.

11. Promote water conservation as an integral part of water management programs as well as the use and reuse of water of the lowest acceptable quality for the purposes intended

The project is located within a Density Reduction Groundwater Recharge land use designation and as such is required to address water supply and water quality as required by Policies 2.4.2 and 2.4.3. This review must address availability of water for irrigation and domestic use, as well as the existing sources and possible contamination sources. In addition the project is designed to restore a portion of the natural system on site and to reclaim areas disturbed by mining, including lake banks and slopes. All plumbing fixtures within the proposed development will be of a water saving variety, xeriscape principals will be utilized and turf areas will be limited, all promoting water conservation. Reuse irrigation is not available at this time.

(9) NATURAL SYSTEMS AND RECREATIONAL LANDS.--

(a) Goal.--Florida shall protect and acquire unique natural habitats and ecological systems, such as wetlands, tropical hardwood hammocks, palm hammocks, and virgin longleaf pine forests, and restore degraded natural systems to a functional condition.

1. Conserve forests, wetlands, fish, marine life, and wildlife to maintain their environmental, economic, aesthetic, and recreational values.

7. Protect and restore the ecological functions of wetlands systems to ensure their long-term environmental, economic, and recreational value.

The site has been occupied by a mining operation, over the past 35 years, and is almost entirely disturbed. Two small areas containing suitable indigenous vegetation will be conserved and restored to create viable wetland systems, possible for use by FGCU's Environmental Education department.

(11) ENERGY.--

(a) Goal.--Florida shall reduce its energy requirements through enhanced conservation and efficiency measures in all end-use sectors, while at the same time promoting an increased use of renewable energy resources.

4. Ensure energy efficiency in transportation design and planning and increase the availability of more efficient modes of transportation.

(a) Goal.--Florida shall protect its air, land, and water resources from the adverse effects of resource extraction and ensure that the disturbed areas are reclaimed or restored to beneficial use as soon as reasonably possible.

3. Require that disturbed areas, except those selected to be reclaimed by nature, be reclaimed to productive and beneficial use within a period determined by the state to be reasonable and practical.

The project is proposing to provide a multimodal transportation system, utilizing Lee Tran, the University bus system, bicycles and an extensive pedestrian network. All of these alternative types of transportation will reduce dependence on the automobile and serve to reduce overall energy demands.

(13) MINING.--

(a) Goal.--Florida shall protect its air, land, and water resources from the adverse effects of resource extraction and ensure that the disturbed areas are reclaimed or restored to beneficial use as soon as reasonably possible.

3. Require that disturbed areas, except those selected to be reclaimed by nature, be reclaimed to productive and beneficial use within a period determined by the state to be reasonable and practical.

6. Minimize the effects of resource extraction upon ground and surface waters.

The site was first developed as a mining operation in the 1970's, well before any restoration standards were developed. As a result the site was abandoned when the mining ceased, leaving the site covered with a by product on the rock crushing (fines), leftover piles of material and almost completely devoid of vegetation. By allowing the redevelopment of a obviously disturbed site, there is the opportunity to provide restoration and reclamation, including lake bank regrading and re-vegetation,; effectively minimizing the effects of mining on ground and surface waters.

(15) LAND USE

(a) *Goal.*--In recognition of the importance of preserving the natural resources and enhancing the quality of life of the state, development shall be directed to those areas which have in place, or have agreements to provide, the land and water resources, fiscal abilities, and service capacity to accommodate growth in an environmentally acceptable manner.

3. Enhance the livability and character of urban areas through the encouragement of an attractive and functional mix of living, working, shopping, and recreational activities.

6. Consider, in land use planning and regulation, the impact of land use on water quality and quantity; the availability of land, water, and other natural resources to meet demands; and the potential for flooding.

7. Provide educational programs and research to meet state, regional, and local planning and growth-management needs.

The project does propose a diverse mixture of land uses on this site, as opposed to other existing development within the University Community. The uses proposed for the site include FGCU faculty and students housing, FGCU educational facilities, an FGCU Research and Development Park, a office park, a hotel and conference center, a marina/beach area, preserve/rookery areas and several residential unit types. In addition to those uses, a mixed use town center is planned to serve as a University downtown area. The town center will contain various retail and service oriented uses, as well as numerous public spaces intended to foster interaction.

The existing use of a mining operation has severely impacted the property and therefore the reclamation of the site and conversion to an urban land use will only serve to improve water quality within the on-site lake and therefore runoff leaving the site. The land here is being reclaimed, with the byproduct (fines) being cleaned up and the site re-vegetated making good use of previously disturbed property.

A preserve island/rookery will be created in the southern half of the project, presenting an opportunity for the FGCU Environmental Studies program. Students would be able to participate in the planning, construction and maintenance of the preserve/rookery, providing a laboratory in the field for an integrated interdisciplinary educational experience. A second reserve/restoration area in the northerly half of the project also presents that opportunity.

(19) TRANSPORTATION.--

a) Goal.--Florida shall direct future transportation improvements to aid in the management of growth and shall have a state transportation system that integrates highway, air, mass transit, and other transportation modes.

8. Encourage the construction and utilization of a public transit system, including, but not limited to, a high-speed rail system, in lieu of the expansion of the highway system, where appropriate.

The project proposes to provide a multimodal transportation system, linking FGCU and the subject property with an integrated public transit system. In addition to a vehicular connection, a pedestrian and bicycle path system will be provided and connected to the campus system of boardwalks. Bus service can be provided with the addition of a Lee Tran stop intended for the site, connecting to the existing Lee Tran Route serving the University and through the use of the FGCU Eagle express shuttle bus service.

(21) THE ECONOMY.--

(a) Goal.--Florida shall promote an economic climate which provides economic stability, maximizes job opportunities, and increases per capita income for its residents.

(b) Policies.--

1. Attract new job-producing industries, corporate headquarters, distribution and service centers, regional offices, and research and development facilities to provide quality employment for the residents of Florida.

6. Promote economic development for Florida residents through partnerships among education, business, industry, agriculture, and the arts.

8. Promote economic self-sufficiency through training and educational programs which result in productive employment.

The site is proposed to house an FGCU Research and Development Park, in addition to numerous private enterprise businesses within the business park, immediately south of the Tradeport land use designation along Alico Road. The Tradeport areas are intended to provide the Southwest Florida International Airport with areas capable of accommodating needed commercial and industrial lands through the year 2030. The specific uses slated for the Tradeport areas consist of manufacturing, warehousing, distribution, research and development, as well as laboratories and office space. The Florida Gulf Coast University Lutgert College of Business is well positioned to take advantage of its close proximity to this area through relationships or partnerships with businesses having facilities in this area. Because the subject property is slated to

contain a mix of FGCU uses and private enterprise uses, the development and physical location of the subject property provide the opportunity for physical and operational integration between the college and the future Tradeport areas to the north.

Regional Policy Plan

Housing Element

Goal 2: Southwest Florida will develop (or redevelop) communities that are livable and offer residents a wide range of housing and employment opportunities.

Action 2: Work with local governments to promote structures and developments that combine commercial and residential uses as a means of providing housing that is affordable and near employment opportunities.

The project does propose a diverse mixture of land uses on this site, as opposed to other existing development within the University Community. The uses proposed for the site include FGCU faculty and students housing, FGCU educational facilities, an FGCU Research and Development Park, a office park, a hotel and conference center, a marina/beach area, and several residential unit types. In addition to those uses, a mixed use town center is planned to serve as a University downtown area. The town center will contain various retail and service oriented uses, as well as numerous public spaces intended to foster interaction. Housing for FGCU students and faculty will provide housing within walking distance of employment opportunities for both.

Economic Development Element

Goal 1: A well-maintained social, health, and educational infrastructure to support business and industry.

Strategy: Continually improve the educational system to produce an educated and trained work force.

Actions: 3. Review proposed development for impacts on and opportunities to provide needed educational facilities and services.

Goal 2: A well-educated, well-trained work force.

Strategy: Enhance the skill level of the regional work force.

Actions:

1. Coordinate with the public and private sectors to assess skills for targeted industries.

2. Participate with educators, business groups, and public entities such as the Workforce Development Boards to establish training and educational programs.

As specified earlier in this document, the applicant will cooperate with FGCU regarding the development of the FGCU Research and Development Park. This area will provide a variety of opportunities for public-private partnerships intended to involve students in the surrounding business community. In addition, the location of FGCU adjacent to a major employment center will enable the University to provide continuing education classes to the existing employment base and improving the regional work force.

Natural Resources Element

Goal 3: Water Management Districts and local governments must have programs based on scientific modeling to protect surface water, potable water wells, wellfields and contributing areas from contamination.

Strategy: To resolve this land planning and water management disjunct, all entities need a common, readily accessible, understandable water resource modeling tool.

Actions:
1. Working with the Water Management Districts and local governments, assist in the creation of a modeling tool to evaluate current resource conditions based on alternative rainfall scenarios. The modeling tool needs to be able to predict and evaluate future resource conditions based on alternative land use and rainfall scenarios. The tool needs to be able to address the likelihood of success of different management responses to the alternatives forecasted.

Goal 4: Livable communities designed to improve quality of life and provide for the sustainability of our natural resources.

Strategy: Promote through the Council's review roles community design and development principles that protect the Region's natural resources and provide for an improved quality of life.

4. Working in cooperation with agencies and local governments insure that all mining and borrow operations prepare and implement reclamation programs that restore and ensure long-term sustainability of their watersheds and native habitats.

A Conceptual Water Management Master Plan for the airport was developed pursuant to Lee Plan POLICY 18.1.9. This plan was developed between Lee County, the property owners and the SFWMD. The project is consistent with that plan. The site was first developed as a mining operation in the 1970's, well before any restoration standards were developed. As a result the site was abandoned when the mining ceased, leaving the site covered with a by product on the rock crushing (fines), leftover piles of material and almost completely devoid of vegetation. By allowing the redevelopment of an obviously disturbed site, there is the opportunity to provide restoration and reclamation, including lake bank regrading and re-vegetation, effectively minimizing the effects of mining on ground and surface waters.

Transportation Element

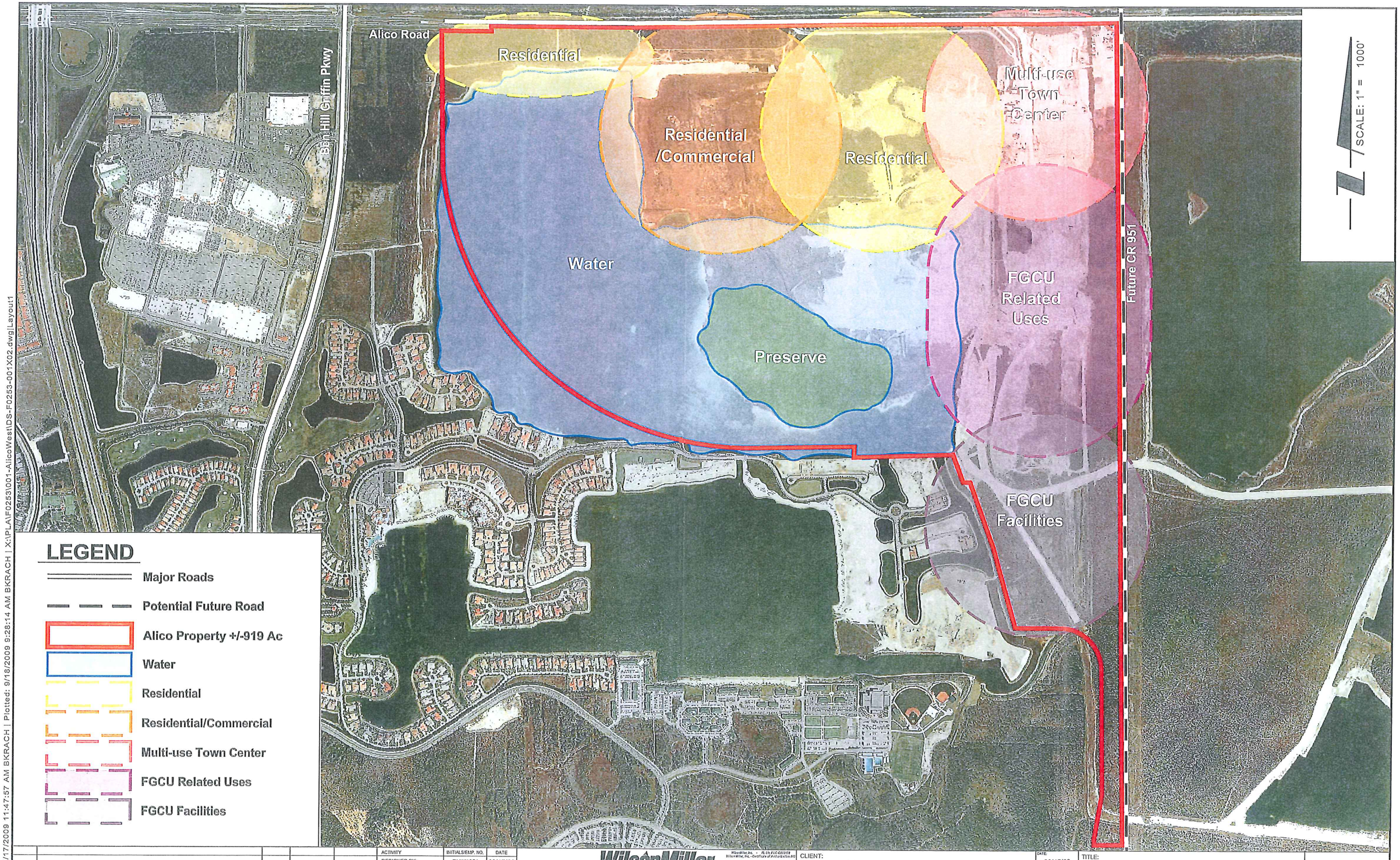
Goal 1: Construct an interconnected multimodal transportation system that supports community goals, increases mobility and enhances Southwest Florida's economic competitiveness.

Strategy: Promote Smart growth where residential communities are linked with job centers through transit, carpooling, or other high occupancy vehicle transportation.

Goal 2: Livable communities designed to affect behavior, improve quality of life and responsive to community needs.

Strategy: Promote through the Council's review function a good environment for driving, walking, bicycling, and public transit using a highly connected network of public streets, green space, and community centers.

The project proposes to provide a multimodal transportation system, linking FGCU and the subject property with an integrated public transit system. In addition to a vehicular connection, a pedestrian and bicycle path system will be provided and connected to the campus system of boardwalks. Bus service can be provided with the addition of a Lee Tran stop intended for the site, connecting to the existing Lee Tran Route serving the University and through the use of the FGCU Eagle express shuttle bus service. The Tradeport areas to the north and the shopping areas to the west can also be connected to the transportation system via Master Planning accomplished at the DRI/Planned Development rezoning process.



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CLIENT: ALICO LAND DEVELOPMENT, INC.

PROJECT: ALICO WEST

DATE: 09/17/09
HORIZONTAL SCALE: 1" = 1000
VERTICAL SCALE:
SEC: TWP: RGE:

TITLE: CONCEPTUAL PLAN BUBBLE MAP

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Alico Land Development, Inc.

Evaluation of Section 12, Lake 5 Sediment

June 2009

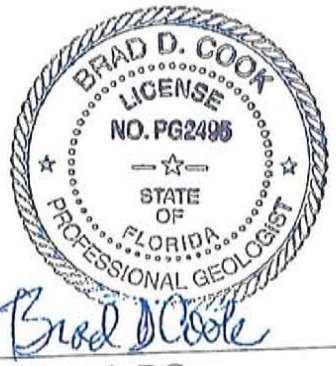


Report

Alico Land Development, Inc.

Evaluation of Section 12, Lake 5 Sediment

June 2009



Brad D. Cook, P.G.
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Executive Summary

Background

The Alico Land Development, Inc. property includes a large portion of the site filled with mining residue (fine sand, silt, and clay) from previous mining operations. Options for redevelopment are being explored and include reclaiming lake area and buildable property by removing the residue from select locations and re-depositing the material into an adjacent lake.

Previous Study

Camp Dresser & McKee Inc. (CDM) completed a geotechnical investigation in 2002 to evaluate the suitability of the residue filled areas for redevelopment. The study included 16 test borings and physical testing of residue samples. The fill thickness from mining residue ranged from 8.5 to 68.5 feet thick. Recommendations were provided regarding the potential settlement and ground improvement for the proposed structures and areas of the site being considered for redevelopment.

Current Scope and Study

The current scope of work is described in our proposal dated February 19, 2009. The work was designed to evaluate residue in Section 12 of the Alico Land Development, Inc. property. This feasibility study evaluated the removal of residue to expand the footprint of Lake 5 and allow a more desirable site plan for future development, such as providing more buildable lakefront property.

The major findings of the study are:

- The majority of residue is fine sand that could be used as structural fill.
- The residue includes fines (silt and clay) in lenses throughout the filled area that can have a deleterious effect on fill properties.
- A method to separate the fines from the sand can be used during the removal (dredging and classifier).

Methodology and Results

CDM advanced 11 hand auger borings to obtain residue samples. The soil types are generally consistent with those in the 2002 study, which are predominantly fine sands with varying amounts of silt and clay. Much of the fine sand material could be used for structural fill during redevelopment as it drains readily. The silt and clay material is less desirable for structural fill because it does not drain as quickly as the sands.

Bench scale sedimentation tests were conducted using the fine grained silts and clays to determine how quickly settlement would occur and turbidity levels would drop. Our testing indicated that within three days, the residue settled and the turbidity of

the water dropped from greater than 1,000 NTUs to approximately 15 NTUs, indicating that the material settles and the water clears within three days.

CDM conducted a bathymetric survey of Lake 5 to estimate the potential volume of residue that could be redeposited. The average depth of the lake was approximately 20 feet on May 7, 2009, when the lake was relatively low due to dry season water levels.

A cut and fill analysis was conducted to estimate the volume of residue removal versus re-deposition in the Lake 5. Based on the conceptual plan, if all residue removed was deposited in the lake, the lake bottom would rise approximately 10 feet.

Two potential methods were evaluated to remove the residue; by hydraulic excavator or by dredging. An advantage of dredging is the residue could be separated (sand from silt/clay) by a particle size classifier. The separation would allow minimization of material returned to the lake for redeposition while the sand could be stockpiled, allowed to drain, and used for structural fill. If the excavator is used, usable fill may be limited to material above the water table and particle size separation would be more problematic. However, an excavator will be able to provide final grading of the lake side slopes. A combination of the two methods will allow the advantages of each method.

Permitting requirements were researched for the proposed construction. The project will require an Environmental Resources Permit (ERP) from the South Florida Water Management District (SFWMD). A jurisdictional determination for the US Army Corps of Engineers will be needed to determine if the lake is considered "waters of the United States."

Section 1
Introduction

1.1 Background

Alico Land Development, Inc. is considering development of the 972-acre Alico Corporation parcel, located in Sections 11, 12 and 13, Township 46S, Range 25E, Lee County, Florida, for residential and commercial use. The parcel was mined for over 30 years, approximately from 1972 to 2005, during which time the site was excavated and subsequently partially filled with sediments from the mining operations. Currently the majority of Section 12 and the portion of the parcel in Section 13 are above the water table. A large lake (Lake 5) covers the east half of Section 11 and the southern edge of Section 12.

CDM previously conducted a geotechnical study encompassing a broad portion of Section 12 in the area northeast of Lake 5. The investigation indicated the presence of very soft to very loose fill materials (mining residue) to depths of 8.5 to 68.5 feet. Because the fill materials would require significant improvement in order to support construction associated with site development, the current conceptual site plan limits construction to the unmined areas and proposes creation of an island preserve on the mining residue in the southwest and central portions of Section 12.

To create the island preserve, an 8 to 10-foot deep channel would be excavated in the mining residue separating the preserve from the developable areas. Also the small lake in the north half of Section 12 may be expanded to five or six times its current area. The proposed earthwork will increase the number of lakefront building lots enhancing the value of the development.

A 2008 aerial photograph of the project site is shown on **Figure 1-1**.

1.2 Purpose and Scope

Current plans contemplate deposition of the excavated materials into Lake 5 or possibly other nearby lakes. CDM was contracted by Alico Land Development, Inc. to conduct a planning level study of the proposed excavation and re-deposition of the mining residue in order to advance the conceptual project plans. The scope of work consists of the following tasks:

Task 1 Site Visits

The Consultant shall make up to two site visits for the purposes of reconnaissance and familiarization with the site and sediment sample collection. CDM will meet with the client and team to discuss and confirm the plans and objectives of the project.

Task 2 Data Evaluation

CDM will collect and evaluate available existing data. The existing data will include site topography, lake surface area and depth, subsurface conditions and soils lab testing. CDM will coordinate with Alico Land Development, Inc. to obtain available

data. The geotechnical evaluation under this task will primarily be a review of the geotechnical data presented in the CDM report of May 14, 2002. Recommendations will be made as to additional geotechnical information required for this study. Other available data to be reviewed under this task include:

- Recent aerial photographs
- Available topographic or bathometric surveys
- Other available data on the existing site conditions

Task 3 Cut and Fill Area Identification and Evaluation

CDM will identify and evaluate the areas that may be suitable for the removal of fines and placement of fill to provide buildable land. CDM will review any re-development plans and discuss with the client the areas where buildable land is desired for the redevelopment.

Task 4 Particle Settling Evaluation

CDM will conduct an initial evaluation of time of turbidity due to fines settling. Bench scale settleability tests will be performed to determine how quickly suspended sediments will settle out of the lake water and turbidity will be noted during settling. Water and mine wash sediments will be collected during the initial site visits, and testing will be performed on the samples to ascertain rates of settling and turbidity removal. The analysis will also consider the existing particle size data from our previous report.

Task 5 Particle Re-Suspension Evaluation

CDM will conduct an initial evaluation of fines being re-suspended and if it is considered a problem, list some alternatives to be evaluated in the future to solve this problem, i.e., underwater capping, augment with polymer, etc.

Task 6 Conceptual Analysis of Sediment for Removal and Redeposition

CDM will estimate the volume of sediment for removal and re-deposition based on existing information. The analysis will also include an estimate of available volumes in lake(s) where the material can be re-deposited. Construction techniques for removing and re-depositing fines will be evaluated.

Task 7 Permitting Requirements

CDM will research the permitting requirements for construction. This task will consist of a brief investigation for the permits needed for the proposed dredging, transport, and deposition operations to gain a sense of the time and effort needed to comply with all regulatory requirements. Activities that could potentially require a permit include:

- Dredging from Section 12 lake.
- Slurry pipeline(s) to receptor lake(s).

- Deposition. If there are significant differences in depth or sensitive receptors among the potential receptor lakes, individual permits may be required for each.

Task 8 Summary Report

CDM will prepare a letter report summarizing our findings, results, and recommendations for future work. The report will be submitted to Alico Land Development, Inc. as a draft for review comments. Upon receipt of comments from Alico Land Development, Inc., CDM will submit ten (10) final copies of the report.

This summary report includes the following primary sections:

- Section 2 – Site and Subsurface Conditions (covering work tasks 1 and 2)
- Section 3 – Particle Sedimentation Evaluation (covering tasks 4 and 5)
- Section 4 – Excavation and Filling (covering tasks 3 and 6)
- Section 5 – Permitting Considerations (covering task 7)
- Section 6 – Conclusions and Recommendations

1.3 Report Limitations

These recommendations have been prepared for a planning level study to advance the conceptual planning for the proposed development of the Alico Parcel in Lee County, Florida as understood at this time and described in this report. This report has been prepared in accordance with generally accepted engineering practices. No other warranty, express or implied, is made. In the event that changes in the design occur, the conclusions and recommendations contained herein should not be considered valid unless verified in writing by CDM.

Section 2
Site and Subsurface Conditions

2.1 Site History

CDM has reviewed historical aerial photographs from Lee County dating back to 1966, specifically photographs dated 1966, 1968, 1970, 1972, 1974, 1975, 1977, 1980, 1981, 1984, 1990, 1993, 1996, 1999, 2002, 2005, and 2008. The site was essentially undeveloped, except some agricultural use in the northeast quadrant of Section 12, until 1972 when mining operations were initiated in Section 12. The mined products included sand and FDOT grade limerock. By 1974 a lake had been excavated in Section 12. Subsequent photographs indicate the expansion of mining activity. The processing plant was installed along the east side of Section 12. Waters from the processing work flowed west into the lakes creating deltas as the mining residues settled. The mining activity was still evident on the 2005 aerial photograph, but appears to have been terminated by the time of the 2008 aerial. The processing equipment and installations were removed after the 2008 aerial photograph was taken.

CDM was provided with an aerial photograph prepared by WilsonMiller on which the property limits, the Density Reduction/Groundwater Resource (DRGR) boundary, and the unmined areas were delineated (**Figure 2-1**).

The 972-acre Alico parcel includes approximately 275 acres in Sections 11 and 12 and an additional 67 acres in the northeast corner of Section 19 that were not mined. Our research generally substantiated the information in Figure 2-1. However, the 1974 aerial shows several channels and small basins crossing the "unmined" areas. The 1974 aerial photograph is shown in **Figure 2-2.**

2.2 Available Information

2.2.1 USGS Quadrangle Map

CDM reviewed the United States Geological Survey (USGS) quadrangle map entitled Estero that was developed in 1958 and photorevised in 1987. Mining activity covered all of Section 12, the east half of Section 11, the north half of Section 13 and the eastern three quarters of the north half of Section 14, Township 46S, Range 25E. The Alico parcel is shown as an "intricate surface area" with two major tailings ponds. The lake in Section 11 was not connected to the lake covering much of the south half of Section 12. A third tailings pond was located in Section 13.

The ground is relatively flat with an elevation of about 20 feet NGVD 1929. The surrounding areas had not been developed as of 1987. Much of the land is depicted as swamps, many of which were still wooded.

2.2.2 Soil Survey Map

CDM reviewed the National Resources Conservation Service Soil Survey of Lee County published in 1984, based on field mapping from 1981. Section 12, except the

northwest corner, and the north half of Section 13 are mapped as Matlacha gravelly fine sand (69), a nearly level, somewhat poorly drained soil formed by filling and earthmoving operations. The typical soil profile for Matlacha gravelly fine sand consists of three feet of gravelly fine sand and sandy mineral material overlying undisturbed fine sands to depths of almost seven feet. The northwest corner of Section 12 and the east half of Section 11 had not been mined yet.

2.3 Existing Site Conditions

The site is currently unoccupied. The east half of Section 12 is essentially barren with occasional pieces of abandoned equipment. The topography is uneven with scattered stockpiles and large low areas surrounded by steep walls where excavation stopped.

The west side of Section 12 is covered with tall grasses and a few small trees. A berm crowned with a row of palm trees runs roughly north-south through the middle of the vegetated area. The berm is split into two segments: a north and a south segment.

Lake 5 covers most of the east half of Section 11. The lake extends into Section 12 around the south side of the residue deposits. The north end of the lake connects to a channel that parallels Alico Road in the west half of Section 12. The channel ends in a small tailings pond in the center of the north side of Section 12.

An upscale residential development, Miromar Lakes, is located on the south side of the site. The western portion has been constructed and the east side is in development. The south end of Lake 5 has a protective layer of large riprap (approximately 2- to 3-foot rocks).

Alico Road runs along the north side of the site. The lands to the west of the site between Lake 5 and Ben Hill Griffin Parkway are not developed. A large tailings pond is located on the east side of the site.

2.4 Subsurface Soil Exploration Programs

2.4.1 Previous Exploration Program

CDM performed a geotechnical exploration in 2002 for The Ginn Company in order to assess reuse options of the sediment filled areas of Section 12. Sixteen (16) test borings were performed throughout the site, and selected soil samples were tested to determine the engineering properties of the soils. The results of the explorations and CDM's preliminary geotechnical engineering recommendations for suitable land reuse were presented in the engineering report *Geotechnical Assessment of Site Reuse Options* dated May 14, 2002. Several highlights of the report are summarized below:

- The test borings generally encountered fill (residue from the quarrying operation) underlain by naturally deposited sand, silt, gravel or limestone bedrock. The mining residue was variable and consisted of layers of loose to very dense fine sand, very soft to medium stiff silt, and very soft to medium

stiff clay. The total fill thickness ranged from 8.5 to 68.5 feet at the test boring locations.

- Fine sand appeared to be the most predominant type of residue at the site. The borings in the northern portion of the site encountered primarily fine sand residue with no or few layers of clay or silt. The mining residue with significant layers of silt and clay appeared to be located principally in the southern half of the site.

- While various ground improvement methods were discussed, soil preloading and deep dynamic compaction (DDC) were considered to be the least expensive effective techniques.

- The silt and clay mining residues were uniform. Atterberg limits were determined for 12 samples of the silt and clay residue. Three were not plastic. Of the other nine tests, eight samples had liquid limits between 28 and 34 percent and plastic indices between 5 and 11 percent. The remaining sample had a liquid limit of 42 percent and a plastic index of 20 percent. The Unified Soil Classification System (USCS) symbols for these soils are ML and CL. Four hydrometer analyses for these same soils indicated the clay fraction (finer than 0.001mm) was generally 19 to 25 percent by weight. The more plastic sample had 40 percent clay.

The locations of the previous borings and the thickness of mining residue at each location are shown on **Figure 2-3.**

2.4.2 Recent Subsurface Soil Explorations

Eleven (11) hand auger test borings were performed by CDM personnel on April 23 and May 7, 2009, in order to obtain samples of the mining residues. The borings generally were located in low areas within the footprint of the proposed channel. The borings were advanced to depths ranging from 3 to 9 feet. The depth of the borings was limited by caving of the boreholes due to the high water table. A CDM geotechnical engineer visually classified the soil samples in accordance with the Burmeister Soil Identification System. Boring logs are included in **Appendix A.**

The test borings were located in the field based on features identified in the 2008 aerial photograph. GPS coordinates were recorded at each boring location. The locations of the borings are shown on **Figure 2-4.**

The soil samples collected during the exploration will be stored at the CDM Fort Myers office for 90 days after the submittal of this report.

2.5 Subsurface Soil Conditions

2.5.1 Summary of Subsurface Conditions

The recent test borings were all performed in areas that had been filled with mining residue. The soils generally consisted of a layer of silt and clay underlain by fine sands

to the bottom of the boreholes. However, at test boring AB-9, on the east side of Lake 5, the silt and clay layer extended the full 8-foot depth of the test boring. No silt and clay was encountered in three test borings: AB-8 near Alico Road on the north side of the site; AB-5 in the center of the site; and AB-1, slightly south of center. None of the 11 test borings extended into natural soils.

The thickness and consistency of the silt and clay layer varied across the site. In the central area just south of the 20-acre strip of unmined land, test borings AB-6 and AB-7 encountered a ½ inch thick surficial layer of medium stiff silt and clay. The thickness of the silt and clay layer increased towards the south to approximately 1 foot in test borings AB-2 and AB-4, and 2 to 3 feet in test borings AB-3, AB-10 and AB-11. The silt and clay soils were softer in the more southern locations.

These data correspond with the findings in the 2002 CDM test borings. The silt and clay layer was encountered within 15 feet below the ground surface in six locations; test borings B-1, B-7, B-10, B-11, B-12 and B-14. The ground surface at these test boring locations at the time of drilling varied from EL 22 to 25 feet NGVD 1929, except boring B-10 which was at EL 29 feet. Test boring B-1 is located in the northeast corner of the site, and the silt and clay layer occurred between depths of 8.5 and 9.5 feet. Test boring B-12 is located in the northeast corner of the proposed channel around the island preserve, and the silt and clay soils were between depths of 8.5 and 13 feet. The other test borings are located along the south berm or slightly east of it, and the silt and clay layer at these locations typically extended from the ground surface to depths of 8 to 18 feet.

The data regarding the locations and thicknesses of the surficial silt and clay layer are summarized in **Figure 2-5**. Because these data are very limited and no topographic information is available for the locations of the recent hand auger borings, conclusions regarding the subsurface conditions between borings are preliminary.

2.5.2 Groundwater

Groundwater was encountered at depths of approximately 0.5 to 6 feet below the existing ground surface at the time the borings were performed. The variation was due primarily to the topography of the site. The water table was near the seasonal low when the borings were performed (end of dry season).

2.6 Lake 5 Soundings

No data were available regarding lake depths. CDM personnel measured the lake depth at 59 locations with a Garmin depth sounder on May 7, 2009. The calibration of the depth sounder was verified with measurements using a weighted tape measure. GPS readings were taken at each location. No information is available about the water surface elevation of Lake 5 on the date that the soundings were taken.

The results of the soundings are shown on **Figure 2-6**. Lake 5 was generally about 20 feet deep on May 7, 2009. The greatest measured depth was 28 feet. The lake depth on the south side of the proposed future island preserve ranged from 5 to 9 feet. A shelf

extended approximately 500 feet west into the lake from the residue deposits (the future island preserve). The water depths above the shelf ranged from several feet near the shore to about 14 feet on the edge.

The lake level at the time of the depth soundings is estimated to have been near the seasonal low as the soundings were conducted near the end of the dry season.

2.7 Expected Variations in Subsurface Conditions

Interpretation of general soil conditions presented herein is based on soil and groundwater conditions observed at the test boring locations. However, subsurface conditions may vary between exploration locations. The number of borings is very limited for the large area under study. If conditions are found to be different from assumed, recommendations contained in this report should be reevaluated by CDM and confirmed in writing.

Water levels measured in the explorations should not necessarily be considered to represent stabilized groundwater or lake levels. The water levels are expected to fluctuate with season, temperature, climate, construction in the area, and other factors. Actual conditions during construction may be different from those observed at the time of the explorations.

Section 3
Particle Sedimentation Evaluation

3.1 Laboratory Sedimentation Tests

Five samples of the silt and clay mining residues were selected for preliminary sedimentation tests. These tests were not performed in accordance with industry guidelines; rather their purpose was to estimate the rate of settlement of the residue in order to assess potential issues with turbidity.

Approximately 30 to 35 cubic centimeters (cc) of each sample were mixed with water from Lake 5 in 1-liter graduated cylinders. After dispersing the lumps and filling the cylinders to the 1,000 ml level with lake water, the samples were allowed to sit for four days before starting the tests. The water-residue mixtures were stirred repeatedly during the wait time. The samples were then remixed thoroughly (by inverting the cylinders repeatedly) before allowing the residues to settle unimpeded. Periodic turbidity readings were taken of water samples extracted between the 400 and 500 ml lines on the graduated cylinders. A LaMotte 2020 meter was used to measure turbidity.

Table 3-1 includes the samples that were tested and shows the turbidity readings in Nephelometric Turbidity Units (NTUs) versus time. Within three days the average turbidity dropped from initial readings in excess of 1,000 NTU to about 15 NTU. The initial turbidity of the lake water was 5.5 NTU. The tests indicate that the silt and clay residues settle rapidly in a calm environment. However, possible currents from storm water outfalls, wind-generated waves, etc. must be evaluated as they could delay the sedimentation process.

3.2 Re-Suspension of Sediments

Re-suspension of the sediments occurs when water velocities associated with wave action and currents exceed a critical value that is dependent on various factors including size and weight of the particles and slope of the shoreline. Based on the preliminary settling tests, it appears that re-suspension of the sediments along a shoreline will not result in a long-term problem as the particles will settle rapidly once the waves have subsided. Near-shore sediments will also tend to migrate into deeper water during the suspension/settlement cycle, resulting in a decreasing re-suspension of particles over time. Placement of a layer of medium to coarse sand or gravel-sized aggregate in the anticipated zone of wave action should minimize the issue of re-suspension during normal storm events.

Near storm water outfalls or other steady generators of currents and eddies in the water, it may be necessary to provide a protective layer above the very fine mining residues. Layers of coarser particles, i.e., sands and gravel-size particles, can be designed and installed to provide the required stability.

Section 4
Excavation and Filling

4.1 Conceptual Site Plan

CDM was provided with the preliminary site plan shown in **Figure 4-1**. The site plan, prepared by WilsonMiller for the proposed development of the 972-acre parcel, anticipates intensive use of the unmined land for a variety of residential construction, offices and commercial uses. In several areas expansion of the development into mined land is contemplated. However, exploration of the subsurface conditions in the proposed zones of expansion was outside the scope of the current study.

4.2 Quantities of Mining Residue to be Removed

Using the conceptual site plan, CDM has estimated the amounts of mining residue that will be excavated in the development of the site. The estimates presented in **Table 4-1** are very preliminary because the site plan is only conceptual and CDM had no current topographic data. Estimates of the quantities to be excavated are based on the following assumptions:

- The channel around the island preserve will be 10 feet deep during periods of average wet season lake levels;
- The lake level is currently 2 feet below the average wet season level;
- The average elevation of the land around Lake 5 where the channel will be excavated is about 3 feet above the current lake level;
- The shallow areas of Lake 5 adjacent to the island preserve will require 4 feet of excavation; and
- About 14 feet of soil must be removed to expand the north lake, 4 feet above the water table and 10 feet below.

4.3 Disposal/Reuse of Excavated Mining Residue

4.3.1 Overview

Based on the soundings, the lake bottom area that is available for deposition of the excavated mining residue, i.e., the area that is approximately 20 feet deep, is about 860,000 square yards or 175 acres. If all of the excavated soil (Table 4-1) was deposited in Lake 5, the lake bottom would rise almost 9.5 feet, probably not an acceptable increase. Furthermore, a swell factor of 5 to 10 percent should be included. Therefore, CDM recommends that reuse of the excavated mining residue be considered.

An additional consideration is the possible use of the excavated soils to preload proposed construction areas that are underlain by soft or loose soils. This concept was discussed in the 2002 CDM geotechnical report. Additional studies are necessary

when the site plans are developed to provide detailed recommendations for the location, height, and time frame for the preloads.

4.3.2 Use of Residues Excavated from Above the Water Table

The mining residues that are above the water table (before removal) can be used as fill for the site development. Depending on the moisture content and the proposed use, some drying may be necessary. The amount of fines (silt and clay) in the residue will generally determine its ultimate use. Soils with fines contents below 12 percent should provide acceptable structural fill. Soils with fines contents above 12 percent typically are not used for structural fill in south Florida. These soils drain slowly and require more drying time, although they can be used for common fill where minimal compaction is required.

Another option would be to scrape the dry soils from the future island preserve for use as fill on the developable areas. Wet silt and clay residue could then be placed on the future island preserve to create topographic relief.

4.3.3 Use of Residues Excavated from Below the Water Table

The majority of the excavated soils will be mining residues that are currently below the water table. Possibilities for reuse of the materials will depend on the nature and uniformity of the residue as discussed in this section. The method of excavation also has a significant effect on the possible soil usage.

The borings encountered mining residues that varied from poorly graded fine to very fine sand with trace to some silt, to non-plastic silts, to silt and clay. Results of the limited number of borings available to date indicate that much of the upper 10 to 15 feet of the mining residues are the fine sands, and that the silts, and silt and clay residues tend to be concentrated in the west section of the proposed channel (on the north side of the island preserve). This observation should be considered very preliminary as it is based on a limited number of borings and negligible topographic information.

If the various classes of mining residues actually occur in concentrated areas as postulated above, then excavation procedures that allow separation of soils could be employed. The sands should be stockpiled and allowed to drain before being used as fill. Additional drying may be required after the sands are spread. Their final use as either structural fill or common fill would depend on the percentage of fines and project needs.

While the clays and silts are technically usable as fill, the wet materials from below the water table will require significant effort to dry them to workable moisture contents. The silts and clays can be spread in thin lifts and disked frequently until the moisture content approaches the Proctor optimum. However, as mentioned

previously, this type of soil is not generally used for structural fill in south Florida. Depending on the consistency of the soil after excavation, the silt and clay residues could be used for common fill.

4.4 Techniques for Excavation of Mining Residues

4.4.1 General

To the extent possible, the residue materials that are above the water table should be scraped and stockpiled for use as fill on the developable land. The construction procedures should minimize the potential for increasing the moisture content of the "dry" excavated soils by providing positive drainage of the stockpiled soils and possibly covering them. Adequate bearing capacity for the construction equipment could be an important issue as soft and loose soils were observed in the borings.

Two methods can be considered for the excavation of the below water table residues, specifically land-based hydraulic excavators or dredges. Each is described in more detail in the following sections.

4.4.2 "Dry" Excavation with Hydraulic Excavators

Low ground pressure (LPG) long-armed hydraulic excavators, e.g., an LGP Gradall, can be employed to remove the soils which would be trucked to their final destination and/or stockpiled. Alternately the material could be placed on conveyors for removal from the excavation area. Use of a very wide bucket would remove large quantities quickly and allow shaping of the channel slopes.

A possible scenario for use of the LPG excavators would leave "plugs" at both ends of the proposed channel and the excavators would work between them. The plugs would need to be wide enough to allow passage of the excavators and trucks, if used. The plugs would contain the turbidity within the construction area. CDM anticipates that ground water would flow into the excavation rapidly.

An important consideration for the use of land-based equipment is the bearing capacity of the existing residues. As indicated previously, the residues are loose or soft in many instances. This aspect would need to be evaluated very carefully.

Use of land-based long-armed hydraulic excavators to excavate the residue has the advantage of allowing the excavated materials to be separated by soil type. If the residues have been deposited with concentrations of similar materials, i.e., large zones of fine sands, these could be identified, segregated and destined for specific uses. Also this method of excavation would not increase the moisture content of the silt and clay soils as much as a dredging operation. This could significantly increase the likelihood of reuse of some silt and clay residues for common fill.

4.4.3 "Wet" Excavation by Hydraulic Dredging

The use of small dredge to remove the residues and convey them to Lake 5 would be very efficient. The discharge pipe should be located just above the lake bottom to

minimize turbidity. The turbidity in Lake 5 can be minimized further by having the dredge cut a narrow entrance to the channel leaving a partial "curtain" across the end of the channel. Once inside the proposed channel, the dredge would excavate (hollow out) the interior of the channel, while discharging the cuttings to the lake through pipes leading through the narrow entrance. The partial curtain would not be removed until the interior excavation was complete.

An option with the dredging process is the use of a particle size classifier, such as a hydrocyclone, to separate fines from the sands. The fines stream could be discharged into Lake 5 while the sand stream could be pumped onshore for eventual use as fill after draining. The separation is not complete; some fines will remain in the sand stream and vice versa. This narrow range of particle sizes in the residues will make the separation less distinct so testing of the proposed equipment will be necessary to establish its effectiveness.

It is important to note that the moisture content of the excavated soils is increased by the dredging process.

4.4.4 Silt Curtains in Lake 5

Based on experience, both CDM's and published literature, we do not consider the dredging will cause significant turbidity beyond the zone of dredging activity. While use of a silt curtain may be considered, CDM recommends that it be evaluated carefully as the efficacy of silt curtains is debatable. Factors such as flow velocities in the lake, etc. must be considered. However, use of a silt curtain may be required by a permitting agency.

Section 5
Permitting Considerations

CDM conducted preliminary research regarding the permitting requirements to conduct the excavation or dredging on the site. The permitting information is organized by regulatory agency or entity.

5.1 Lee County

Lee County Department of Natural Resources was contacted. The County does not require permitting for the proposed onsite cut and fill activities. However, any groundwater wells that are in the construction zone would need to be properly abandoned and well abandonment permits from the County would be needed.

5.2 Florida Department of Environmental Protection

The FDEP Bureau of Mining and Minerals Regulation issues Environmental Resources Permits (ERP) for aggregate mines. The SFWMD issues ERPs for redevelopment projects, including former mine sites that are converted into residential/commercial use. FDEP will likely determine that the material excavated and/or dredged is incidental to the redevelopment and therefore, the ERP would be issued by the SFWMD. Therefore, no permits are needed from FDEP.

5.3 South Florida Water Management District

The SFWMD will require an Individual ERP for the management of surface water. It will likely take between 12 and 18 months to acquire the permit from the date of the pre-application meeting.

The SFWMD will require a dewatering water use permit if dewatering is used during excavation. Depending on the duration and maximum pumpage, either a General Permit (maximum of 10 MGD, 1800 MG total, less than one year duration) or an Individual Permit (no limitation on daily or total pumpage, greater than one year duration) may be needed. If dewatering is not needed (if excavation is conducted "in the wet"), the permit will not be needed.

An industrial water use permit for the dredging would not be required as this is not considered a consumptive use (water from the dredging operation is returned to the lake) and has little potential for creating a drawdown impact for other existing users or wetlands.

5.4 US Army Corps of Engineers

CDM contacted the Corps in the Fort Myers office. Pursuant to Section 404 of the Clean Water Act, a Department of the Army permit is required for any discharge of dredged or fill material into "waters of the United States." These waters include tidal waters, lakes, rivers, streams, mudflats, sandflats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds. A jurisdictional determination needs to

be conducted for the project site to identify if any areas on a plan view are classified as "waters of the United States." If the project involves filling jurisdictional areas, a Department of the Army permit may be required.

The Code of Federal Regulations 40 CFR Part 122.2 defines Waters of the United States or waters of the U.S. as:

(a) All waters which are currently used, were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide.

(b) All interstate waters, including interstate "wetlands."

(c) All other waters such as intrastate lakes, rivers, streams (including intermittent streams), mudflats, sandflats, "wetlands," sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds the use, degradation, or destruction of which would affect or could affect interstate or foreign commerce including any such waters:

  (1) Which are or could be used by interstate or foreign travelers for recreational or other purposes;

  (2) from which fish or shellfish are or could be taken and sold in interstate or foreign commerce; or

  (3) which are used or could be used for industrial purposes by industries in interstate commerce.

(d) All impoundments of waters otherwise defined as waters of the United States under this definition.

(e) Tributaries of waters identified in paragraphs (a) through (d) of this definition.

(f) The territorial sea.

(g) "Wetlands" adjacent to waters (other than waters that are themselves wetlands) identified in paragraphs (a) through (f) of this definition.

Waste treatment systems, including treatment ponds or lagoons designed to meet the requirements of CWA (other than cooling ponds as defined in 40 CFR 423.11(m) which also meet the criteria of this definition) are not waters of the United States. This exclusion applies only to manmade bodies of water which neither were originally created in waters of the United States (such as disposal area in wetlands) nor resulted from the impoundment of waters of the United States. [See Note 1 of this section.] Waters of the United States do not include prior converted cropland. Notwithstanding the determination of an area's status as prior converted cropland by any other federal agency, for the purposes of the Clean Water Act, the final authority regarding Clean Water Act jurisdiction remains with the EPA.

5.5 DRI

Although the Development of Regional Impact (DRI) is not needed for the excavation work, a DRI review will likely be required for the property prior to redevelopment.

Section 6
Conclusions and Recommendations

6.1 Feasibility of Proposed Site Development

Based on the additional explorations performed as part of this study, both the soil borings and the lake soundings, and on the laboratory sedimentation tests, CDM considers that the conceptual site plan is feasible. However, use of the excavated residues as fill for site development should be investigated carefully. The depth of Lake 5 would be reduced significantly, to approximately 10 to 12 feet, if all the excavated soils were deposited there.

Both of the excavation techniques that were presented, LGP excavators and dredges, have advantages. A combination of both methods would probably be most effective allowing the most usable fill while maintaining an overall low cost of excavation.

The sedimentation tests indicate that the mining residues, both the fine sands and the silts and clays, will settle relatively rapidly. Re-suspension of the deposited sediments is not anticipated to be problematic because the soils settle quickly. Placement of properly designed caps of sand and gravel-sized aggregates within the zone of wave action can be considered in order to minimize re-suspension of the very fine silt and clay residues.

Permitting the project includes an ERP from the SFWMD. The permit will likely take approximately 12 to 18 months to obtain. A jurisdictional determination from the Army Corps of Engineers needs to be conducted.

6.2 Recommendations for Additional Studies

Because the nature of the residues to be excavated and their potential reuse/disposal are critical factors for the planning of the proposed site development and ultimately for selection of the construction methods to be used, CDM recommends that the following work be undertaken in order to provide adequate data:

- Survey the site and the lake bottom to allow reliable estimation of cut and fill quantities.
- Establish the proposed control elevation for Lake 5.
- Perform test borings on a 400-foot grid throughout the proposed cut areas. The borings should extend to at least 5 feet below the proposed channel or lake bottom.
- A jurisdictional determination needs to be conducted for the project site to identify if any areas on a plan view are classified as "waters of the United States."

CDM also recommends that test borings be performed in the mined areas into which expansion of the development is being considered, i.e., along Alico Road, and on both sides of the 20-acres strip in the center of the site. The additional subsurface data coupled with the proposed excavation plans (including construction sequencing, excavation methods, costs, etc.) will provide information to prepare recommendations for any soil improvement work that may be required.

6.3 General Recommendations for Site Development

CDM recommends that a preliminary geotechnical exploration be performed for the proposed construction. Consideration should be given to use of the excavated soils for preloading areas where heavier structures will be built or where very loose soils have been encountered below the proposed construction. The preloading would be done in conjunction with the excavation work for the channel and lake.

FIGURES

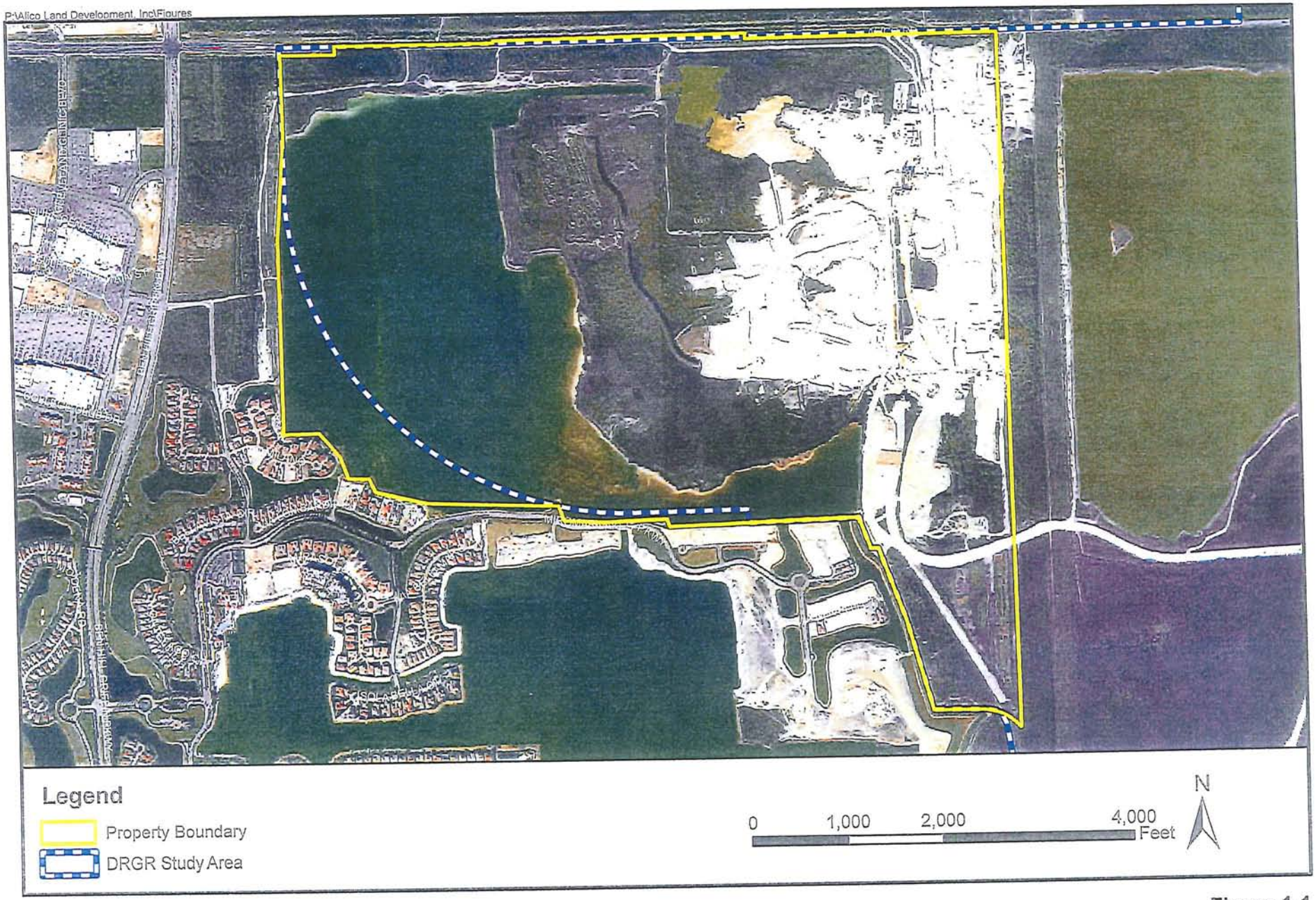


Figure 1-1
Alico Land Development, Inc.
2008 Aerial Photograph

CDM

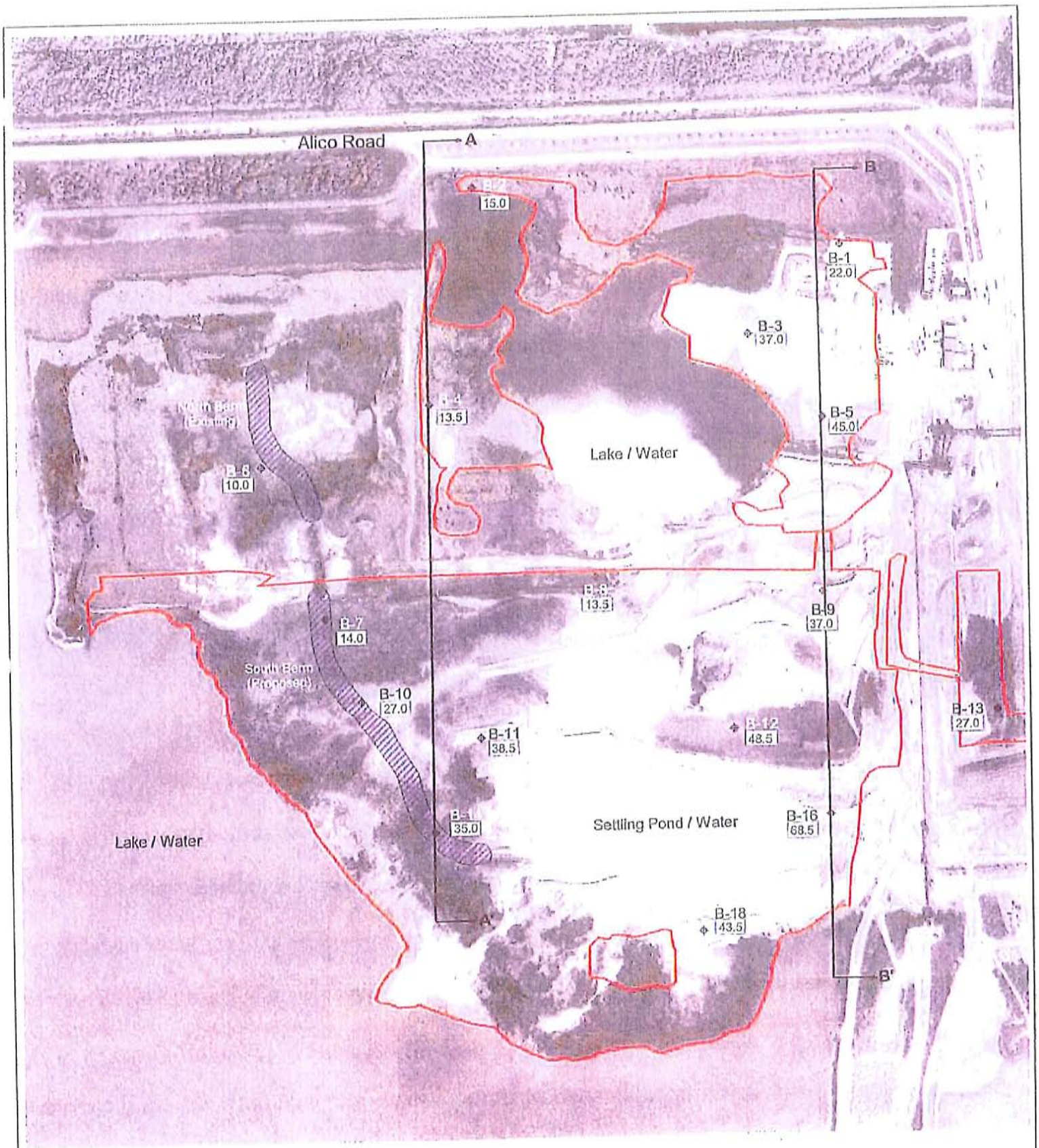

Alico Road
450' +/-
40 acres
1800' X 1770' +/-
71 acres
2300' X 370' +/- 20 acres
5085' X 1270' +/-
4 144 acres
DRGR Boundary
DRGR Boundary
67 acres
Alico Property
DRGR
Non-Mined Lands
WilsonMiller
0
500
1,000
Feet
NON-MINED LANDS
LEE COUNTY, FLORIDA
Figure 2-1
Non-Mined Lands

P:\Alico Land Development, Inc\2- Report\Figures



Figure 2-2
Alico Land Development, Inc.
1974 Aerial Photograph

CDM



LEGEND:

- ◆ B-20 Designation and Approximate Location of Test Boring
- [15.0] Thickness (ft.) of Fill at Test Boring Locations
- Approximate Limits of Filled Area
- Approximate Location of Existing and/or Proposed Berm
- A — A' Location and Orientation of Geologic Cross-Section shown on Figures 2-2 and 2-3.

Notes:

1. Base plan prepared from an aerial photo taken in February 1998.
2. Test borings were drilled by Universal Engineering Sciences of Punta Gorda, FL between December 17 and 21, 2001.

Section 12, Alico Road
Lee County, Florida

300 0 300 600 Feet

Scale: 1" = 300'

Test Boring Location Plan

Figure 2-3

CDM

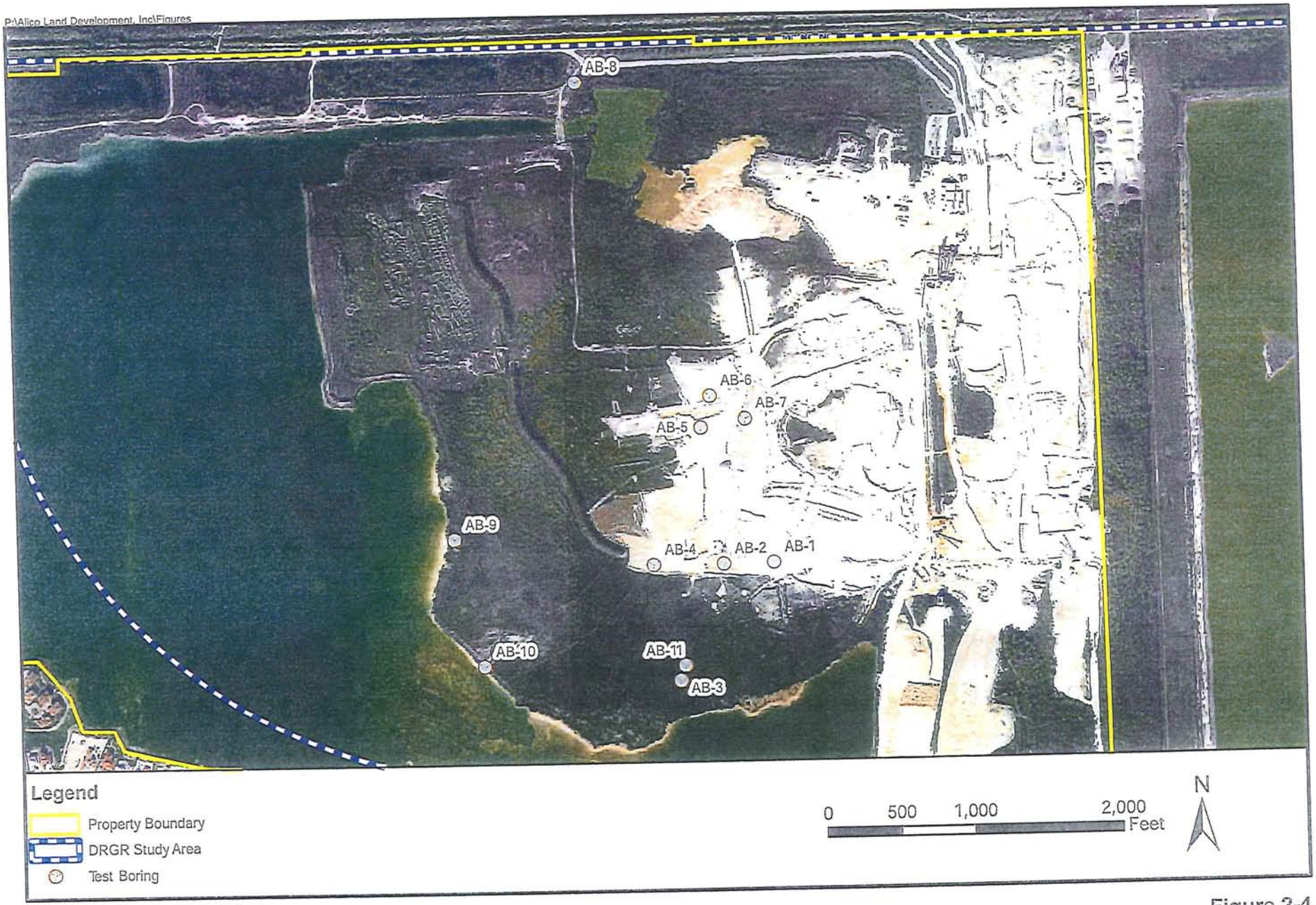


Figure 2-4
Alico Land Development, Inc.
2009 CDM Test Borings

CDM

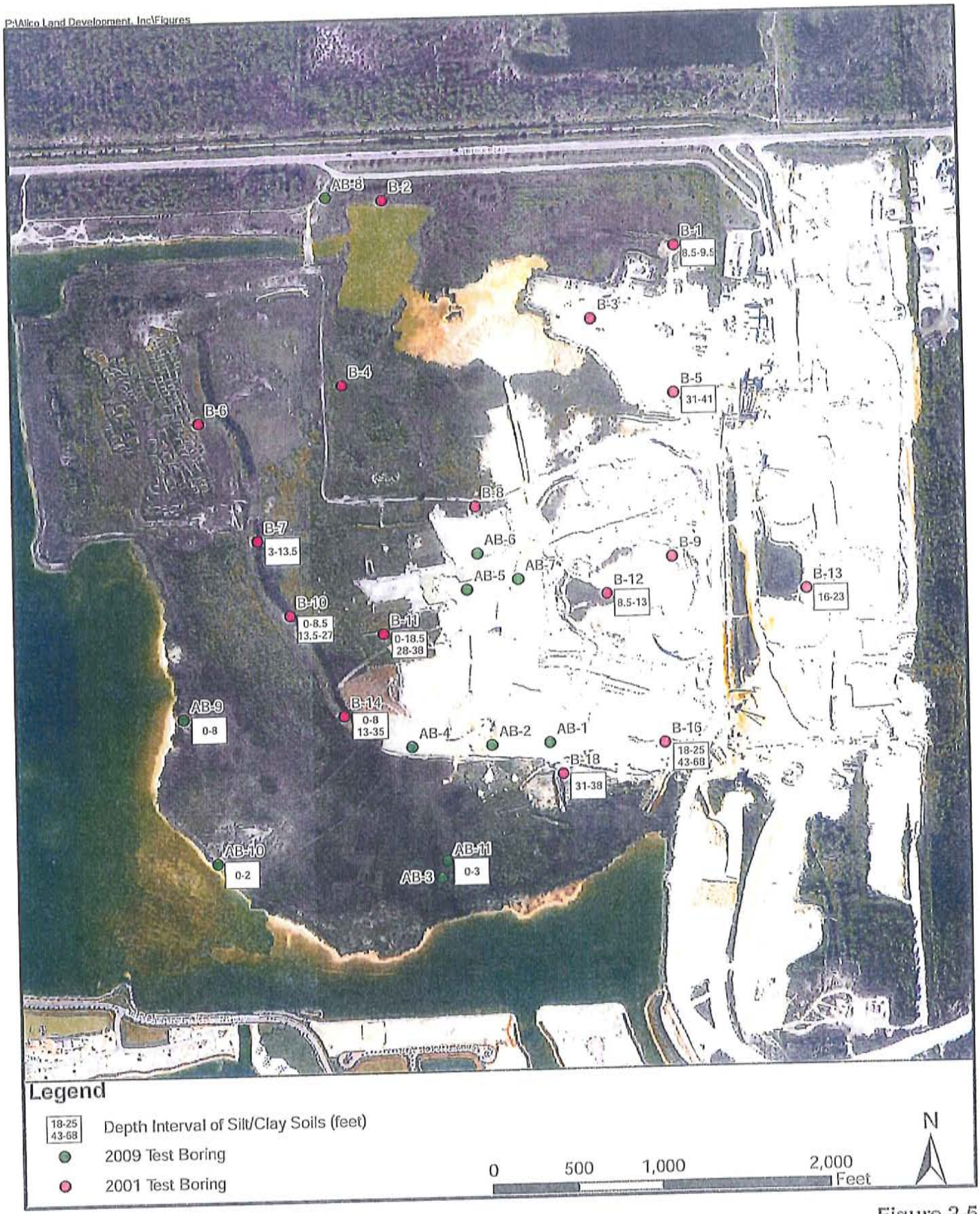


Figure 2-5
Alico Land Development, Inc.
Test Borings with Thickness of Silt/Clay Soils

CDM

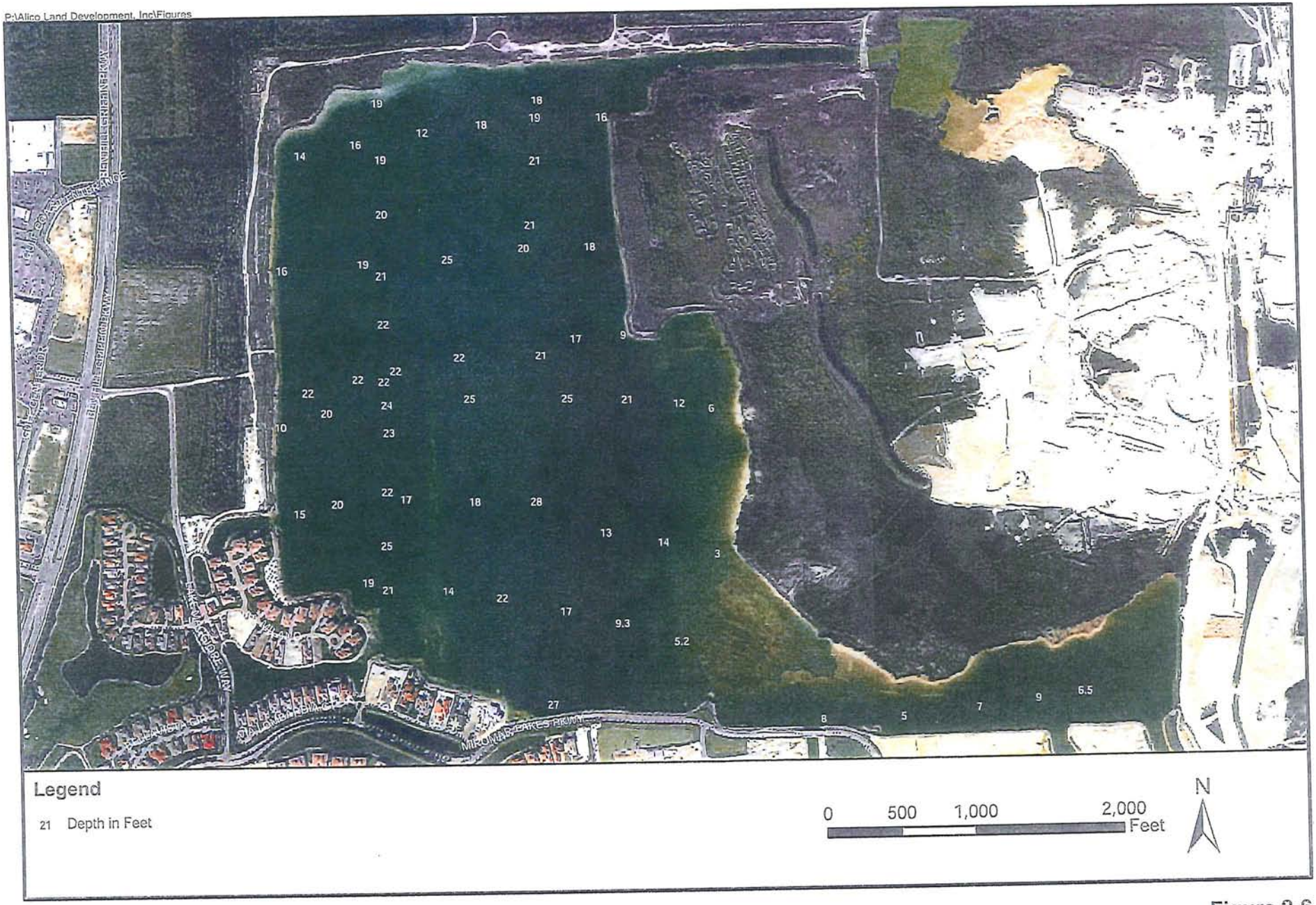


Figure 2-6
Alico Land Development, Inc.
Preliminary Bathymetric Survey

CDM

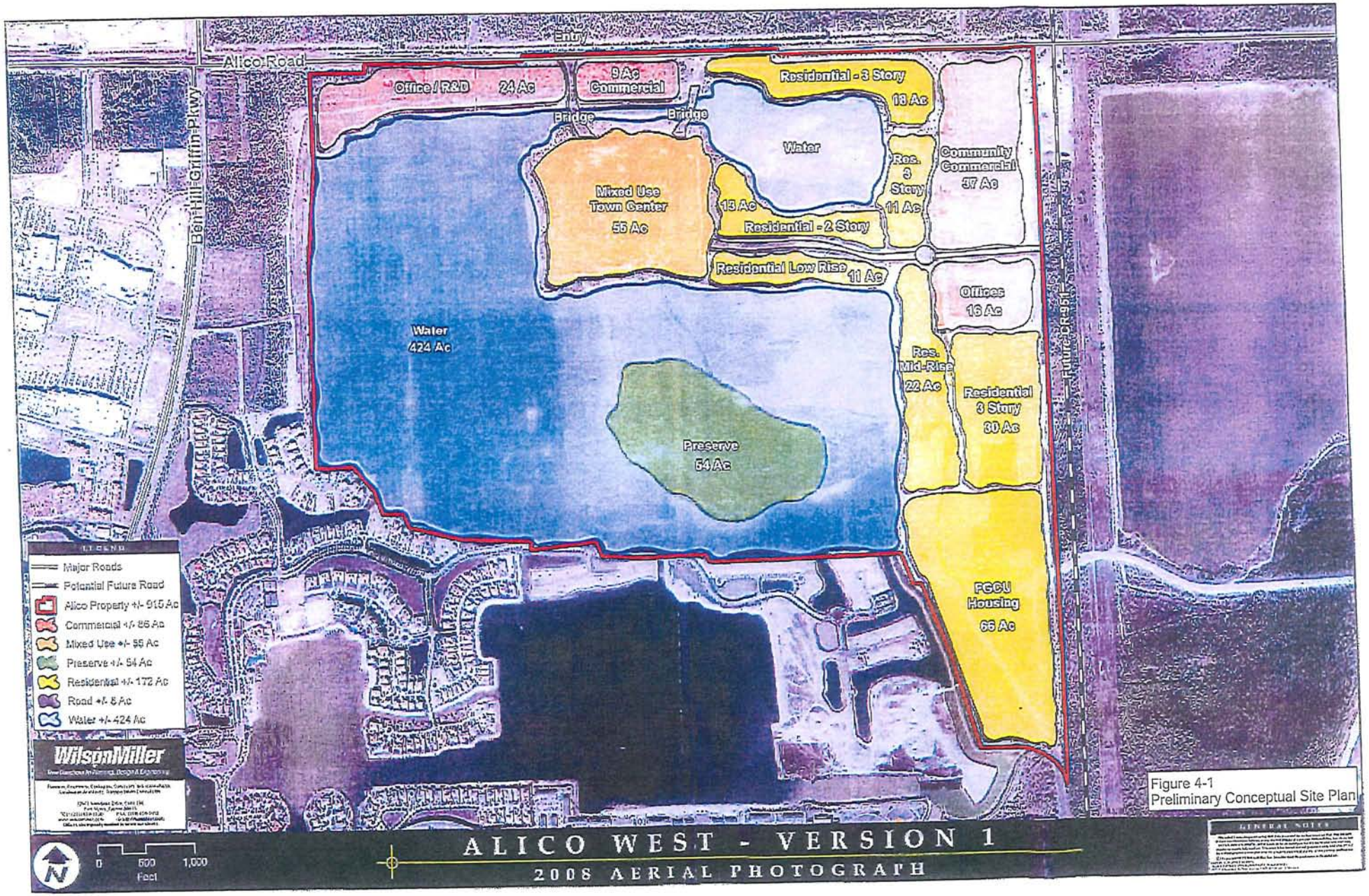


Figure 4-1
Preliminary Conceptual Site Plan

TABLES

Table 3-1 Residue Settlement Test Results

		Time of Settlement (hours)								
Boring ID and Sample Depth	Soil Type	0.1	1	2	4	8	24	32	48	120
control (lake water)		5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5
AB-2 0-0.2 feet	clay/silt	>1000	450	350	170		26		21	15
AB-3 1 foot	clay/silt	>1000	500	360	180		28		21	11
AB-3 2 feet	clay/silt	>1000	330	230	110		20		17	7.6
AB-6 0-0.1 feet	clay/silt	>1000	450	250	170		26		16	10
AB-9 5-6 feet	clay/silt	>1000	400	280	150		25		24	12

Numeric values are Turbidity Nephelometric Tubidity Units (NTUs)

Table 4-1 Preliminary Estimates of Amounts of Excavation for Lakes and Channels

Lake	Volume of Soil to be Excavated (cu yd) (x 1,000)		
	Dry – above WT	Wet – below WT	Total
Lake 5 – channel around island preserve	420	1,600	2,000
North Lake	210	530	740
Both lakes	630	2,100	**2,700**

APPENDIX A

Boring Logs

Logs of Hand Auger Borings

Boring AB-1 N26° 28.996' W81° 45.834' April 3, 2009

Depth (ft)	Soil Description
0 – 6	Light tan very fine sand, becomes slightly coarser with increasing depth
4½	Water table

Boring AB-2 N26° 28.995' W81° 45.896' April 3, 2009

Depth (ft)	Soil Description
0 – ¼	Gray-brown plastic silt, trace very fine organics
¼ - 1	Tan fine sand, trace to little silt, trace silt nodules (½ -1 inch)
1 – 9	Gray-brown fine sand, trace medium sand, trace shell fragments, trace silt, 1-inch silt nodules at 2 feet
2½ - 3	Water table

Boring AB-3 N26° 28.866' W81° 45.953' April 3, 2009

Depth (ft)	Soil Description
0 – 2¾	Tan plastic silt, trace organics
2¾ - 3½	Tan fine sand, increasingly fine with increasing depth
3½ - 4¼	Tan fine sand, little to some silt, trace organics
	Water table not encountered

Boring was located in high grasses on south side of 'delta'. (Could not drive to boring.)

Boring AB-4 N26° 28.995' W81° 45.893' April 3, 2009

Depth (ft)	Soil Description
0 – ¼	Tan plastic silt
¼ - 1	Tan fine sand, trace to little silt, seams of plastic silt
1 - 3½	Tan fine sand, little to some silt
3½ - 4	Tan fine sand, trace medium sand, trace silt
½	Water table

Boring was located inside an approximately 7-foot deep hole. The soil within a 3 to 4-foot radius around the borehole sloughed into the hole, even with casing.

Boring AB-5 N26° 29.147' W81° 45.920' April 3, 2009

Depth (ft)	Soil Description
0 – 8½	Tan fine sand, trace medium sand, becomes finer with trace silt with increasing depth
3	Water table

Boring was located in a low area adjacent to a small pond. Parts of the ground surface were blanketed with a ½-inch thick layer of plastic silt.

Boring AB-6 N26° 29.182' W81° 45.908' April 3, 2009

Depth (ft)	Soil Description
0 – ½ inch	Tan plastic silt
½ in – 3	Light brown fine sand
2½	Water table

Boring was located in a low area. The surficial layer of plastic silt could be lifted intact from the underlying sand (pealed).

Boring AB-7 N26° 29.156' W81° 45.865' April 3, 2009

Depth (ft)	Soil Description
0 – ½ inch	Tan plastic silt (dry, stiff)
½ in – 3½	Tan fine sand
3½ - 8	Tan fine to coarse sand
4	Water table

Boring AB-8 N26° 29.5332' W81° 46.0649' May 7, 2009

0 – 1	Tan very fine sand, dry
1 – 2	White to tan very fine to fine sand, dry
2 – 4	Light brown very fine sand, moist
4 – 5¼	Light brown fine sand, wet
3¾	Water table

Boring AB-9 N26° 29.0268' W81° 46.2299' May 7, 2009

0 – 1	Tan plastic silt, dry
1 – 2	Tan plastic silt, wet
2 – 3	Tan with orange mottling plastic silt, dry
3 – 4	Tan plastic silt, some fine sand, dry
4 – 5	Gray silt, dry, with moist pocket @4¾ feet
5 – 8	Gray brown very plastic silt, wet
3¾	Water table

Boring AB-10 N26° 28.8850' W81° 46.1962' May 7, 2009

0 – 2	Tan very fine sand, little to some silt, dry
2 – 3	Tan very fine sand, little silt, dry
3 – 4	Light brown very fine sand, little silt, dry
4 – 6	Light brown fine sand, trace silt, moist
6 – 7¾	Light brown gray fine sand, wet
5½	Water table

Boring AB-11 N26° 28.8827' W81° 45.9470' May 7, 2009

0 – 1	Tan plastic silt, dry
1 – 3	Tan with orange mottling plastic silt, dry
3 – 5	Light brown very fine sand, dry
5 – 6	Light brown fine sand, moist
6 - 7¾	Light brown fine sand, wet
5¾	Water table

CDM
12501 World Plaza Lane, Building 51
Fort Myers, Florida 33907
tel: 239 938-9600
fax: 239 275-6755

March 29, 2010

Mr. Roland Ottolini
Director, Natural Resources Division
Lee County Public Works
1500 Monroe Street
Fort Myers, Florida 33901

Re: Responses to Memorandum Dated February 5, 2010
CPA2009-0000, Alico West Comprehensive Plan Amendment
Fort Myers, Florida

Dear Mr. Ottolini:

Camp Dresser & McKee Inc. (CDM) has prepared responses to the requests in your memorandum dated February 5, 2010. The requests and responses are provided below.

Comment 1: The information provided by the applicant has no specific data substantiating the recharge potential of the property. Furthermore, what will be the impacts to recharge due to increased impervious area due to increased density? Supply us with a water budget which addresses both surface and ground water on your total project and any possible changes which will occur once you have reached final construction.

Response 1: A water budget calculation has been completed for the project and is included in Attachment 1. The water budget calculation was completed for three scenarios: natural or pre-mining conditions, existing conditions, and proposed conditions. The calculation shows that the natural or pre-mining condition had a groundwater recharge of approximately 2 inches per year on an annual average basis, while recharge for the existing conditions and proposed conditions is approximately 6 inches per year and 11 inches per year, respectively.

Comment 2: Please provide us with site location map with the project boundaries delineated. Please superimpose the location of all known well fields within a five mile radius of your project.

Response 2: A site location map showing the project boundaries and all known wellfields within a five mile radius of the project is attached as Figure 1. The project site is

within five miles of four Lee County Utilities wellfields (Bartow, Green Meadows, Corkscrew, and Pinewoods). The wellhead protection zones have also been added to the figure to illustrate travel times in the water table aquifer. The western edge of the project site is within the 10 year travel time zone for the Bartow wellfield, which we understand is currently shut down.

Comment 3: Please provide us with wet and dry season water levels.

Response 3: Water level data from on-site wells is included in Attachment 2. Although limited data is available, the September 24, 2009 data are from the wet season and the February 5, 2010 data are from the dry season.

Water level data from six Lee County water table aquifer monitor wells in the vicinity of the project site was evaluated. Hydrographs for the Lee County wells are included in Attachment 2. Wet season water levels ranged from approximately 14 feet NAVD88 at well 47A-GW2 (southwest and downgradient of the project site) to approximately 24 feet NAVD88 at well 47A-GW5 (east and upgradient of the project site). Dry season water levels at the same wells were approximately 9 feet and 17 feet, respectively. The range of water levels in the Lee County wells is typically five to six feet from dry to wet season.

Comment 4: Please provide us with all water level monitoring data which includes comparisons of wells in wetlands, on project boundaries and water levels within the lake. Please provide staff with the compared existing to constructed pervious acres.

Response 4: Please see Attachment 2 which includes a summary of water level data from the on-site monitoring wells. The on-site monitoring well locations are shown in figures in Attachment 2. Although no on-site lake level data is available, the lake elevation is anticipated to be similar to water table aquifer levels in the on-site wells.

Water level data from Lee County water table aquifer monitor wells in the vicinity of the project was evaluated to provide a more regional view of groundwater levels. The hydrographs included in Attachment 2 include 15+ years of water level data from Lee County wells 46A-GW5, 47A-GW1, 47A-GW2, 47A-GW4, 47A-GW5, and 47A-GW10. The locations of the Lee County monitor wells are shown on Figure 1 in Attachment 2. The Lee County well data indicate groundwater flow is generally to the southwest.

The project site is approximately 919 acres, which includes both land and lake area. The existing pervious area of the project site is 919 acres or 100% of the project area. The pervious area after construction is complete will include a 569 acre lake and approximately 50% of the remaining land area, which totals approximately 744 acres.

Comment 5: Please provide staff with the proposed source of irrigation water.

Response 5: The proposed source of irrigation water for the project is the lake. We may propose to supplement the lake with groundwater from the Lower Hawthorn aquifer to minimize water table aquifer drawdown impact due to irrigation withdrawals. The applicant will apply for a water use permit though the South Florida Water Management District for the irrigation water supply. The SFWMD permitting, monitoring, and reporting process will ensure that no impacts to water levels or water quality occur as a result of the irrigation withdrawals.

Comment 6: Please provide staff with water quality from the onsite lake system 1' below surface, mid depth and 1' from the bottom.

Response 6: Lake water samples were collected on March 18, 2010. The samples were identified as top, mid, and bot. The lake depth at the sample location was 30 feet 3 inches. The sample depths are as follows:

Sample ID	Depth (feet below lake surface)
Top	1
Mid	15
Bot	29.7

Field parameter measurements were conducted using a peristaltic pump and flow through cell with a YSI 556 MPS multi probe field meter. The end of the pump intake tubing was attached to a weighted tape measure to enable the collection of samples from discrete lake depths. The field parameter measurements are provided in Attachment 3.

The water samples were analyzed at the Lee County Environmental Laboratory (fecal coliform and enterococci) and Environmental Conservation Laboratories, Inc. for the parameters on the checklist provided by Lee County.

The sampling results indicate relatively high water quality. The chlorophyll a, nitrogen, and phosphorus concentrations meet the proposed USEPA Water Quality Standards for the State of Florida's Lakes and Flowing Waters proposed rule (Federal Register, Volume 75, Number 16, January 26, 2010). Petroleum hydrocarbons were not detected in any of the samples. Metals concentrations are below the USEPA MCLs for drinking water. The laboratory reports are included in Attachment 3.

Comment 7: Will the proposed development increase water demand on the already.stressed aquifer levels in the vicinity? Due to the location of several wellfields in the area, one would speculate that aquifer yield in the area is significant.

Response 7: The proposed development will not increase water demand on the aquifer levels in the vicinity. As shown by the water budget calculations, an increase in groundwater recharge will occur compared to the pre-mining and existing conditions.

Comment 8: Therefore, the proposed work is not in compliance with Lee Plan policies 2.4.2 and 2.4.3 at this time.

Response 8: Lee Plan policies 2.4.2 and 2.4.3 require the county to evaluate the availability of irrigation and domestic water for the project within the DRGR and assess whether the proposed land use would cause a significant impact on present or future water resources. The project will use domestic water from Lee County Utilities. The project will use irrigation water from the lake that may be supplemented by an alternative water source, such as brackish water from the Lower Hawthorn aquifer. The proposed sources of water are sustainable and the proposed project will not cause a significant impact on present or future water resources. The water budget calculations provided in response to comment #1 indicate that net groundwater recharge in the water table aquifer will increase as the result of the development, indicating a positive impact on water resources in the area.

Sincerely,

Brad D Cook

Brad D. Cook, P.G.
Hydrogeologist
Camp Dresser & McKee Inc.

Enclosures

Attachment 1

Water Budget Calculations

CDM
12501 World Plaza Lane, Building 51
Fort Myers, Florida 33907
tel: 239 938-9600
fax: 239 275-6755

Memorandum

To: *Lee County Natural Resources*

From: *CDM*

Date: *March 29, 2010*

Subject: *Alico West Water Budget*

Introduction

A Comprehensive Plan Amendment has been submitted to Lee County (CPA2009-00001) for the proposed Alico West development. The proposed development is located on a 919 acre parcel at the western edge of the DRGR Area in Lee County. By the previous actions of others, a 569 acre lake was excavated on the project site and subsequently partially filled with mining residue (fines) so that the lake size today is approximately 343 acres. The plan for the development is to remove the fines to restore the original lake size of 569 acres. In addition, various residential and commercial developments will be located around the northern and eastern sides of the enlarged lake. Approximately 50% of the non-lake area (175 acres) will be impervious after development. The impervious areas will ultimately drain into the on-site lake.

An aerial photograph of the project site is shown on **Figure 1**. The Alico West project site is located in Lee County, Florida at the southeast corner of the intersection of Alico Road and Ben Hill Griffin Parkway and is shown in **Figure 2**.

A memorandum from Lee County Natural Resources dated February 5, 2010 included a request for water budget calculations for the proposed project to evaluate the impact of the development on groundwater recharge. This water budget calculation was completed in response to the request.

The existing lake includes a layer of fines (mining residue including clay, silt, and fine sand) on the bottom of the lake. The proposed development plans may include dredging and deposition of additional fines on the lake bottom. Although the fines reduce the leakance through the bottom of the lake, the lake is hydraulically connected to the water table aquifer through the sidewalls of the lake, particularly along the south and west sidewalls that are the farthest from the aggregate processing area and the source of the fines. The dredging and

addition of more fines to the lake bottom is not expected to significantly alter the existing hydraulic conditions other than causing a reduction in the storage volume as the solids replace water volume in the lake. Therefore, the addition of more fines is not expected to alter the water budget and groundwater recharge as the lake is anticipated to remain in equilibrium with the water table aquifer.

The primary factors that will influence the water budget and net groundwater recharge are changes to surface runoff, changes in evaporation (based on lake acreage), and changes to evapotranspiration based on land use changes. The water budget calculation does not account for groundwater flux into or out of the project area, but does provide an approximate net groundwater recharge value.

Water Budget Scenarios – Overview

Based upon the discussion with Lee County staff the following three water budget scenarios were developed:

- Scenario 1: Natural or pre-mining conditions. In this scenario it is assumed that there is no lake in the project area. The pre-mining land use was based upon GIS files obtained from the South Florida Water Management District (SFWMD). The land use includes 70% wetland features (cypress forest, hydric flatwoods, and wet prarie) and 30% mesic flatwoods.

- Scenario 2: Existing conditions including a layer of fines (clay, silt, and fine sand mining residue) on the lake bottom. In this scenario it is assumed that all of the runoff that originates on-site stays on-site. Based upon the 2008 digital aerial photograph (see Figure 1), the surface area of the existing lake is approximately 343 acres.

- Scenario 3: Proposed conditions that include residential and commercial development on the north and east sides of the lake. As discussed previously, the water budget will be the same whether additional fines are deposited on the lake bottom or not. The proposed conditions include a larger lake size of 569 acres, approximately half of the non-lake area (175 acres) will be impervious with stormwater routed to the lake, and approximately 175 acres will be pervious land area. This scenario also assumes that all runoff that originates on-site will remain on-site.

Water Budget

A water budget calculation was conducted to determine the impact on recharge of developing the former aggregate mining area to a residential/commercial development at the Alico West project site. A water budget is an accounting of the water that flows into and out of a control volume, in this case, the project area. The water budget was calculated for natural conditions,

existing conditions, and proposed conditions to determine the impact on recharge as a result of the changes in land use. A water budget to quantify groundwater recharge includes:

Change in Storage (ΔS)
Precipitation (P)
Evaporation (E)
Evapotranspiration (ET)
Surface Runoff (SRO)

In the case of the natural system scenario, it was assumed that any runoff generated left the site. As such it was necessary to include a surface runoff component. The water budget is expressed as an equation relating these components as follows:

$$\Delta S = P - E - ET - SRO \quad (1)$$

In the two other scenarios it is assumed that the surface runoff generated on site discharges to the lake. Because the SRO does not leave the project site, it can be dropped from the equation. As a result, the equation can be written as:

$$\Delta S = P - E - ET \quad (2)$$

In both equations the left side is the change in storage (ΔS) or net groundwater recharge (with units of length over time). If the expression on the right-hand side of the equation is positive, storage will increase and the water level in the area of interest will rise or the additional recharge water may leave the area as groundwater flow. Conversely, if the right-hand side of the equation is negative, this implies that storage is decreasing and there may be a net groundwater flow into the project site.

The various components for the water budget for the Alico West project site are discussed below. The source of data and assumptions made in the water budget calculations are provided. The locations of the various stations where data was obtained are shown on Figure 2.

Precipitation

Multiple sources of precipitation data were considered. The mean annual precipitation over a 14 year period in Lee County is 64.97 inches based on the website "Lee County Government Website for Hydrological Monitoring." The Florida Climatic Center Office of State Climatologist website provides monthly and annual data from 1892 through 2009 for the Fort Myers area. The average annual rain over this period was approximately 54 inches per year. Based on the review of these data, an annual rainfall of 54 inches was used for the water budget calculation. The monthly and annual average precipitation is included as Table 1.

Precipitation is the primary water input to the hydrologic cycle and will be the same for all scenarios.

Evaporation

Evaporation, as distinguished from evapotranspiration, is the process by which liquid water from an open water surface is converted directly to water vapor. It is usually measured by the National Weather Service in an evaporation pan that is four feet in diameter, ten inches deep, and elevated approximately six inches above the ground to allow for air circulation around the entire pan. Pan evaporation data was obtained from the South Florida Water Management District (SFWMD) DBHYDRO database for the Lehigh_E weather is shown in Table 2. Pan evaporation data is presented for 11 years (1979 – 1989) on a monthly basis. The annual pan evaporation is approximately 65.9 inches/year for the 11 year period based on the available data.

Evaporation from lakes depends on the availability of energy, mass and energy transfer processes, and the depth and surface area of the lake. Evaporation from lakes or ponds is estimated indirectly from pan evaporation. Usually, pan data is reduced by a factor to estimate the lake or pond evaporation (Eo). The factor depends on the season, location and specific pan in use.

$$Eo = Kp * Epan \qquad (3)$$

where: Eo is lake evaporation, Kp is a coefficient and Epan is pan evaporation.

Kp is site dependent and is usually not readily available for meteorological stations. A paper that presented coefficients for some meteorological stations in Florida for each year for the period 1993 to 1997 was used to estimate the coefficient for the project site (Abtew, 1999). The Kp value in the paper ranged from 0.64 to 0.91, with an average Kp for all sites of 0.76. A Kp value of 0.79 was selected to provide a reasonable yet higher than average evaporation from the lake. Using this value of Kp, the average evaporation from the lake formed under post-mining conditions at the project site is approximately 52 inches/year. The evaporation value will be applied to the 343 acre lake area for existing conditions and 569 acre lake for the proposed condition.

Evapotranspiration

Evapotranspiration (ET) is the combined effect of evaporation from the land surface and transpiration from growing plants. Evapotranspiration depends on the type of soil and plants. There are several methods used to estimate ET such as mass (water vapor) transfer, energy budget, soil moisture budget, groundwater fluctuations, empirical formulae, and a combination of energy budgets and mass transfer methods (Shih et al., 1983). The Penman,

Thornthwaite, and the modified Blaney-Criddle method are three common methods used to estimate ET.

The SFWMD has published information in their DBHYDRO database on potential evapotranspiration, which is the maximum quantity of water vapor that could be evaporated and transpired if there was sufficient water available. Monthly data over a five year period (2001-2005) for station FPWX, which is located approximately four miles southeast of the project site, are shown in Table 3. The mean annual potential evapotranspiration is 52.4 inches/year. The conversion of the potential ET to actual ET was based upon published crop coefficients. A temporally varying crop coefficient table by land use was obtained from the SFWMD web site (Barnes and Tarboton, 2002) and is presented as Table 4. These crop coefficients were used to estimate the evapotranspiration in each scenario. It was necessary to make assumptions regarding the vegetative coverage in the various scenarios.

In the natural system scenario, an estimate of the natural land condition was determined from the GIS coverage "CMGRDSMS_Polygon", which was downloaded from the SFWMD web site. This coverage contains estimates of the natural system land use that was used in various MIKE SHE/11 hydrological modeling efforts. In general, the natural system land use tended to be 70 percent wetland features (i.e., cypress forest, hydric flatwoods, and wet prairie) and the remaining 30 percent was mesic flatwoods.

For the existing conditions scenario, it was assumed that the dominant land use in the non-lake area is scrubland. In the proposed condition scenario, it was assumed that the composite land use is equivalent to medium density urban.

Surface Runoff

Surface runoff depends mainly on meteorological factors and physical characteristics of the site. The physical factors include land use, vegetation, soil type, elevation, topography, and drainage network patterns. The total site acreage (919 acres) is contributing to runoff during the natural system condition. The runoff would have been routed off-site through a series of sloughs and wetland flow ways. For the other two scenarios, all the runoff is captured by the lake and does not leave the project site as SRO. Thus only the natural system scenario will have a surface water runoff component. With the absence of natural system topography, the assumption was made that all runoff leaves the site.

Runoff for the site was estimated using the Soil Conservation Service procedure. The effects of land use and treatment and thus infiltration are considered in the procedure. The procedure consists of selecting a storm and computing the direct runoff by the use of curves. The curves are based on field studies of actual runoff measurements from various soil cover combinations. A curve number (CN) is extracted from Table 5 based on land use or cover, and hydrologic condition. Soils are classified as A, B, C, or D based on runoff potential,

where A is granular soils with low runoff potential and D is clays with the highest runoff potential (Viessman & Lewis, 1996).

Figure 3 is used to read the direct runoff in inches. The net monthly rainfall (i.e., precipitation – actual ET) was used to estimate the runoff. The natural system land use for the site was categorized as woods, hydrologic conditions were considered fair to good, and a hydrologic soil group classification of D was selected. Based upon a review of the soils coverage, the project site is indicated to be an island of disturbed soil or water surrounded by D soils. Based upon the aerials, much of the surrounding D soils appear to represent those conditions prior to development.

The land use and soil type gives a CN value of approximately 80. Based on the calculations, significant surface runoff occurs in the months of June, July, August and September only, with values of approximately 3.6-inches, 2.6-inches, 2.6-inches, and 2.9-inches, respectively. Runoff for the other months were estimated to be very small and assumed to be zero. The total runoff for an average year is approximately 12 inches for the natural conditions scenario.

Water Budget Computation for Alico West Project

The following water budget calculations are based on annualize average conditions using the results obtained from databases as summarized on he attached tables. Table 6 also shows the monthly water budget calculation, including the net recharge by month for all three scenarios.

Scenario 1 –Natural Conditions

As noted previously, equation 1 was used for natural conditions.

$$\Delta S = P - E - ET - SRO \qquad (1)$$

The analysis includes the assumption that evaporation is zero before the excavation of the lake; therefore, only the ET value is applied to the entire project area.

ΔS = 54 inches – 0 inches - (52.4 inches x 0.76) – 11.7 inches = 2 inches / year

Scenario 2 –Existing Conditions

The analysis for Scenarios 2 and 3 uses equation 2:

$$\Delta S = P - E - ET \qquad (2)$$

The existing conditions surface runoff will be reduced to essentially zero as the SRO remains on site.

ΔS = 54 inches – (65.9 inches x 0.79 x 343 acres/919 acres) –
(52.4 inches x 0.86 x 576 acres /919 acres) = 6 inches / year

Scenario 3 – Proposed Conditions

The existing conditions surface runoff will be reduced to essentially zero as the SRO remains on site. The major difference from the existing conditions scenario is the change in land use.

ΔS = 54 inches – (65.9 inches x 0.79 x 569 acres/919 acres) –
(52.4 inches x 0.49 x 349 acres /919 acres) = 11 inches / year

Discussion and Conclusion

A review of Table 6 shows that the change in storage is lowest for the natural system condition. This is largely due to the significant surface runoff from the site and hence surface water flow is another flux that leaves the control volume. It appears in the natural state there was a more gradual groundwater recharge.

An overarching assumption with the remaining two scenarios is that surface water runoff does not leave the project site. Thus the only other mechanisms removing water from the control volume are evapotranspiration and evaporation. The lake provides a source for evaporation. The volume of evaporation is a function of the surface area of the lake, so as the lake size increases, so does evaporation. In the proposed condition, evapotranspiration is relatively small relative to the other two scenarios.

There is a trend for all three scenarios in which there is negative change in storage in the dry portion of the year (typically November to May). This negative storage is made up for in the wet portion of the year (typically June to October) when there is a positive change in storage.

The water budget calculations show the following:

- The net change in storage (groundwater recharge) is lowest under Scenario 1 – Natural Conditions, with approximately a 2 inch annual recharge.
- The net change in storage under Scenario 2 (Existing Conditions) is intermediate with approximately 6 inches of annual recharge.
- The proposed conditions under Scenario 3 show the highest net recharge of approximately 11 inches of annual recharge.

References

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Barnes, J. and Tarboton, K. 2002 Memorandum regarding Final Land Use Coverage for SFWMD, 2000 Update.

Lee County Government Website for Hydrological Monitoring.

South Florida Water Management District (SFWMD), DBHYDRO Database, Pan Evaporation Data (1979-1989) for Lehigh_E Weather Station.

Respectfully submitted,

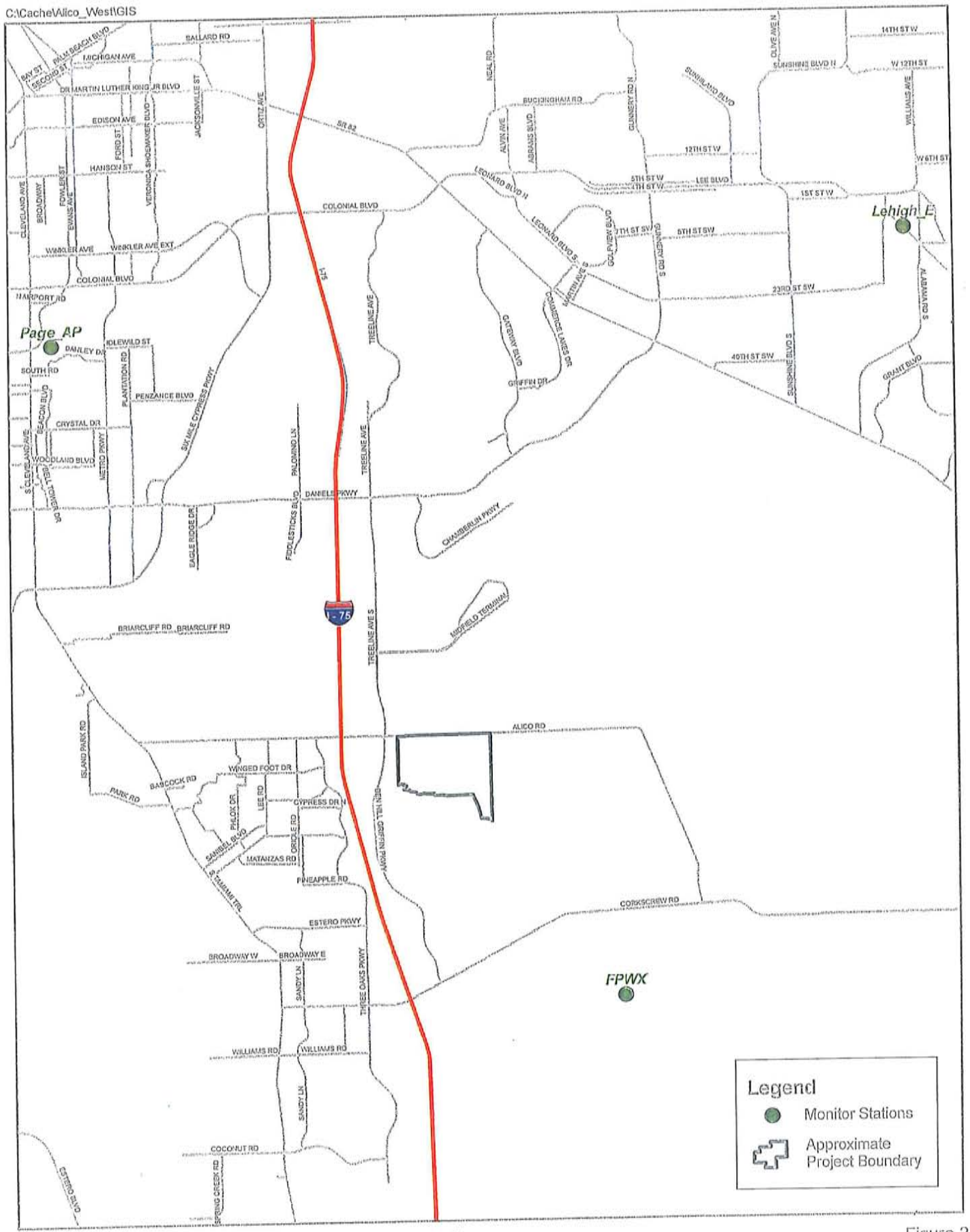
Brad D. Cook, P.G.
Camp Dresser & McKee Inc.

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0 500 1,000 2,000 Feet

Figure 1
2008 Aerial Photograph



CDM

Figure 2
Monitoring Stations

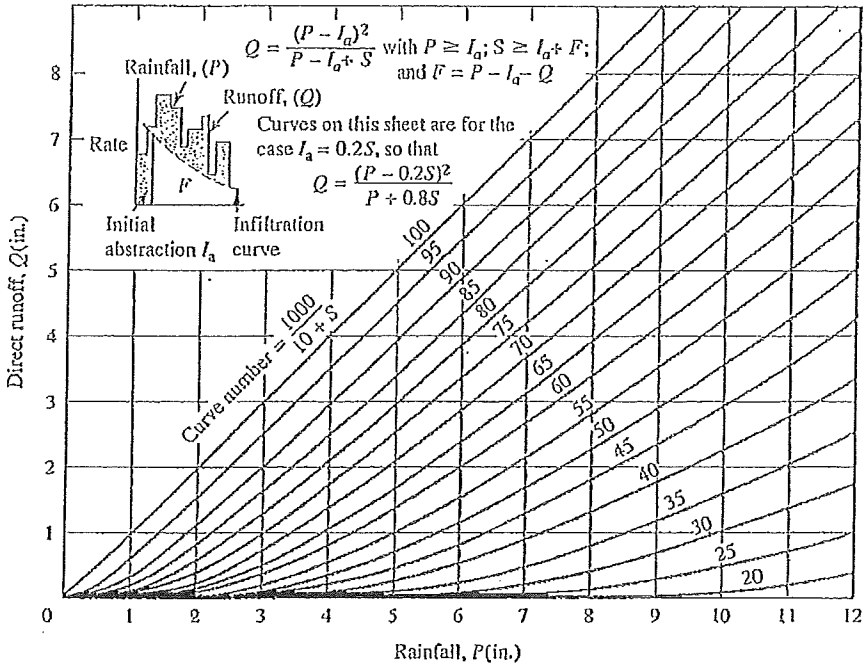


Figure 3. Solution of direct runoff equation. $S = S' + I_a$, where S is watershed storage in inches, I_a is initial abstraction, and S' is potential maximum retention exclusive of I_a.

Table 1 - Monthly and Annual Rainfall (Fort Myers, Florida)

Source of data is the Florida Climatic Center Office of State Climatologist website: http://coaps.fsu.edu/climate_center/data/precip_ftmyers.shtml

Year	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Annual
1891										4.44	2	0.5	
1892	0.4	0.75	2.3	4.44	5.32	12.23	7.57	6.62	13.66	4.64	1.45	1.73	61.11
1893	2.42	0.74	1.66	3.32	5.63	10.11	5.17	6.63	6.7	1.64	2.03	1.69	47.74
1894	0.68	1.55	1.07	1.3	1.47	15.55	5.15	8.7	9.89	4.58	0.97	0.24	51.15
1895	2.06	5.82	1.41	4.52	3.96	3.68	6.46	9.6	7.79	2.23	0.79	1.76	50.08
1896	2.53	2.24	2.17	0.32	9.02	20.9	9.04	2.9	11.12	4.72	1.26	3.43	69.65
1897	2.26	3.48	1.09	7.26	2.5	5.8	14.82	5.65	10.45	2.07	0.73	1.06	57.17
1898	0.05	0.02	0.46	0.37	3.53	2.83	8.16	11.62	10.73	4.99	1.29	3.12	47.17
1899	5.21	8.77	1.23	1.74	1.15	5.93	12.08	6.72	2.31	2.58	0.94	0.58	49.24
1900	3.17	3.99	4.12	2.87	4.65	7.12	9.63	9.77	8.29	10.33	1.91	2.78	68.63
1901	0.5	0.72	2.67	1.89	2.3	20.28	5.23	12.41	6.86	0.78	0.52	1.62	55.78
1902	0.52	6.79	0.18	1.03	1.23	8.63	4.6	3.97	6.6	7.46	0.96	2.93	44.9
1903	4.76	3.37	7.78	0	0.71	10.45	11.4	5.5	4.15	1.62	2.02	1.61	53.37
1904	3.12	2	1.9	1.1	3.57	14.86	5.6	6.3	3.07	1.78	1.93	0.83	46.06
1905	0.5	0.1	0.18	4.83	3.97	5.97	13.9	10.52	9.09	1.51	0.06	6.21	56.84
1906	2.02	2.18	2.84	0.21	6.12	11	9.69	12.02	3.39	2.41	0.32	0.02	52.22
1907	1.3	0.68	0.08	0.57	6.46	6.76	6.7	7.86	4.97	0.55	0.94	2.12	38.99
1908	1.66	0.94	0.55	1.31	4.25	7.41	6.43	9.14	12.91	3.14	0.33	0.46	48.53
1909	1.13	0.52	0.17	4.48	4.35	10.12	5.76	14.59	5.07	3.88	0.38	1.1	51.55
1910	1.64	1.32	0.73	0.62	2.9	8.2	9.27	10.73	6.89	13.26	0.89	0.34	56.79
1911	0.46	0	0.68	3.06	8.49	8.77	4.05	11.19	5.87	4.62	1.53	0.37	49.09
1912	1.93	2.93	4.35	0.2	8.55	26.91	8.42	4.52	9.06	5.43	1.32	1.03	74.65
1913	2.42	5.13	0.94	3.25	3.26	3.76	7.09	14.36	8.3	3.47	1.85	2.47	56.3
1914	2.34	0.5	1.28	2.24	2.31	6.15	3.65	9.55	4.63	6.66	1.03	3.5	43.84
1915	3.86	1.76	2.26	2.97	3.73	6.18	7.39	8.05	5.47	5.67	2.46	1.08	50.88
1916	0.05	0.51	1.01	5.61	2.53	9.36	12.56	8.22	5.34	2.05	3.01	2.18	52.43
1917	0.01	1.46	1.54	1.84	1.06	8.77	9.92	9.54	8.97	2.08	0.65	0.35	46.19
1918	3.39	1.53	1.06	1.36	2.43	6.68	3.93	8.28	6.99	2.63	0.61	1.17	40.06
1919	1.29	2.78	4.64	0.4	5.18	10.89	8.21	3.12	5.04	0.81	3.09	1.17	46.62

Table 1 - Monthly and Annual Rainfall (Fort Myers, Florida)

Year	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Annual
1920	0.22	3.14	0.39	4.29	1.14	8.4	15.22	5.84	6.98	3	3.47	1.19	53.28
1921	0.49	1.11	0.93	0.4	5.86	5.77	9.7	6.1	5.01	10.8	4.66	1.27	52.1
1922	0.86	2.55	0.72	0.02	8.42	15.11	6.07	10.51	17.35	11.08	3.71	0.95	77.35
1923	0.73	0.5	0.25	1.56	5.64	10.49	8.25	7.31	6.55	2.72	0.34	0.18	44.52
1924	4.25	2.99	2.54	0.61	0.99	6.57	12.53	4.32	6.96	19.7	0.14	0.01	61.61
1925	2.62	1.55	1.82	0.81	8.49	5.52	6.89	8.14	3.24	2.43	2.41	7.04	50.96
1926	4.15	0.83	2.14	3.41	2.78	5.31	6.56	14.81	11.79	3.07	1.73	0.15	56.73
1927	0.3	0.76	1.42	0.8	1.23	8.04	8.78	3.14	5.59	1.78	0.3	0.71	32.85
1928	0.23	2.05	0.51	1.44	2.61	9.1	12.26	14	11.78	3.22	0.71	0.3	58.21
1929	1.09	0.08	1.03	0.88	7.82	8.3	6.68	5.56	15.44	3.42	0.3	1.31	51.91
1930	1.09	2.88	5.08	5.89	6.8	14.61	4.65	5.97	13.73	1.88	0.13	2.45	65.16
1931	3.53	3.76	6.64	2.92	2.58	3.96	6.33	7.27	6.44	0.86	0.09	1.83	46.21
1932	0.7	0.53	1.93	1.06	7.03	3.59	7.91	17.64	6.08	5.37	0.71	0.3	52.85
1933	0.25	2.6	3.93	6.06	6.86	5.02	9.2	4.51	4.63	2.08	1.09	0.13	46.36
1934	0.76	5.93	0.75	0.92	5.78	11.56	6.09	3.55	8.3	1.59	0.66	0.31	46.2
1935	0.24	1.81	0	3.5	2.36	6.42	9.3	9.38	14.49	0.3	0.83	1.58	50.21
1936	3.33	5.5	1.69	1.14	6.11	20.25	8.54	7.5	3.56	5.39	2.78	1.34	67.13
1937	0.52	3.68	3.74	1.38	0.94	10.75	5.13	7	3.04	5.88	1.44	0.72	44.22
1938	2.2	0.34	0.7	0.33	2.91	8.24	12.71	5.28	4.84	3.57	0.39	0.21	41.72
1939	0.45	0.87	0.04	8.42	3.01	16.43	7.69	6.97	12.83	5.81	1.8	1.01	65.33
1940	3.79	4	4.41	1.73	0.73	10.52	3.5	8.69	13.02	0.61	0.13	5.42	56.55
1941	3.02	3.82	6.88	7.66	1.16	7.12	15.28	7.46	6.09	0.96	2.48	0.99	62.92
1942	1.6	3.35	2.31	4.54	3.38	11.15	10.66	9.18	5.37	0.5	0.08	1.8	53.92
1943	0.74	0.11	1.61	4.45	5.96	16.06	12.24	8.59	5.68	3.56	2.37	0.48	61.85
1944	1.2	0	3.52	0.85	4	3.73	5.09	5.89	3.56	5.77	0	0.32	33.93
1945	2.19	0.68	0.1	0.21	1.58	11.97	12.41	11.06	5.71	5.19	0.03	1.45	52.58
1946	0.28	2.57	0.16	0	6.74	9.85	4.82	6.04	4.68	1.22	3.28	0.51	40.15
1947	0.73	2.75	8.62	2.56	6.22	12.34	10.7	9.05	15.45	4.77	1.88	1.36	76.43
1948	4.16	0.06	0.83	1.57	2.19	5.06	10.08	4.98	14.05	3.9	0.45	0.63	47.96
1949	0.01	0.07	0.13	5.5	3.94	7.15	13.32	7.6	12.7	3.6	1.27	1.62	56.91
1950	0	0.08	0.49	0.08	4.14	4.84	6.83	5.93	8.32	3.26	0.02	2.2	36.19
1951	0.38	1.96	1.13	2.71	2.14	9.19	11.44	10.3	3.48	11.91	1.14	0.14	55.92
1952	1.28	4.34	2.05	0.78	1.75	7.95	5.74	8.39	12.35	8.34	0.75	0.71	54.43

Table 1 - Monthly and Annual Rainfall (Fort Myers, Florida)

Year	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Annual
1953	1.71	2.01	0.68	2.28	0.41	12.81	9.34	4.32	15.58	6.68	1.07	1.18	58.07
1954	0.3	2.53	2.13	3.49	4.08	4.78	9.19	6.84	10.31	1.62	2.33	1.93	49.53
1955	2.68	1.16	0.32	0.97	3.23	8.53	8.76	4.29	10.5	2.15	0.52	0.85	43.96
1956	0.57	1.06	0.05	3.5	4.76	4.67	5.34	6.66	2.48	3.84	1.35	0	34.28
1957	0.78	3.68	4.73	2.69	7.97	4.85	12.52	9.39	8.77	3.19	1.52	3.55	63.64
1958	6.04	1.26	10.31	2.18	6.22	7.37	10.92	4.12	8.89	4.57	1.43	3.36	66.67
1959	1.48	1.72	6.33	1.75	4.74	16.1	6.17	5.75	6.89	12.04	1.92	1.79	66.68
1960	0.46	3.66	1.87	3.83	2.2	5.2	13.76	5.66	11.93	3.01	2.02	0.73	54.33
1961	3.31	1.88	3.58	0.46	4.92	9.75	9.82	13.41	2.8	3.16	1.12	0.53	54.74
1962	0.43	0.54	2.65	1.37	0.34	12.08	6.01	10.89	14.54	5.44	3.01	0.85	58.15
1963	0.81	4.65	0.59	0.27	7.58	7.7	4.06	3.98	7.49	0.05	3.45	2.27	42.9
1964	2.88	3.3	2.12	0.8	0.5	4.58	2.28	4.26	9.45	1.38	0.22	1.06	32.83
1965	1.24	2.99	2.91	2.39	4.7	7.78	12.05	6.57	4.35	4.42	0.58	0.85	50.83
1966	3.39	1.06	0.37	3.03	1.61	12.42	8.22	8.1	4.18	2.14	0.18	0.29	44.99
1967	1.15	2.15	0.72	0	1.46	7.41	6.69	15.86	7.04	3.08	0.92	2.91	49.39
1968	0.4	2.08	0.65	0.57	10.32	15.03	9.85	11.44	8.92	7.99	2.88	0.16	70.29
1969	1.44	2.87	4.74	0.15	4.71	10.63	7.11	8.49	16.6	11.03	0.22	3.95	71.94
1970	4.36	2.2	18.58	0	6.36	7.47	4.74	4.82	8.29	1.19	0.46	0.37	58.84
1971	0.85	1.55	0.55	0.7	3.77	6.18	9.5	8.06	9.21	6.49	0.16	0.3	47.32
1972	0.77	2.14	4.72	0.27	5.2	7.86	9.72	16.22	2.33	2.2	3.85	1.43	56.71
1973	3.14	2.23	3.89	1.71	0.78	3.99	9.57	8.66	8.38	0.16	0.1	1.72	44.33
1974	0.36	0.81	0.03	0.11	2.4	20.1	14.47	7.7	4.31	0.19	1.46	0.89	52.83
1975	0.26	0.27	1.47	0.8	2.78	10.55	10.81	7.74	12.59	3.05	0.49	0.69	51.5
1976	0.21	1.2	0.91	0.9	5.22	10.59	6.14	8.95	8.81	1.96	2.1	1.68	48.67
1977	3.53	0.15	0.09	0.76	6.51	8.96	9.6	10.58	9.21	0.43	1.5	2.74	54.06
1978	2.48	3.36	3.43	2.35	2.52	6.75	10.29	10.9	5.18	1.45	0.04	4.35	53.1
1979	7.45	1.94	0.43	3.12	5.32	8.31	5.96	14.79	13.65	0.39	0.46	5.16	66.98
1980	2.44	1.04	3.59	1.52	8.73	1.99	7.02	8.79	4.64	1.54	3.15	0.55	45
1981	0.8	1.65	1.29	0.08	3.07	11.79	8.24	16.73	6.7	0.4	0.71	0.73	52.19
1982	0.78	3.34	3.32	3.91	2.08	15.01	11.33	10.56	9.29	5	1.11	0.27	66
1983	4.5	10.82	7.41	1.34	0.62	17.92	4.77	6.46	9.72	4.39	3.66	3.24	74.85
1984	0.15	3.18	6.38	1.09	2.8	8.65	8.99	5.5	7.89	0.65	0.71	0.02	46.01
1985	0.68	0.44	2.06	1.47	1.21	3.76	8.78	7.79	11.71	6.78	2.2	0.66	47.54

Table 1 - Monthly and Annual Rainfall (Fort Myers, Florida)

Year	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Annual
1986	0.9	1.01	3.59	0.53	4.01	13.94	6.73	11.16	5.43	3.56	0.78	5.22	56.86
1987	2.29	2.86	5.86	0.14	4.11	9.69	14.38	8.54	7.5	5.1	8.06	0.48	69.01
1988	2.19	1.47	2.44	1.36	0.62	7.16	5.13	9.21	1.93	0.4	2.83	0.26	35
1989	1.65	0.36	2.89	0.36	8.05	8.67	9.05	8.82	5.18	2.05	0.65	2.16	49.89
1990	0.47	3.37	0.87	0.39	3.66	9.02	6.47	14.97	7.4	2.28	0.01	*0.38*	49.29
1991	7.95	0.72	1.13	5.01	8.48	11.22	14.51	5.87	7.98	4.01	0.32	0.3	67.5
1992	1.75	3.89	4.87	2.08	0.97	18.73	8.59	7.59	3.68	1.24	1.19	0.87	55.45
1993	5.36	3.35	3.61	2.4	2.71	6.63	7.23	6.57	8.29	6.85	0.78	0.78	54.56
1994	2.92	2.17	0.99	5.68	0.34	4.73	9.7	9.18	7.67	2.96	2.5	3.82	52.66
1995	3.12	1.4	0.88	5.34	1.38	13.97	12.14	13.9	9.58	10.8	2.61	0.88	76
1996	2.23	0.49	3.24	3.1	6.54	8.6	4.91	4.15	6.76	8.86	0.27	1.07	50.22
1997	1.43	3.14	2.21	5.15	6.32	5.36	8.28	3.41	11.85	1.14	2.78	6.47	57.54
1998	3.04	8.8	5.4	1.17	2.56	6.53	10.01	9.25	13.59	0.57	7.58	1.07	69.57
1999	2.35	0.19	0.85	0.66	3.46	10.9	8.04	9.41	8.29	1.83	1.53	1.5	49.01
2000	1.27	0.11	3.37	1.91	2.79	8.01	8.73	8.4	12.02	1.78	0.00T	0.45	48.84
2001	0.00T	0.00T	1.97M	0.52	0.2	4.52	13.94	10.32	14.14	2.21	0.41	1.84	
2002	2.13	0.96	0.19	1.64	2.34	7.89	7.15	12.63	6.82	1.05	5.67	3.58	52.05
2003	1.87	0.89	3.44	2.51	2.84	14.6	2.92	16.8	17.21	0.76	2.12	4.68	70.64
2004	3.39	3.44	0.36	3.65	0.47	15.07	10.35	16.82	4.51	0.7	1.1	1.97	61.83
2005	0.45	3.37	6.59	3.84	2.62	18.42	12.6	7.74	6.82	8.17	3.75	0.09	74.46
2006	0.36	2.34	0.32	0.01	2.03	13.7	14.43	9.45	10.11	0.85	1.11	1.56	56.27
2007	0.49	0.74	0.13	2.06	4.86	6.1	6.63	12.47	9.04	1.81	0.09	2.6	47.02
2008	1.31	2.25	1.57	3.03	0.81	7.14	13.19	10.33	14.86	3.43	0.09	2.07	60.08
2009	0.3	0.27	0.65	0.29	6.42	5.43	4.29	9.56	4.95	2.77			
AVERAGE	1.80	2.16	2.37	2.07	3.83	9.43	8.61	8.62	8.23	3.75	1.47	1.55	54.0

In the absence of data for Fort Myers, data from Punta Gorda was substituted.

Table 2 - Pan Evaporation Data from Lehigh_E Station from 1979 to 1989 (Lee County, Florida)

Monthly pan evaporation in inches per month

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
1979	3.89	3.67	5.63	7.1	6.3	8.49	7.16	6.63	4.56	4.79	3.68	2.49	64.39
1980	4.02	4.18	5.53	6.8	7.78	8.18	7.48	5.6	5.65	5.32	3.3	3.07	66.91
1981	3.27	4.29	6.08	7.03	8.74	6.51	7.59	5.9	4.69	4.81	3.76	3.37	66.04
1982	3.69	4.31	5.98	6.69	7.03	6.52	7.31	5.99	4.51	4.32	3.27	2.86	62.48
1983	2.45	3.08	6.63	5.9	7.46	5.07	6.72	5.67	4.55	4.25	3.37	2.82	57.97
1984	2.42	3.97	5.06	6.51	7.74	7.74	5.62	6.49	5.64	5.78	4.39	3.56	64.92
1985	3.8	4.47	6.78	6.63	8.64	7.55	5.07	6.37	5.99	5.15	4.19	3.55	68.19
1986	3.75	4.18	5.88	7.99	8.67	6.01	6.52	6.61	6.6	5.62	3.89	3.34	69.06
1987	3.95	3.89	5.56	7.12	7.07	7.9	3.99	7.88	5.56	5.27	4.04	3.45	65.68
1988	3.36	4.03	6.34	6.06	8.04	7.33	7.29	6.03	5.67	6.22	3.63	3.84	67.84
1989	4.23	4.68	5.9	7.09	9.48	7.91	6.47	7.46	5.85	5.16	4.16	3.33	71.72
Average	3.53	4.07	5.94	6.81	7.90	7.20	6.47	6.42	5.39	5.15	3.79	3.24	65.93

source of data is the SFWMD website DBHYDRO for Lehigh_E weather station

Table 3 - Total Potential Evapotranspiration (ET) for Station FPWX (Lee County, Florida)

Mean Daily ET for Station FPWX (millimeters)

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2001	3.122	3.647	4.037	4.836	4.929	4.442	3.621	4.19	3.189	2.979	2.733	2.234
2002	2.553	2.726	4.311	4.986	5.161	3.717	4.329	3.955	3.552	3.563	2.828	2.279
2003	2.948	3.431	3.678	4.401	4.606	3.852	4.221	3.515	3.308	3.449	2.873	2.628
2004	2.809	3.165	4.196	4.748	4.89	4.567	4.317	3.853	3.434	3.497	2.953	2.334
2005	2.658	3.338	3.6	4.922	4.663	3.397	4.273	4.276	3.604	2.996	2.698	2.539

Total Monthly ET for Station FPWX (millimeters)

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2001	96.782	102.116	125.147	145.08	152.799	133.26	112.251	129.89	95.67	92.349	81.99	69.254
2002	79.143	76.328	133.641	149.58	159.991	111.51	134.199	122.605	106.56	110.453	84.84	70.649
2003	91.388	96.068	114.018	132.03	142.786	115.56	130.851	108.965	99.24	106.919	86.19	81.468
2004	87.079	88.62	130.076	142.44	151.59	137.01	133.827	119.443	103.02	108.407	88.59	72.354
2005	82.398	93.464	111.6	147.66	144.553	101.91	132.463	132.556	108.12	92.876	80.94	78.709

Total Monthly ET for Station FPWX (inches)

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
2001	3.81	4.02	4.93	5.71	6.02	5.25	4.42	5.11	3.77	3.64	3.23	2.73	52.62
2002	3.12	3.01	5.26	5.89	6.30	4.39	5.28	4.83	4.20	4.35	3.34	2.78	52.74
2003	3.60	3.78	4.49	5.20	5.62	4.55	5.15	4.29	3.91	4.21	3.39	3.21	51.40
2004	3.43	3.49	5.12	5.61	5.97	5.39	5.27	4.70	4.06	4.27	3.49	2.85	53.64
2005	3.24	3.68	4.39	5.81	5.69	4.01	5.22	5.22	4.26	3.66	3.19	3.10	51.47
5 year mean	3.44	3.60	4.84	5.64	5.92	4.72	5.07	4.83	4.04	4.02	3.33	2.93	52.37

units are in inches

source of data is the SFWMD website DBHYDRO for Station FPWX (Flint Pen Strand Weather Station)

Table 4 - Monthly Crop Coefficients

Land Use Type	Vegetation/Crop Coefficient											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Low Density Urban	.556	.502	.534	.542	.562	.562	.628	.706	.702	.686	.604	.552
Medium Density Urban	.460	.412	.443	.452	.467	.467	.511	.575	.562	.570	.503	.457
High Density Urban	.363	.321	.352	.361	.372	.372	.394	.443	.421	.453	.402	.361
Citrus	.701	.693	.610	.542	.661	.710	.744	.810	.822	.702	.723	.700
Row (or truck) Crops	.640	.690	.870	.950	.860	.660	.610	.660	.710	.870	.930	.880
Sugar Cane	.800	.600	.550	.800	.950	1.00	1.05	1.05	1.05	1.00	.950	.900
Irrigated Pasture	.650	.700	.750	.950	.950	.980	.980	.980	.940	.800	.870	.650
Shrubland	.855	.802	.850	.875	.875	.871	.881	.901	.901	.882	.824	.811
Marl Prairie	.893	.862	.905	.933	.933	.921	.957	.975	.970	.92	.941	.894
Ridge & Slough I	.705	.692	.710	.715	.715	.710	.721	.740	.740	.715	.724	.701
Ridge & Slough II	.775	.750	.800	.810	.820	.810	.820	.825	.825	.780	.790	.771
Ridge & Slough III	.775	.750	.800	.810	.820	.810	.820	.825	.825	.780	.790	.771
Ridge & Slough IV	.775	.750	.800	.810	.820	.810	.820	.825	.825	.780	.790	.771
Ridge & Slough V	.795	.770	.815	.825	.836	.839	.851	.868	.868	.810	.793	.781
Sawgrass Plains	.815	.790	.830	.840	.852	.868	.882	.910	.910	.840	.795	.790
Cattail	.795	.770	.800	.810	.822	.838	.852	.894	.890	.830	.795	.787
Mix Cattail/Sawgrass	.800	.790	.810	.820	.832	.848	.862	.904	.900	.835	.795	.788
Wet Prairie	.742	.725	.760	.761	.765	.775	.791	.815	.815	.772	.764	.741
STA	.852	.802	.85	.875	.883	.881	.901	.941	.952	.892	.824	.811
Forested Wetland	.723	.702	.745	.750	.770	.760	.770	.790	.790	.740	.770	.735
Forested Uplands	.743	.722	.768	.773	.783	.784	.805	.820	.820	.760	.771	.754
Mangroves	.791	.760	.830	.855	.882	.880	.882	.904	.900	.824	.803	.753
Melaleuca	.800	.770	.850	.880	.910	.900	.910	.970	.970	.860	.880	.800
Water	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

source of data is SFWMD memo from J.Barnes and K.Tarboton to J.Obeysekera dated June 5, 2002

Table 5 - Runoff Curve Numbers for Hydrologic Soil-Cover Complex

Cover type	Hydrologic Condition	Hydrologic Soil Group			
		A	B	C	D
Pasture, grassland, or range—continuous forage for grazing	Poor	68	79	86	89
	Fair	49	69	79	84
	Good	39	61	74	80
Meadow—continuous grass, protected from grazing and generally mowed for hay.	—	30	58	71	78
Brush—brush-weed-grass mixture with brush the major element.	Poor	48	67	77	83
	Fair	35	56	70	77
	Good	30	48	65	73
Woods—grass combination (orchard or tree farm)	Poor	57	73	82	86
	Fair	43	65	76	82
	Good	32	58	72	79
Woods	Poor	45	66	77	83
	Fair	36	60	73	79
	Good	30	55	70	77
Farmsteads—buildings, lanes, driveways, and surrounding lots.	—	59	74	82	86

source of data is NRCS Technical Release 55 Table 2-2c

Table 6 - Monthly Water Budget

Natural System

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Precipitation	1.80	2.16	2.37	2.07	3.83	9.43	8.61	8.62	8.23	3.75	1.47	1.55	53.9
Potential ET	3.44	3.60	4.84	5.64	5.92	4.72	5.07	4.83	4.04	4.02	3.33	2.93	52.4
Actual ET	2.52	2.56	3.65	4.28	4.58	3.63	3.97	3.87	3.24	3.02	2.56	2.17	40.0
Pan Evaporation	3.53	4.07	5.94	6.81	7.90	7.20	6.47	6.42	5.39	5.15	3.79	3.24	65.9
Evaporation	0	0	0	0	0	0	0	0	0	0	0	0	0
SRO	0	0	0	0	0	3.6	2.6	2.6	2.9	0	0	0	11.7
ΔS(NS)	-0.72	-0.40	-1.28	-2.21	-0.75	2.21	2.09	2.14	2.09	0.74	-1.09	-0.62	2.2

Lake with Fines (Existing Conditions)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Precipitation	1.80	2.16	2.37	2.07	3.83	9.43	8.61	8.62	8.23	3.75	1.47	1.55	53.9
Potential ET	3.44	3.60	4.84	5.64	5.92	4.72	5.07	4.83	4.04	4.02	3.33	2.93	52.4
Actual ET	1.84	1.81	2.58	3.10	3.25	2.58	2.80	2.73	2.28	2.22	1.72	1.49	28.4
Pan Evaporation	3.53	4.07	5.94	6.81	7.90	7.20	6.47	6.42	5.39	5.15	3.79	3.24	65.9
Evaporation	1.04	1.20	1.75	2.01	2.33	2.12	1.91	1.89	1.59	1.52	1.12	0.96	19.4
SRO	0	0	0	0	0	0	0	0	0	0	0	0	0
ΔS(existing)	-1.09	-0.85	-1.96	-3.03	-1.75	4.74	3.90	4.00	4.36	0.01	-1.37	-0.89	6.1

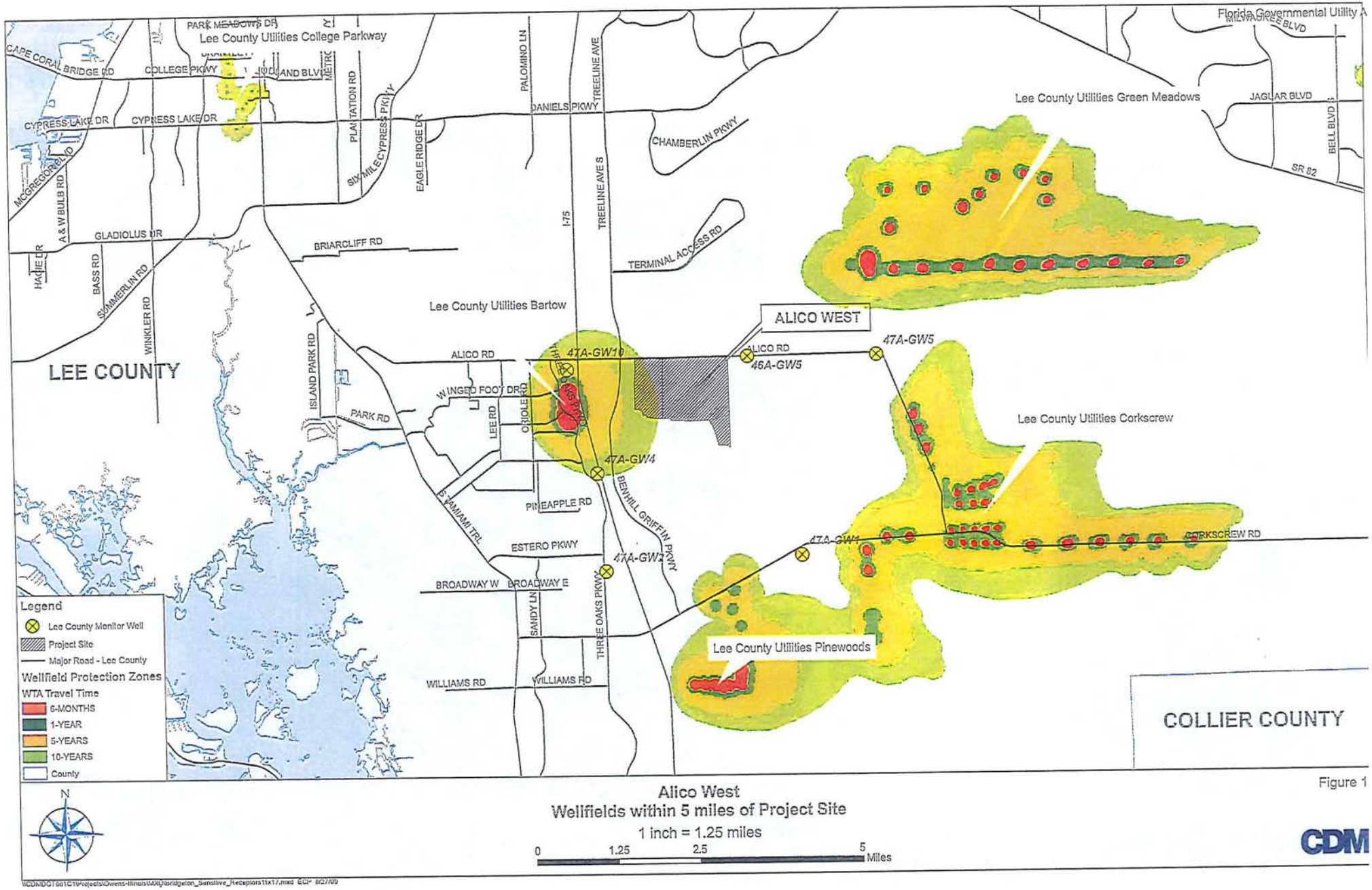
Proposed Conditions

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Precipitation	1.80	2.16	2.37	2.07	3.83	9.43	8.61	8.62	8.23	3.75	1.47	1.55	53.9
Potential ET	3.44	3.60	4.84	5.64	5.92	4.72	5.07	4.83	4.04	4.02	3.33	2.93	52.4
Actual ET	0.60	0.56	0.81	0.97	1.05	0.84	0.98	1.06	0.86	0.87	0.64	0.51	9.8
Pan Evaporation	3.53	4.07	5.94	6.81	7.90	7.20	6.47	6.42	5.39	5.15	3.79	3.24	65.9
Evaporation	1.73	1.99	2.91	3.34	3.87	3.53	3.17	3.14	2.64	2.52	1.86	1.59	32.3
SRO	0	0	0	0	0	0	0	0	0	0	0	0	0
ΔS(post)	-0.53	-0.40	-1.36	-2.24	-1.09	5.07	4.45	4.42	4.73	0.36	-1.02	-0.55	11.8

Note: the totals are normalized for the portion of the site consisting of either open water or land

Attachment 2

Water Level Data



Alico West
Wellfields within 5 miles of Project Site
1 inch = 1.25 miles

Figure 1

CDM

\\CDMDGT001C1\Projects\Owens-Illinois\MXD\Bridgeton_Sensitive_Receptors11x17.mxd ECH 8/27/09



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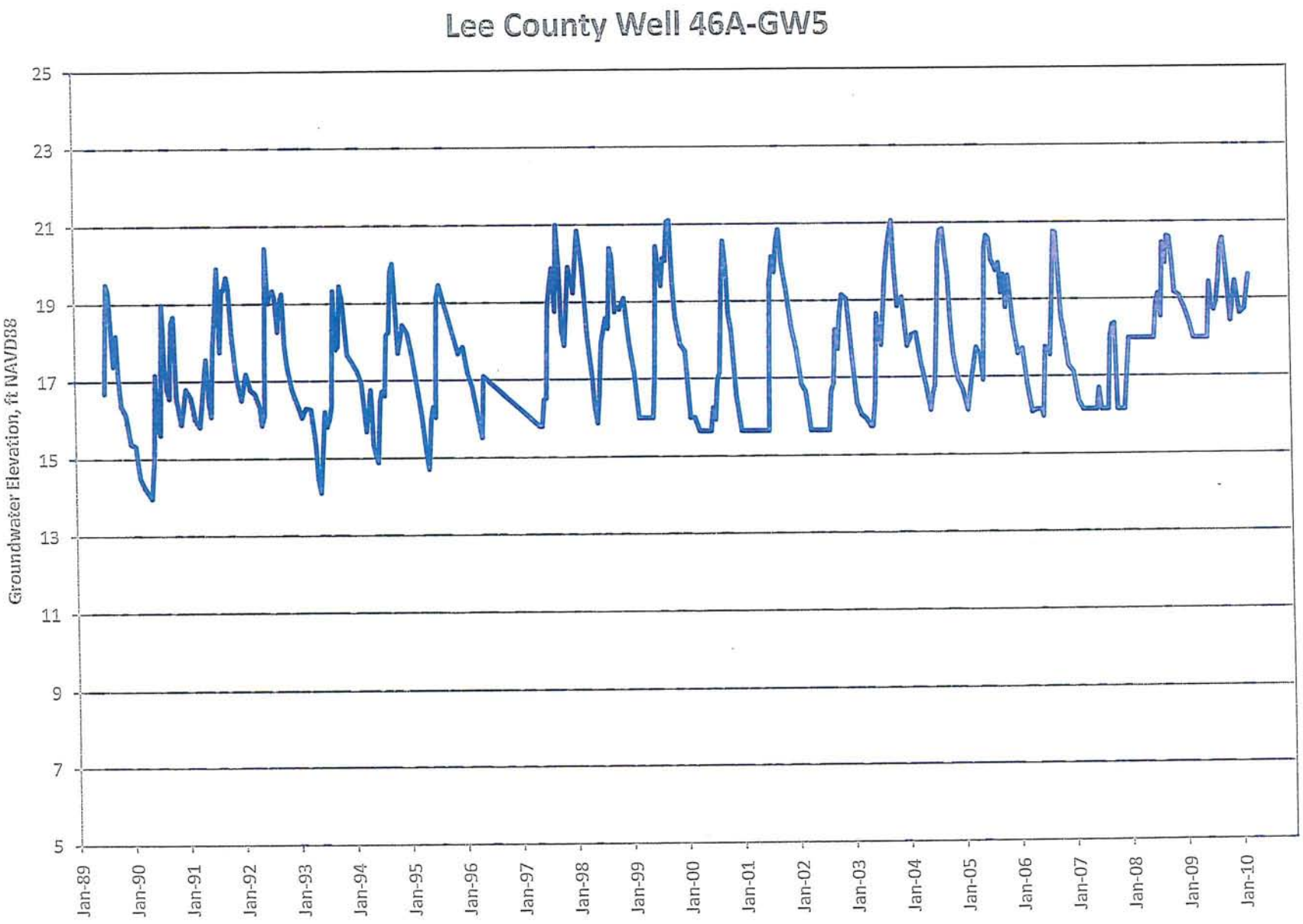
Table 1
Water Level Data from Alico West Project Site

Well ID	Latitude	Longitude	Total Depth of Well (feet)	Top of Pipe Elevation (feet)	Depth to Water (feet)	Water Level Elevation	Depth to Water (feet)	Water Level Elevation	Depth to Water (feet)	Water Level Elevation	Depth to Water (feet)	Water Level Elevation	Depth to Water (feet)	Water Level Elevation	Depth to Water (feet)	Water Level Elevation
					9/13/2007		2/5/2008		6/30/2009		7/13/2009		9/24/2009		1/10/2010	
RMW-2	26° 29.386	81° 45.673	13	28.83	7.57	21.26			7.25	21.58	3.05	25.78	6.62	22.21	8.78	20.05
RMW-3	NA	NA	15	28.05	7.53	20.52			8.14	19.91	8.27	19.78	11.41	16.64	8.02	20.03
RMW-13	NA	NA	20	27.96					5.75	22.21	8.38	19.58	6.71	21.25	7.64	20.32
RMW-14	NA	NA	12	27.67					4.80	22.87	7.97	19.70	6.27	21.40	8.02	19.65
RMW-18	NA	NA	12.5	27.24					4.74	22.50	7.30	19.94	5.59	21.65	7.14	20.10
RMW-24	26° 29.391	81° 45.661	15	28.36					8.09	20.27	8.30	20.06	6.48	21.88	8.05	20.31
HSA-MW-1-D	26° 29.379	81° 45.594	19	27.24			8.58	18.66	7.26	19.98	7.42	19.82	5.74	21.50	7.09	20.15
HSA-MW-2	26° 29.378	81° 45.606	12	28.01			7.73	20.28	5.24	22.77	8.21	19.80	6.46	21.55	7.81	20.20
HSA-MW-3	26° 29.384	81° 45.586	12	28.47			7.98	20.49	5.63	22.84	8.60	19.87	6.90	21.57	8.27	20.20
HSA-MW-4	26° 29.370	81° 45.599	14	26.87			9.05	17.82	7.02	19.85	7.09	19.78	5.41	21.46	6.73	20.14
HSA-MW-5	26° 29.384	81° 45.596	12	28.52					5.04	23.48	8.53	19.99	6.78	21.74	8.23	20.29
HSA-MW-6	26° 29.390	81° 45.599	12	28.51					4.90	23.61	8.62	19.89	6.75	21.76	8.22	20.29
HSA-MW-7	26° 29.403	81°45.588	12	28.94					5.89	23.05	9.14	19.80	7.44	21.50	8.77	20.17
HSA-MW-8	26° 29.400	81° 45.599	12	28.43					5.32	23.11	8.73	19.70	6.97	21.46	8.63	19.80
HSA-MW-9	26° 29.402	81° 45.612	12	28.44					5.32	23.12	8.69	19.75	6.96	21.48	8.34	20.10
HSA-MW-10	26° 29.403	81° 45.612	16	28.89					6.09	22.80	9.21	19.68	7.18	21.71	8.82	20.07
HSA-MW-11	26° 29.412	81° 45.599	12	29.03					5.92	23.11	9.11	19.92	7.48	21.55	8.92	20.11
HSA-MW-12	26° 29.397	81° 45.657	12	30.63					7.75	22.88	10.65	19.98	8.99	21.64	10.42	20.21
HSA-MW-13	26° 29.385	81° 45.467	12	29.46					7.13	22.33	9.25	20.21	7.66	21.80	9.25	20.21
HSA-MW-14	26° 29.384	81° 45.667	20	31.22					7.96	23.26	11.34	19.88	9.68	21.54	11.08	20.14
HSA-MW-15	26° 29.376	81° 45.669	12	29.82					7.19	22.63	9.88	19.94	8.24	21.58	9.72	20.10
HSA-MW-16	26° 29.386	81° 45.661	12	30.43					7.42	23.01	10.52	19.91	8.65	21.78	10.26	20.17

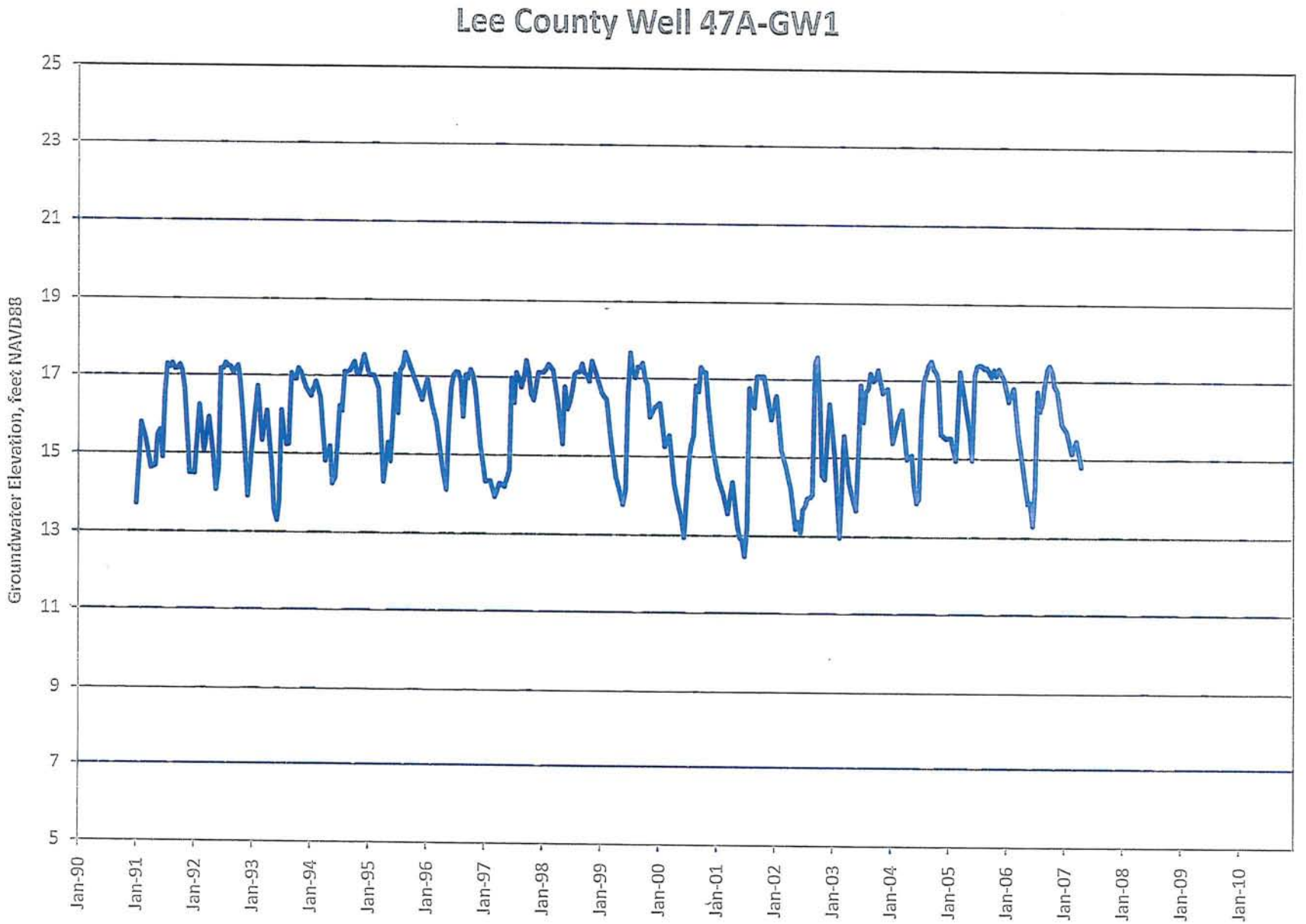
Notes:

Elevations relative to NAVD 83

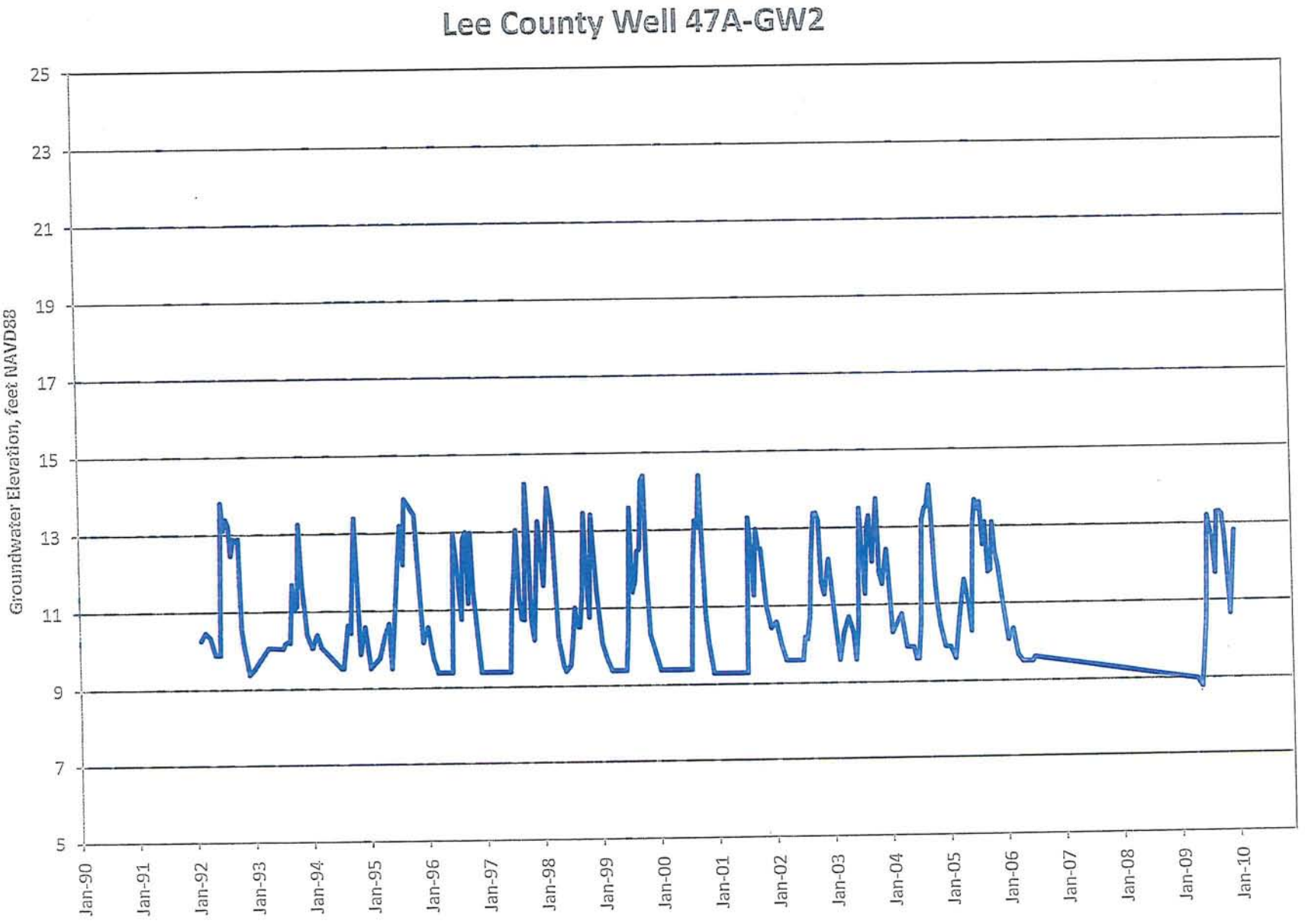
Water level data provided by HSA Engineers & Scientists, Fort Myers, Florida

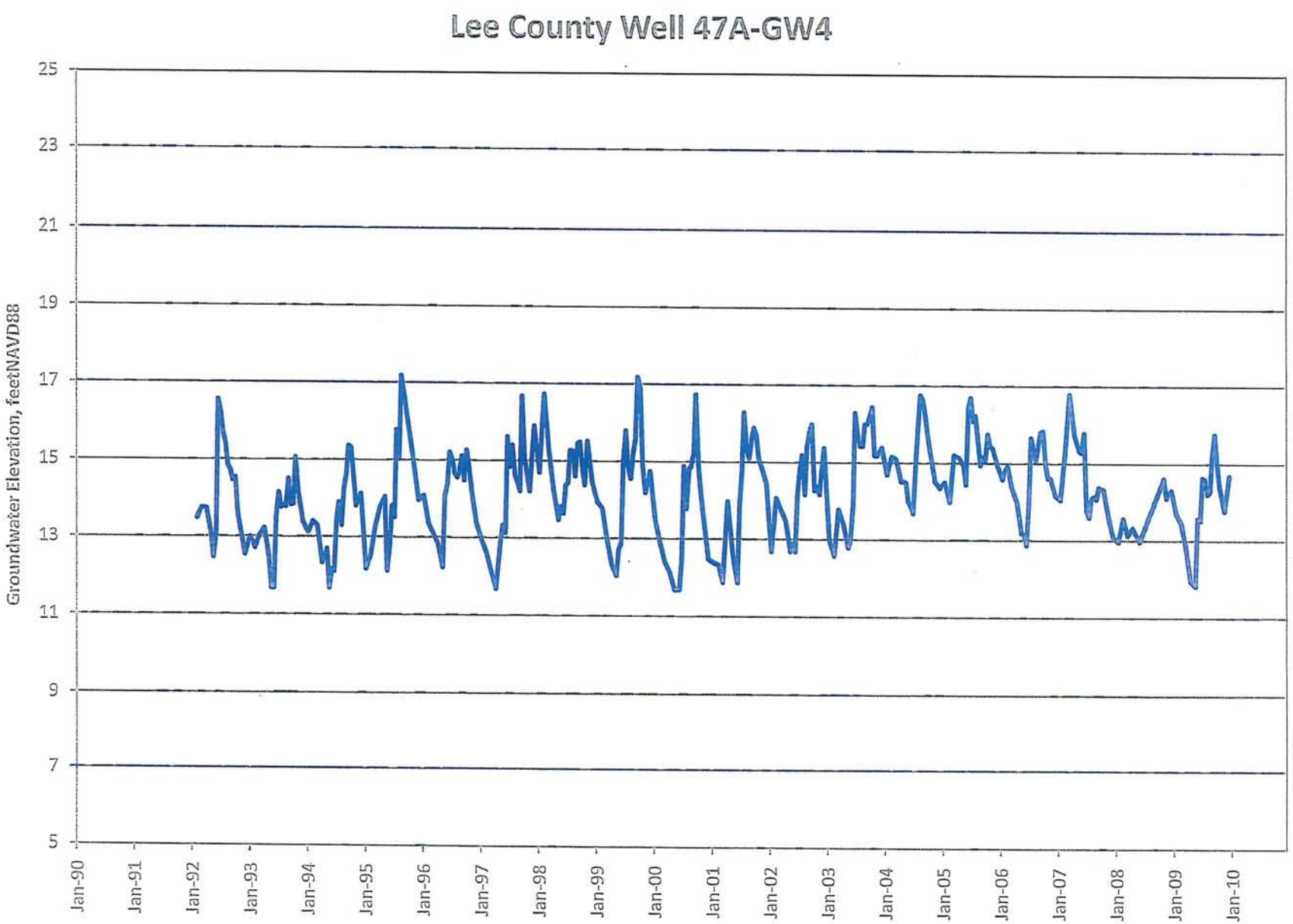

Lee County Well 46A-GW5
Groundwater Elevation, ft NAVD88
25
23
21
19
17
15
13
11
9
7
5
Jan-89
Jan-90
Jan-91
Jan-92
Jan-93
Jan-94
Jan-95
Jan-96
Jan-97
Jan-98
Jan-99
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Jan-09
Jan-10

CDM

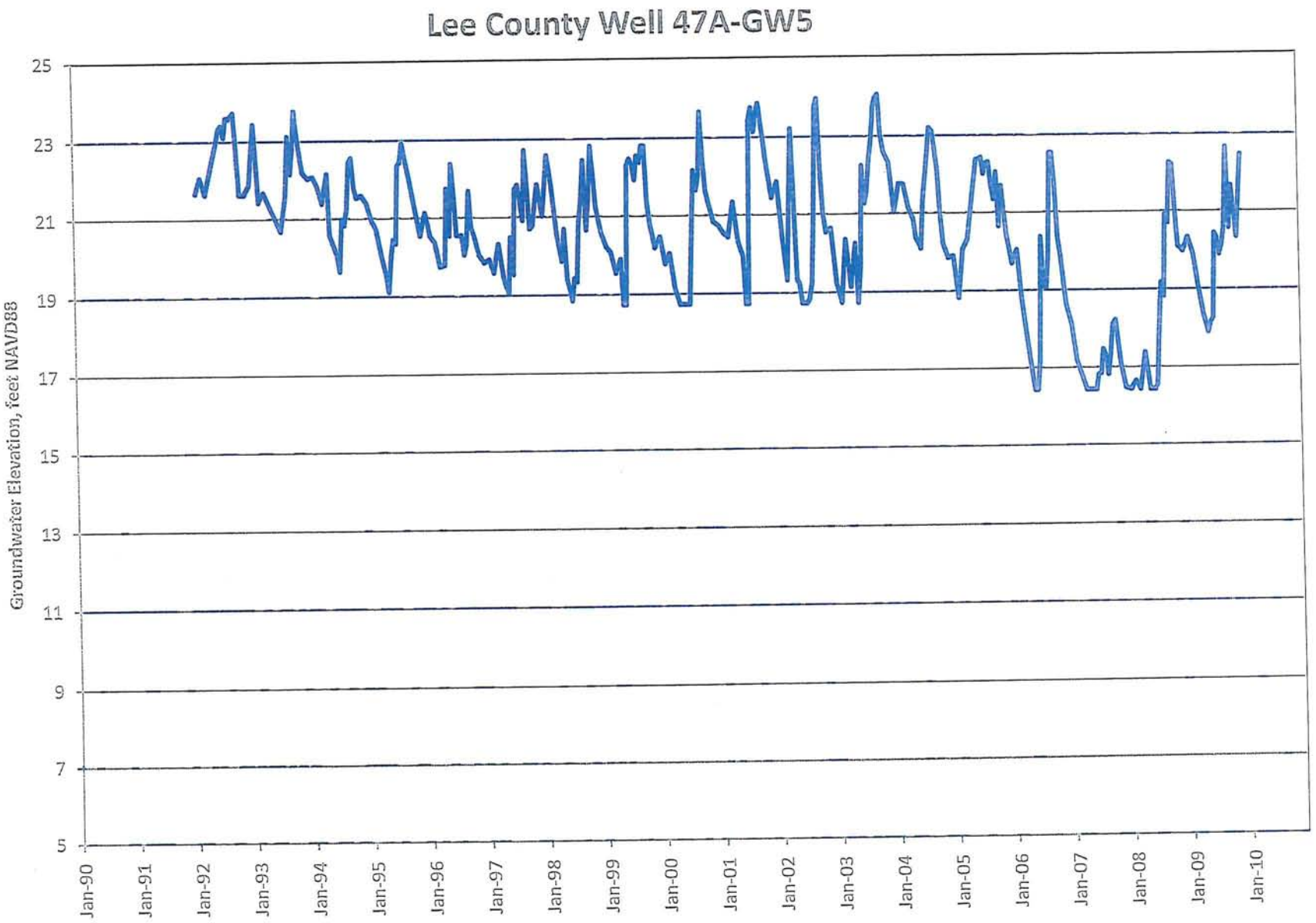

Lee County Well 47A-GW1
Groundwater Elevation, feet NAVD88
25
23
21
19
17
15
13
11
9
7
5
Jan-90
Jan-91
Jan-92
Jan-93
Jan-94
Jan-95
Jan-96
Jan-97
Jan-98
Jan-99
Jan-00
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Jan-08
Jan-09
Jan-10

CDM

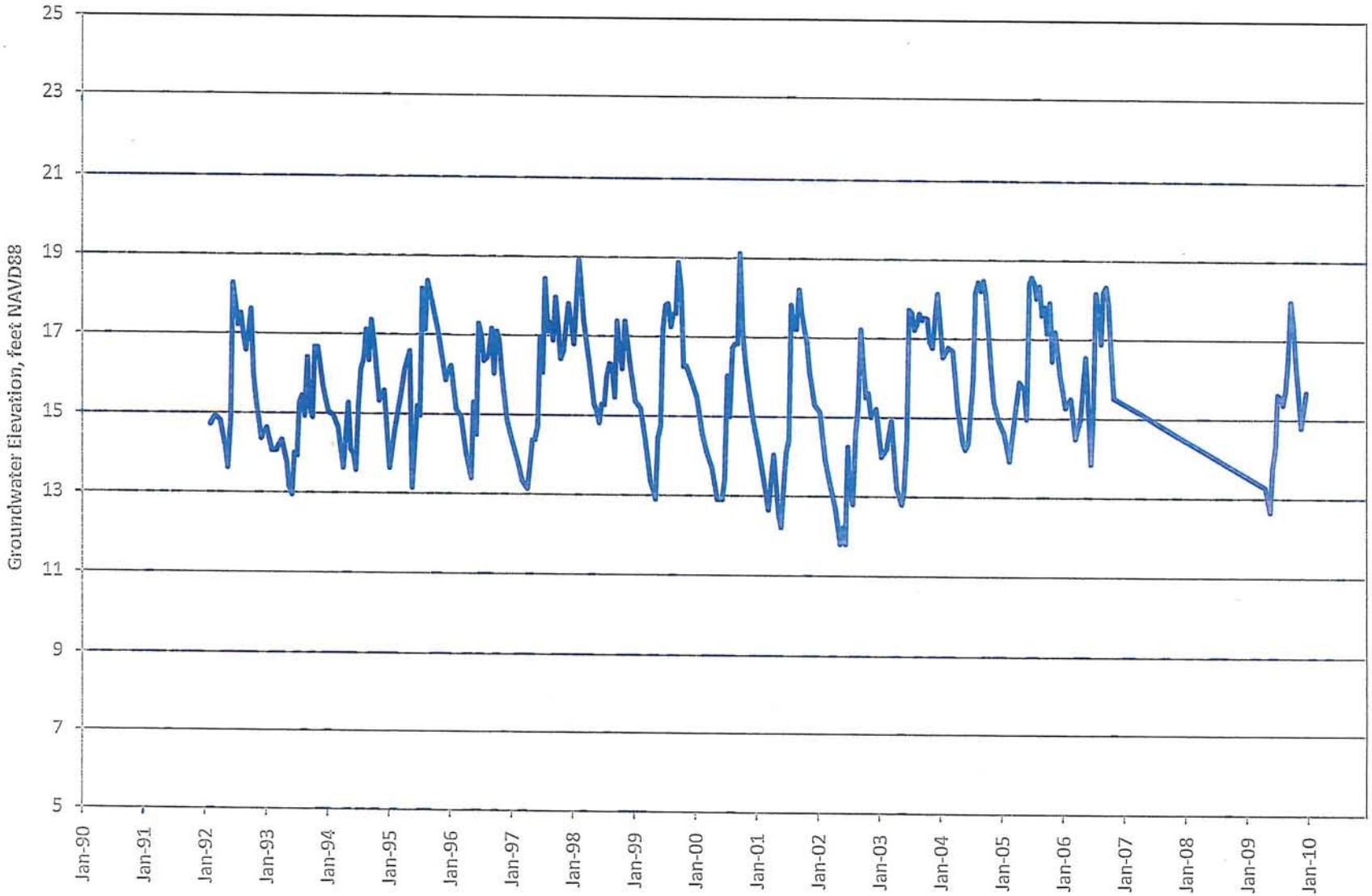

Lee County Well 47A-GW2
Groundwater Elevation, feet NAVD88
25
23
21
19
17
15
13
11
9
7
5
Jan-90
Jan-91
Jan-92
Jan-93
Jan-94
Jan-95
Jan-96
Jan-97
Jan-98
Jan-99
Jan-00
Jan-01
Jan-02
Jan-03
Jan-04
Jan-05
Jan-06
Jan-07
Jan-08
Jan-09
Jan-10


Lee County Well 47A-GW4
Groundwater Elevation, feetNAVD88
25
23
21
19
17
15
13
11
9
7
5
Jan-90
Jan-91
Jan-92
Jan-93
Jan-94
Jan-95
Jan-96
Jan-97
Jan-98
Jan-99
Jan-00
Jan-01
Jan-02
Jan-03
Jan-04
Jan-05
Jan-06
Jan-07
Jan-08
Jan-09
Jan-10

CDM


Lee County Well 47A-GW5
Groundwater Elevation, feet NAVD88
25
23
21
19
17
15
13
11
9
7
5
Jan-90
Jan-91
Jan-92
Jan-93
Jan-94
Jan-95
Jan-96
Jan-97
Jan-98
Jan-99
Jan-00
Jan-01
Jan-02
Jan-03
Jan-04
Jan-05
Jan-06
Jan-07
Jan-08
Jan-09
Jan-10

Lee County Well 47A-GW10



CDM

Attachment 3

Water Quality Data

Field Parameters
Alico West - Lake Sampling, March 18, 2010

Sample Depth (feet below lake surface)	Temperature (degrees C)	Conductivity (microSiemens/cm)	pH	Dissolved Oxygen (mg/L)
0.7	18.8	318	8.27	8.21
1.7	18.7	317	8.20	8.17
2.7	18.7	317	8.25	8.39
3.7	18.9	317	8.25	8.34
4.7	18.7	317	8.25	8.51
5.7	18.8	317	8.28	8.25
6.7	18.7	316	8.27	8.31
7.7	18.7	316	8.28	8.20
8.7	18.7	316	8.28	8.22
9.7	18.7	315	8.25	8.12
10.7	18.7	316	8.27	8.14
11.7	18.7	315	8.24	8.20
12.7	18.7	315	8.27	8.12
13.7	18.7	316	8.26	8.13
14.7	18.7	315	8.25	8.15
15.7	18.7	315	8.24	8.08
16.7	18.8	315	8.24	8.02
17.7	18.7	314	8.25	8.10
18.7	18.7	314	8.24	7.90
19.7	18.7	313	8.24	7.71
20.7	18.7	313	8.26	8.21
21.7	18.7	313	8.25	8.18
22.7	18.7	313	8.25	8.08
23.7	18.7	313	8.25	8.23
24.7	18.7	313	8.25	8.07
25.7	18.7	312	8.26	8.22
26.7	18.7	312	8.26	7.99
27.7	18.7	312	8.28	8.24
28.7	18.8	311	8.29	8.21
29.7	18.6	312	8.31	8.10

Laboratory Results

Lee County Environmental Laboratory

60-2 Danley Drive
Fort Myers, FL 33907
239-533-8600

LEE COUNTY
SOUTHWEST FLORIDA

To: ATTN: Brad Cook
CDM
12501 World Plaza Ln Bldg # 51
Ft Myers FL 33907
(239) 938-9600 (239) 275-6755 fax

Report Date: 3/23/2010

Below are the results of samples submitted to this laboratory on 3/18/2010

Laboratory ID	AC55707	Collection date and time	3/18/2010 10:35 AM
Location Code	CDMBACT	Sample Collector	BRAD COOK/DOUG WELLS
Sample Description	Alico West top		

Analysis Code	Analyte Name	Result	Qualifier	Units	MDL	Analysis Date	Analysis Time	Analysis Method
ENTEROC	Enterococci	1	U	colonies/100mL	1	3/18/2010	3:10 PM	EPA 1600
FCMF	Coliform, Fecal	1	U	colonies/100mL	1	3/18/2010	3:10 PM	SM20 9222 D

Laboratory ID	AC55708	Collection date and time	3/18/2010 11:00 AM
Location Code	CDMBACT	Sample Collector	BRAD COOK/DOUG WELLS
Sample Description	Alico West mid		

Analysis Code	Analyte Name	Result	Qualifier	Units	MDL	Analysis Date	Analysis Time	Analysis Method
ENTEROC	Enterococci	1		colonies/100mL	1	3/18/2010	3:10 PM	EPA 1600
FCMF	Coliform, Fecal	2		colonies/100mL	1	3/18/2010	3:10 PM	SM20 9222 D

Laboratory ID	AC55709	Collection date and time	3/18/2010 11:25 AM
Location Code	CDMBACT	Sample Collector	BRAD COOK/DOUG WELLS
Sample Description	Alico West bot		

Analysis Code	Analyte Name	Result	Qualifier	Units	MDL	Analysis Date	Analysis Time	Analysis Method
ENTEROC	Enterococci	4		colonies/100mL	1	3/18/2010	3:10 PM	EPA 1600
FCMF	Coliform, Fecal	3		colonies/100mL	1	3/18/2010	3:10 PM	SM20 9222 D

Report Format: NELAC
DOH #E45049

ACCREDITED IN ACCORDANCE WITH nelac

Qualifiers:

U Indicates that the compound was analyzed for but not detected.

Unless noted otherwise, these test results meet all the requirements of the 2003 NELAC Standards. The results provided herein relate only to the samples cited as they were received by the laboratory. All questions regarding this report should be directed to Keith A. Kibbey, Laboratory Director.

Keith A. Kibbey
Laboratory Director

LCEL

Lab Certification: E45049

Lee County Environmental Laborato.
60-2 Danley Dr Ft Myers, FL 33907
Phone: (239) 533-8600
Fax: (239) 939-4850

Analysis Request & Chain of Custody Record

MAKE CHECKS PAYABLE TO: LEE COUNTY B.O.C.C

Page 1 of

Report/Result Information	Billing/Invoice Information
Name: Brad Cook	Name CDM
Email: cookbrd@cdm.com	
Address: 12501 World Plaza Ln #51	Address: 12501 World Plaza Ln #51
Fort Myers, FL 33907	Fort Myers FL 33907
Phone/Fax/Cell: (239) 938-9600	Phone/Fax/Cell: (239) 275-6755
Sample Collector(s) (please print): Brad Cook / Doug Wells	Sample Collector Signature:

Matrix Codes:	Preservative Codes:
DW-Drinking water	NP-No Preservative
GW- Ground water	N-Nitric Acid
WW-Waste water	S-Sulfuric Acid
SW-Surface water	HCL-Hydrochloric Acid
WWS-Wastewater Sludge	NAOH-Sodium Hydroxide
S-Sediment	ST-Sodium Thiosulfate
O-Other	NH - Ammonium chloride
	O-Other

Relinquished By: (signature)	Date	Time	Received By: (signature)
	3/18/10	1330	
Relinquished By: (signature)	Date	Time	Received By: (signature)
Relinquished By: (signature)	Date	Time	Received By: (signature)

Sample(s) in wet ice [X] Yes or [ ] No? temp 5.3

Test/Analyses Required

Collection Date	Time			Sample Description & Location	Matrix (see codes)	# of Sample Containers Submitted	Fecal Coliform	Enterococci	Extra QA/QC							LCE Lab #
						Preservatives (see codes)	ST	ST	ST							ICE
3/18/09	1035	AM	PM	Alico West TOP	SW	3										ACS5107
3/18/09	1100	AM	PM	Alico West MID	SW	3										ACS5108
3/18/09	1125	AM	PM	Alico West BOT	SW	3										ACS5109
		AM	PM													
		AM	PM													
		AM	PM													

SAMPLES SHOULD BE IN WET ICE & LESS THAN 6° C (42.8°F) OR THEY MAYBE QUALIFIED*

*Qualified = the data may not be accurate and regulatory agencies may not accept qualified data.

Environmental Conservation Laboratories, Inc.
10775 Central Port Drive
Orlando FL, 32824
Phone: 407.826.5314 FAX: 407.850.6945

www.encolabs.com

Monday, March 29, 2010

CDM (CD002)

Attn: Brad Cook

12501 World Plaza Lane, Bldg. 51

Fort Myers, FL 33907

RE: Laboratory Results for
Project Number: [none], Project Name/Desc: Alico West
ENCO Workorder: A001417

Dear Brad Cook,

Enclosed is a copy of your laboratory report for test samples received by our laboratory on Friday, March 19, 2010.

Unless otherwise noted in an attached project narrative, all samples were received in acceptable condition and processed in accordance with the referenced methods/procedures. Results for these procedures apply only to the samples as submitted.

The analytical results contained in this report are in compliance with NELAC standards, except as noted in the project narrative. This report shall not be reproduced except in full, without the written approval of the Laboratory.

This report contains only those analyses performed by Environmental Conservation Laboratories. Unless otherwise noted, all analyses were performed at ENCO Orlando. Data from outside organizations will be reported under separate cover.

If you have any questions or require further information, please do not hesitate to contact me.

Sincerely,

David M. Camacho

David Camacho For Ronald Wambles

Project Manager

Enclosure(s)

The total number of pages in this report, including this page is 25.

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SAMPLE SUMMARY/LABORATORY CHRONICLE

Client ID: Top	Lab ID: A001417-01	Sampled: 03/18/10 10:35	Received: 03/19/10 09:35
Parameter	Hold Date/Time(s)	Prep Date/Time(s)	Analysis Date/Time(s)
CALC	12/11/12	03/19/10 12:23	3/25/2010 12:15
EPA 200.7	09/14/10	03/22/10 10:33	3/23/2010 12:14
EPA 200.8	09/14/10	03/19/10 14:40	3/27/2010 00:14
EPA 300.0	03/20/10 10:35	03/19/10 13:44	3/19/2010 16:03
EPA 300.0	04/15/10	03/19/10 13:44	3/19/2010 16:03
EPA 350.1	04/15/10	03/19/10 12:24	3/19/2010 14:10
EPA 351.2	04/15/10	03/23/10 16:22	3/24/2010 12:28
EPA 365.1	03/20/10 10:35	03/19/10 11:04	3/19/2010 12:03
EPA 365.4	04/15/10	03/23/10 12:00	3/24/2010 15:15
FL-PRO	03/25/10 05/01/10	03/22/10 05:22	3/22/2010 17:59
SM18 10200H	03/20/10 10:35 04/02/10	03/19/10 15:18	3/23/2010 15:52
SM18 10200H	04/17/10	03/19/10 15:18	3/23/2010 15:52
SM18 2120B	03/20/10 10:35	03/19/10 12:32	3/19/2010 12:32
SM18 2540D	03/25/10	03/23/10 08:40	3/24/2010 12:45
SM18 5210B	03/20/10 10:35	03/19/10 09:49	3/19/2010 10:36

Client ID: Mid	Lab ID: A001417-02	Sampled: 03/18/10 11:00	Received: 03/19/10 09:35
Parameter	Hold Date/Time(s)	Prep Date/Time(s)	Analysis Date/Time(s)
CALC	12/11/12	03/19/10 12:23	3/25/2010 12:15
EPA 200.7	09/14/10	03/22/10 10:33	3/23/2010 12:21
EPA 200.8	09/14/10	03/19/10 14:40	3/27/2010 00:30
EPA 300.0	03/20/10 11:00	03/19/10 13:44	3/19/2010 16:23
EPA 300.0	04/15/10	03/19/10 13:44	3/19/2010 16:23
EPA 350.1	04/15/10	03/19/10 12:24	3/19/2010 15:00
EPA 351.2	04/15/10	03/23/10 16:22	3/24/2010 12:21
EPA 365.1	03/20/10 11:00	03/19/10 11:04	3/19/2010 11:58
EPA 365.4	04/15/10	03/23/10 12:00	3/24/2010 15:08
FL-PRO	03/25/10 05/01/10	03/22/10 05:22	3/22/2010 19:02
SM18 10200H	03/20/10 11:00 04/02/10	03/19/10 15:18	3/23/2010 15:52
SM18 10200H	04/17/10	03/19/10 15:18	3/23/2010 15:52
SM18 2120B	03/20/10 11:00	03/19/10 12:32	3/19/2010 12:32
SM18 2540D	03/25/10	03/23/10 08:40	3/24/2010 12:45
SM18 5210B	03/20/10 11:00	03/19/10 09:49	3/19/2010 10:44

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Client ID:	Bot	Lab ID:	A001417-03	Sampled:	03/18/10 11:25	Received:	03/19/10 09:35

Parameter	Hold Date/Time(s)			Prep Date/Time(s)		Analysis Date/Time(s)
CALC	12/11/12			03/19/10	12:23	3/25/2010 12:15
EPA 200.7	09/14/10	,		03/22/10	10:33	3/23/2010 12:31
EPA 200.8	09/14/10			03/19/10	14:40	3/27/2010 00:45
EPA 300.0	03/20/10	11:25		03/19/10	13:44	3/19/2010 16:43
EPA 300.0	04/15/10			03/19/10	13:44	3/19/2010 16:43
EPA 350.1	04/15/10			03/19/10	12:24	3/19/2010 15:01
EPA 351.2	04/15/10			03/23/10	16:22	3/24/2010 12:22
EPA 365.1	03/20/10	11:25		03/19/10	11:04	3/19/2010 11:58
EPA 365.4	04/15/10			03/23/10	12:00	3/24/2010 15:16
FL-PRO	03/25/10		05/01/10	03/22/10	05:22	3/22/2010 19:34
SM18 10200H	03/20/10	11:25	04/02/10	03/19/10	15:18	3/23/2010 15:52
SM18 10200H	04/17/10			03/19/10	15:18	3/23/2010 15:52
SM18 2120B	03/20/10	11:25		03/19/10	12:32	3/19/2010 12:32
SM18 2540D	03/25/10			03/23/10	08:40	3/24/2010 12:45
SM18 5210B	03/20/10	11:25		03/19/10	09:49	3/19/2010 10:40

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SAMPLE DETECTION SUMMARY

Client ID: Top	Lab ID: A001417-01						
Analyte	Results	Flag	MDL	PQL	Units	Method	Notes
Chloride	27		0.24	5.0	mg/L	EPA 300.0	
Chlorophyll-a	3.1		0.50	0.50	mg/m3	SM18 10200H	
Color	15		5.0	5.0	Color Units	SM18 2120B	
Copper - Total	1.20		0.220	1.00	ug/L	EPA 200.8	
Orthophosphate as P	0.0020	I	0.0015	0.010	mg/L	EPA 365.1	
Pheophytin a	5.9		0.5	0.5	mg/m3	SM18 10200H	
Phosphorus	0.007	I	0.005	0.015	mg/L	EPA 365.4	
Silica (SiO2) - Total	4860	V	13.0	214	ug/L	EPA 200.7	QB-01
Total Kjeldahl Nitrogen	0.50		0.032	0.050	mg/L	EPA 351.2	
Total Nitrogen	0.50		0.012	0.050	mg/L	CALC	
Total Suspended Solids	2.0		2.0	2.0	mg/L	SM18 2540D	

Client ID: Mid	Lab ID: A001417-02						
Analyte	Results	Flag	MDL	PQL	Units	Method	Notes
Chloride	27		0.24	5.0	mg/L	EPA 300.0	
Chlorophyll-a	3.0		0.50	0.50	mg/m3	SM18 10200H	
Color	10		5.0	5.0	Color Units	SM18 2120B	
Copper - Total	3.06		0.220	1.00	ug/L	EPA 200.8	
Orthophosphate as P	0.0040	I	0.0015	0.010	mg/L	EPA 365.1	
Pheophytin a	5.8		0.5	0.5	mg/m3	SM18 10200H	
Phosphorus	0.006	I	0.005	0.015	mg/L	EPA 365.4	
Silica (SiO2) - Total	5070	V	13.0	214	ug/L	EPA 200.7	QB-01
Total Kjeldahl Nitrogen	0.49		0.032	0.050	mg/L	EPA 351.2	
Total Nitrogen	0.49		0.012	0.050	mg/L	CALC	

Client ID: Bot	Lab ID: A001417-03						
Analyte	Results	Flag	MDL	PQL	Units	Method	Notes
Chloride	27		0.24	5.0	mg/L	EPA 300.0	
Chlorophyll-a	3.1		0.50	0.50	mg/m3	SM18 10200H	
Color	10		5.0	5.0	Color Units	SM18 2120B	
Copper - Total	1.25		0.220	1.00	ug/L	EPA 200.8	
Orthophosphate as P	0.0040	I	0.0015	0.010	mg/L	EPA 365.1	
Pheophytin a	6.1		0.5	0.5	mg/m3	SM18 10200H	
Silica (SiO2) - Total	4810	V	13.0	214	ug/L	EPA 200.7	QB-01
Total Kjeldahl Nitrogen	0.54		0.032	0.050	mg/L	EPA 351.2	
Total Nitrogen	0.54		0.012	0.050	mg/L	CALC	
Total Suspended Solids	2.0		2.0	2.0	mg/L	SM18 2540D	
Zinc - Total	21.4		1.60	5.00	ug/L	EPA 200.8	

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ANALYTICAL RESULTS

Description: Top	**Lab Sample ID:** A001417-01	**Received:** 03/19/10 09:35
Matrix: Surface Water	**Sampled:** 03/18/10 10:35	**Work Order:** A001417
Project: Alico West	**Sampled By:** Brad Cook/Doug Wells	

FL Petroleum Range Organics

^ - ENCO Orlando certified analyte [NELAC E83182]

Analyte [CAS Number]	Results	Flag	Units	DF	MDL	POL	Batch	Method	Analyzed	By	Notes
TPH (C8-C40) [ECL-0175] ^	0.047	U	mg/L	1	0.047	0.17	OC22003	FL-PRO	03/22/10 17:59	RGG	

Surrogates	*Results*	*DF*	*Spike Lvl*	*% Rec*	*% Rec Limits*	*Batch*	*Method*	*Analyzed*	*By*	Notes
n-Nonatriacontane	*0.14*	*1*	*0.100*	*137 %*	*36-144*	*OC22003*	*FL-PRO*	*03/22/10 17:59*	*RGG*	
o-Terphenyl	*0.047*	*1*	*0.0502*	*93 %*	*39-156*	*OC22003*	*FL-PRO*	*03/22/10 17:59*	*RGG*	

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Description: Top
Matrix: Surface Water
Project: Alico West

Lab Sample ID: A001417-01
Sampled: 03/18/10 10:35
Sampled By: Brad Cook/Doug Wells

Received: 03/19/10 09:35
Work Order: A001417

Metals by EPA 200 Series Methods

^ - ENCO Orlando certified analyte [NELAC E83182]

Analyte [CAS Number]	Results	Flag	Units	DF	MDL	PQL	Batch	Method	Analyzed	By	Notes
Cadmium [7440-43-9] ^	0.110	U	ug/L	1	0.110	0.300	0C19016	EPA 200.8	03/27/10 00:14	JMA	
Copper [7440-50-8] ^	1.20		ug/L	1	0.220	1.00	0C19016	EPA 200.8	03/27/10 00:14	JMA	
Lead [7439-92-1] ^	0.120	U	ug/L	1	0.120	0.500	0C19016	EPA 200.8	03/27/10 00:14	JMA	
Zinc [7440-66-6] ^	1.60	U	ug/L	1	1.60	5.00	0C19016	EPA 200.8	03/27/10 00:14	JMA	

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Description: Top
Matrix: Surface Water
Project: Alico West

Lab Sample ID: A001417-01
Sampled: 03/18/10 10:35
Sampled By: Brad Cook/Doug Wells

Received: 03/19/10 09:35
Work Order: A001417

Classical Chemistry Parameters

^ - ENCO Orlando certified analyte [NELAC E83182]

Analyte [CAS Number]	Results	Flag	Units	DF	MDL	POL	Batch	Method	Analyzed	By	Notes
Ammonia as N [7664-41-7] ^	0.010	U	mg/L	1	0.010	0.020	OC19019	EPA 350.1	03/19/10 14:10	KG	
Biochemical Oxygen Demand [ECL-0017] ^	1.4	U	mg/L	1	1.4	2.0	OC19008	SM18 5210B	03/19/10 10:36	CAS	B-01
Chloride [16887-00-6] ^	27		mg/L	1	0.24	5.0	OC19001	EPA 300.0	03/19/10 16:03	RSA	
Chlorophyll-a [42617-26-3] ^	3.1		mg/m3	1	0.50	0.50	OC19031	SM18 10200H	03/23/10 15:52	KBS	
Color [ECL-0041] ^	15		Color Units	1	5.0	5.0	OC19022	SM18 2120B	03/19/10 12:32	CAS	
Nitrate as N [14797-55-8] ^	0.10	U	mg/L	1	0.10	1.0	OC19001	EPA 300.0	03/19/10 16:03	RSA	
Nitrite as N [14797-65-0] ^	0.016	U	mg/L	1	0.016	0.10	OC19001	EPA 300.0	03/19/10 16:03	RSA	
Orthophosphate as P [1426-54-42] ^	0.0020	I	mg/L	1	0.0015	0.010	OC19011	EPA 365.1	03/19/10 12:03	KG	
Pheophytin a [603-17-8]	5.9		mg/m3	1	0.5	0.5	OC19031	SM18 10200H	03/23/10 15:52	KBS	
Phosphorus [7723-14-0] ^	0.007	I	mg/L	1	0.005	0.015	OC23022	EPA 365.4	03/24/10 15:15	KG	
Total Kjeldahl Nitrogen [ECL-0162] ^	0.50		mg/L	1	0.032	0.050	OC23019	EPA 351.2	03/24/10 12:28	KG	
Total Nitrogen [17778-88-0]	0.50		mg/L	1	0.012	0.050	OC19020	CALC	03/25/10 12:15	RA/KG	
Total Suspended Solids [ECL-0169] ^	2.0		mg/L	1	2.0	2.0	OC23009	SM18 2540D	03/24/10 12:45	NAS	

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Description: Top
Matrix: Surface Water
Project: Alico West

Lab Sample ID: A001417-01
Sampled: 03/18/10 10:35
Sampled By: Brad Cook/Doug Wells

Received: 03/19/10 09:35
Work Order: A001417

Metals by EPA 200 Series Methods

^ - *ENCO Cary certified analyte [NELAC E87610]*

Analyte [CAS Number]	Results	Flag	Units	DF	MDL	POL	Batch	Method	Analyzed	By	Notes
Silica (SiO2) [763-18-69] ^	4860	V	ug/L	1	13.0	214	0C22016	EPA 200.7	03/23/10 12:14	VLO	QB-01

This report relates only to the sample as received by the laboratory, and may only be reproduced in full.

Description: Mid
Matrix: Surface Water
Project: Alico West

Lab Sample ID: A001417-02
Sampled: 03/18/10 11:00
Sampled By: Brad Cook/Doug Wells

Received: 03/19/10 09:35
Work Order: A001417

FL Petroleum Range Organics

^ - *ENCO Orlando certified analyte [NELAC E83182]*

Analyte [CAS Number]	Results	Flag	Units	DF	MDL	POL	Batch	Method	Analyzed	By	Notes
TPH (C8-C40) [ECL-0175] ^	0.047	U	mg/L	1	0.047	0.17	0C22003	FL-PRO	03/22/10 19:02	RGG	

Surrogates	*Results*	*DF*	*Spike Lvl*	*% Rec*	*% Rec Limits*	*Batch*	*Method*	*Analyzed*	*By*	Notes
n-Nonatriacontane	*0.14*	*1*	*0.100*	*139 %*	*36-144*	*0C22003*	*FL-PRO*	*03/22/10 19:02*	*RGG*	
o-Terphenyl	*0.052*	*1*	*0.0502*	*103 %*	*39-156*	*0C22003*	*FL-PRO*	*03/22/10 19:02*	*RGG*	

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Description:	Mid	**Lab Sample ID:** A001417-02	**Received:** 03/19/10 09:35
Matrix:	Surface Water	**Sampled:** 03/18/10 11:00	**Work Order:** A001417
Project:	Alico West	**Sampled By:** Brad Cook/Doug Wells	

Metals by EPA 200 Series Methods

^ - ENCO Orlando certified analyte [NELAC E83182]

Analyte [CAS Number]	Results	Flag	Units	DF	MDL	POL	Batch	Method	Analyzed	By	Notes
Cadmium [7440-43-9] ^	0.110	U	ug/L	1	0.110	0.300	0C19016	EPA 200.8	03/27/10 00:30	JMA	
Copper [7440-50-8] ^	3.06		ug/L	1	0.220	1.00	0C19016	EPA 200.8	03/27/10 00:30	JMA	
Lead [7439-92-1] ^	0.120	U	ug/L	1	0.120	0.500	0C19016	EPA 200.8	03/27/10 00:30	JMA	
Zinc [7440-66-6] ^	1.60	U	ug/L	1	1.60	5.00	0C19016	EPA 200.8	03/27/10 00:30	JMA	

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Description:	Mid	**Lab Sample ID:**	A001417-02	**Received:**	03/19/10 09:35
Matrix:	Surface Water	**Sampled:**	03/18/10 11:00	**Work Order:**	A001417
Project:	Alico West	**Sampled By:**	Brad Cook/Doug Wells		

Classical Chemistry Parameters

^ - ENCO Orlando certified analyte [NELAC E83182]

Analyte [CAS Number]	Results	Flag	Units	DF	MDL	PQL	Batch	Method	Analyzed	By	Notes
Ammonia as N [7664-41-7] ^	0.010	U	mg/L	1	0.010	0.020	0C19019	EPA 350.1	03/19/10 15:00	KG	
Biochemical Oxygen Demand [ECL-0017] ^	1.4	U	mg/L	1	1.4	2.0	0C19008	SM18 5210B	03/19/10 10:44	CAS	B-01
Chloride [16887-00-6] ^	27		mg/L	1	0.24	5.0	0C19001	EPA 300.0	03/19/10 16:23	RSA	
Chlorophyll-a [42617-16-3] ^	3.0		mg/m3	1	0.50	0.50	0C19031	SM18 10200H	03/23/10 15:52	KBS	
Color [ECL-0041] ^	10		Color Units	1	5.0	5.0	0C19022	SM18 2120B	03/19/10 12:32	CAS	
Nitrate as N [14797-55-8] ^	0.10	U	mg/L	1	0.10	1.0	0C19001	EPA 300.0	03/19/10 16:23	RSA	
Nitrite as N [14797-65-0] ^	0.016	U	mg/L	1	0.016	0.10	0C19001	EPA 300.0	03/19/10 16:23	RSA	
Orthophosphate as P [1426-54-42] ^	0.0040	I	mg/L	1	0.0015	0.010	0C19011	EPA 365.1	03/19/10 11:58	KG	
Pheophytin a [603-17-8]	5.8		mg/m3	1	0.5	0.5	0C19031	SM18 10200H	03/23/10 15:52	KBS	
Phosphorus [7723-14-0] ^	0.006	I	mg/L	1	0.005	0.015	0C23022	EPA 365.4	03/24/10 15:08	KG	
Total Kjeldahl Nitrogen [ECL-0162] ^	0.49		mg/L	1	0.032	0.050	0C23019	EPA 351.2	03/24/10 12:21	KG	
Total Nitrogen [17778-88-0]	0.49		mg/L	1	0.012	0.050	0C19020	CALC	03/25/10 12:15	RA/KG	
Total Suspended Solids [ECL-0169] ^	2.0	U	mg/L	1	2.0	2.0	0C23009	SM18 2540D	03/24/10 12:45	NAS	

Description: Mid
Matrix: Surface Water
Project: Alico West

Lab Sample ID: A001417-02
Sampled: 03/18/10 11:00
Sampled By: Brad Cook/Doug Wells

Received: 03/19/10 09:35
Work Order: A001417

Metals by EPA 200 Series Methods

^ - *ENCO Cary certified analyte [NELAC E87610]*

Analyte [CAS Number]	Results	Flag	Units	DF	MDL	PQL	Batch	Method	Analyzed	By	Notes
Silica (SiO2) [763-18-69] ^	5070	V	ug/L	1	13.0	214	0C22016	EPA 200.7	03/23/10 12:21	VLO	QB-01

This report relates only to the sample as received by the laboratory, and may only be reproduced in full.

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Description:	Bot	**Lab Sample ID:**	A001417-03	**Received:**	03/19/10 09:35
Matrix:	Surface Water	**Sampled:**	03/18/10 11:25	**Work Order:**	A001417
Project:	Alico West	**Sampled By:**	Brad Cook/Doug Wells		

FL Petroleum Range Organics

^ - ENCO Orlando certified analyte [NELAC E83182]

Analyte [CAS Number]	Results	Flag	Units	DF	MDL	POL	Batch	Method	Analyzed	By	Notes
TPH (C8-C40) [ECL-0175] ^	0.047	U	mg/L	1	0.047	0.17	0C22003	FL-PRO	03/22/10 19:34	RGG	

Surrogates	*Results*	*DF*	*Spike Lvl*	*% Rec*	*% Rec Limits*	*Batch*	*Method*	*Analyzed*	*By*	Notes
n-Nonatriacontane	*0.16*	*1*	*0.100*	*161 %*	*36-144*	*0C22003*	*FL-PRO*	*03/22/10 19:34*	*RGG*	*QS-03*
o-Terphenyl	*0.058*	*1*	*0.0502*	*115 %*	*39-156*	*0C22003*	*FL-PRO*	*03/22/10 19:34*	*RGG*	

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Description: Bot
Matrix: Surface Water
Project: Alico West

Lab Sample ID: A001417-03
Sampled: 03/18/10 11:25
Sampled By: Brad Cook/Doug Wells

Received: 03/19/10 09:35
Work Order: A001417

Metals by EPA 200 Series Methods

^ - ENCO Orlando certified analyte [NELAC E83182]

Analyte [CAS Number]	Results	Flag	Units	DF	MDL	POL	Batch	Method	Analyzed	By	Notes
Cadmium [7440-43-9] ^	0.110	U	ug/L	1	0.110	0.300	0C19016	EPA 200.8	03/27/10 00:45	JMA	
Copper [7440-50-8] ^	1.25		ug/L	1	0.220	1.00	0C19016	EPA 200.8	03/27/10 00:45	JMA	
Lead [7439-92-1] ^	0.120	U	ug/L	1	0.120	0.500	0C19016	EPA 200.8	03/27/10 00:45	JMA	
Zinc [7440-66-6] ^	21.4		ug/L	1	1.60	5.00	0C19016	EPA 200.8	03/27/10 00:45	JMA	

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Description: Bot
Matrix: Surface Water
Project: Alico West

Lab Sample ID: A001417-03
Sampled: 03/18/10 11:25
Sampled By: Brad Cook/Doug Wells

Received: 03/19/10 09:35
Work Order: A001417

Classical Chemistry Parameters

^ - ENCO Orlando certified analyte [NELAC E83182]

Analyte [CAS Number]	Results	Flag	Units	DF	MDL	PQL	Batch	Method	Analyzed	By	Notes
Ammonia as N [7664-41-7] ^	0.010	U	mg/L	1	0.010	0.020	0C19019	EPA 350.1	03/19/10 15:01	KG	
Biochemical Oxygen Demand [ECL-0017] ^	1.4	U	mg/L	1	1.4	2.0	0C19008	SM18 5210B	03/19/10 10:40	CAS	B-01
Chloride [16887-00-6] ^	27		mg/L	1	0.24	5.0	0C19001	EPA 300.0	03/19/10 16:43	RSA	
Chlorophyll-a [42617-16-3] ^	3.1		mg/m3	1	0.50	0.50	0C19031	SM18 10200H	03/23/10 15:52	KBS	
Color [ECL-0041] ^	10		Color Units	1	5.0	5.0	0C19022	SM18 2120B	03/19/10 12:32	CAS	
Nitrate as N [14797-55-8] ^	0.10	U	mg/L	1	0.10	1.0	0C19001	EPA 300.0	03/19/10 16:43	RSA	
Nitrite as N [14797-65-0] ^	0.016	U	mg/L	1	0.016	0.10	0C19001	EPA 300.0	03/19/10 16:43	RSA	
Orthophosphate as P [1426-54-42] ^	0.0040	I	mg/L	1	0.0015	0.010	0C19011	EPA 365.1	03/19/10 11:58	KG	
Pheophytin a [603-17-8]	6.1		mg/m3	1	0.5	0.5	0C19031	SM18 10200H	03/23/10 15:52	KBS	
Phosphorus [7723-14-0] ^	0.005	U	mg/L	1	0.005	0.015	0C23022	EPA 365.4	03/24/10 15:16	KG	
Total Kjeldahl Nitrogen [ECL-0162] ^	0.54		mg/L	1	0.032	0.050	0C23019	EPA 351.2	03/24/10 12:22	KG	
Total Nitrogen [17778-88-0]	0.54		mg/L	1	0.012	0.050	0C19020	CALC	03/25/10 12:15	RA/KG	
Total Suspended Solids [ECL-0169] ^	2.0		mg/L	1	2.0	2.0	0C23009	SM18 2540D	03/24/10 12:45	NAS	

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Description: Bot	**Lab Sample ID:** A001417-03	**Received:** 03/19/10 09:35
Matrix: Surface Water	**Sampled:** 03/18/10 11:25	**Work Order:** A001417
Project: Alico West	**Sampled By:** Brad Cook/Doug Wells	

Metals by EPA 200 Series Methods

^ - ENCO Cary certified analyte [NELAC E87610]

Analyte [CAS Number]	Results	Flag	Units	DF	MDL	PQL	Batch	Method	Analyzed	By	Notes
Silica (SiO2) [763-18-69] ^	4810	V	ug/L	1	13.0	214	0C22016	EPA 200.7	03/23/10 12:31	VLO	QB-01

This report relates only to the sample as received by the laboratory, and may only be reproduced in full.

QUALITY CONTROL

Metals by EPA 200 Series Methods - Quality Control

Batch 0C22016 - EPA 3005A

Blank (0C22016-BLK1) Prepared: 03/22/2010 10:33 Analyzed: 03/23/2010 12:09

Analyte	Result	Flag	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Silica (SiO2)	17.0	I	214	ug/L							
Silicon	7.9	I	100	ug/L							

LCS (0C22016-BS1) Prepared: 03/22/2010 10:33 Analyzed: 03/23/2010 12:11

Analyte	Result	Flag	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Silicon	26700		100	ug/L	25000		107	85-115			

Matrix Spike (0C22016-MS1) Prepared: 03/22/2010 10:33 Analyzed: 03/23/2010 12:16

Source: A001417-01

Analyte	Result	Flag	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Silicon	30400		100	ug/L	25000	2270	113	75-125			

Matrix Spike Dup (0C22016-MSD1) Prepared: 03/22/2010 10:33 Analyzed: 03/23/2010 12:19

Source: A001417-01

Analyte	Result	Flag	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Silicon	31000		100	ug/L	25000	2270	115	75-125	2	20	

QUALITY CONTROL

FL Petroleum Range Organics - Quality Control

Batch 0C22003 - EPA 3510C

Blank (0C22003-BLK1) Prepared: 03/22/2010 05:22 Analyzed: 03/22/2010 12:52

Analyte	Result	Flag	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
TPH (C8-C40)	0.047	U	0.17	mg/L							
Surrogate: n-Nonatriacontane	*0.14*			*mg/L*	*0.100*		*135*	*36-144*			
Surrogate: o-Terphenyl	*0.057*			*mg/L*	*0.0502*		*114*	*39-156*			

LCS (0C22003-BS1) Prepared: 03/22/2010 05:22 Analyzed: 03/22/2010 13:25

Analyte	Result	Flag	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
TPH (C8-C40)	1.8		0.17	mg/L	1.70		108	40-140			
Surrogate: n-Nonatriacontane	*0.12*			*mg/L*	*0.100*		*123*	*36-144*			
Surrogate: o-Terphenyl	*0.060*			*mg/L*	*0.0502*		*120*	*39-156*			

Matrix Spike (0C22003-MS1) Prepared: 03/22/2010 05:22 Analyzed: 03/22/2010 13:58

Source: A001533-01

Analyte	Result	Flag	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
TPH (C8-C40)	1.8		0.17	mg/L	1.70	0.047 U	105	40-140			
Surrogate: n-Nonatriacontane	*0.094*			*mg/L*	*0.100*		*94*	*36-144*			
Surrogate: o-Terphenyl	*0.059*			*mg/L*	*0.0502*		*117*	*39-156*			

QUALITY CONTROL

FL Petroleum Range Organics - Quality Control

Batch 0C22003 - EPA 3510C

Matrix Spike Dup (0C22003-MSD1) Prepared: 03/22/2010 05:22 Analyzed: 03/22/2010 14:30

Source: A001533-01

Analyte	Result	Flag	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
TPH (C8-C40)	1.8		0.17	mg/L	1.70	0.047 U	103	40-140	2	25	
Surrogate: n-Nonatriacontane	*0.097*			*mg/L*	*0.100*		*97*	*36-144*			
Surrogate: o-Terphenyl	*0.058*			*mg/L*	*0.0502*		*116*	*39-156*			

Metals by EPA 200 Series Methods - Quality Control

Batch 0C19016 - EPA 3005A

Blank (0C19016-BLK1) Prepared: 03/19/2010 14:40 Analyzed: 03/26/2010 11:56

Analyte	Result	Flag	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Cadmium	1.10	U	3.00	ug/L							
Copper	2.20	U	10.0	ug/L							
Lead	1.20	U	5.00	ug/L							
Zinc	16.0	U	50.0	ug/L							

Blank (0C19016-BLK2) Prepared: 03/19/2010 14:40 Analyzed: 03/26/2010 12:03

Analyte	Result	Flag	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Cadmium	0.110	U	0.300	ug/L							
Copper	0.220	U	1.00	ug/L							
Lead	0.120	U	0.500	ug/L							
Zinc	1.60	U	5.00	ug/L							

LCS (0C19016-BS1) Prepared: 03/19/2010 14:40 Analyzed: 03/26/2010 12:10

Analyte	Result	Flag	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Cadmium	48.9		3.00	ug/L	50.0		98	85-115			
Copper	497		10.0	ug/L	500		99	85-115			
Lead	495		5.00	ug/L	500		99	85-115			
Zinc	490		50.0	ug/L	500		98	85-115			

Matrix Spike (0C19016-MS1) Prepared: 03/19/2010 14:40 Analyzed: 03/26/2010 12:27

Source: A001180-01

Analyte	Result	Flag	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Cadmium	48.4		3.00	ug/L	50.0	1.10 U	97	85-115			
Copper	495		10.0	ug/L	500	2.20 U	99	85-115			
Lead	491		5.00	ug/L	500	1.20 U	98	85-115			
Zinc	488		50.0	ug/L	500	16.0 U	98	85-115			

Matrix Spike (0C19016-MS2) Prepared: 03/19/2010 14:40 Analyzed: 03/26/2010 12:52

Source: A001545-02

Analyte	Result	Flag	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes

QUALITY CONTROL

Metals by EPA 200 Series Methods - Quality Control

Batch 0C19016 - EPA 3005A

Matrix Spike (0C19016-MS2) Continued — Prepared: 03/19/2010 14:40 Analyzed: 03/26/2010 12:52

Source: A001545-02

Analyte	Result	Flag	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Cadmium	49.1		3.00	ug/L	50.0	1.10 U	98	85-115			
Copper	498		10.0	ug/L	500	2.20 U	100	85-115			
Lead	491		5.00	ug/L	500	1.20 U	98	85-115			
Zinc	490		50.0	ug/L	500	16.0 U	98	85-115			

Matrix Spike Dup (0C19016-MSD1) — Prepared: 03/19/2010 14:40 Analyzed: 03/26/2010 12:35

Source: A001180-01

Analyte	Result	Flag	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Cadmium	48.9		3.00	ug/L	50.0	1.10 U	98	85-115	1	20	
Copper	499		10.0	ug/L	500	2.20 U	100	85-115	0.7	20	
Lead	493		5.00	ug/L	500	1.20 U	99	85-115	0.3	20	
Zinc	498		50.0	ug/L	500	16.0 U	100	85-115	2	20	

Matrix Spike Dup (0C19016-MSD2) — Prepared: 03/19/2010 14:40 Analyzed: 03/26/2010 13:00

Source: A001545-02

Analyte	Result	Flag	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Cadmium	48.4		3.00	ug/L	50.0	1.10 U	97	85-115	1	20	
Copper	502		10.0	ug/L	500	2.20 U	100	85-115	0.8	20	
Lead	492		5.00	ug/L	500	1.20 U	98	85-115	0.2	20	
Zinc	492		50.0	ug/L	500	16.0 U	98	85-115	0.4	20	

Classical Chemistry Parameters - Quality Control

Batch 0C19001 - NO PREP

Blank (0C19001-BLK1) — Prepared: 03/19/2010 13:44 Analyzed: 03/19/2010 13:45

Analyte	Result	Flag	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Chloride	0.24	U	5.0	mg/L							
Nitrate as N	0.10	U	1.0	mg/L							
Nitrite as N	0.016	U	0.10	mg/L							

LCS (0C19001-BS1) — Prepared: 03/19/2010 13:44 Analyzed: 03/19/2010 14:05

Analyte	Result	Flag	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Chloride	54		5.0	mg/L	50.0		108	90-110			
Nitrate as N	11		1.0	mg/L	10.0		108	90-110			
Nitrite as N	1.1		0.10	mg/L	1.00		108	90-110			

Matrix Spike (0C19001-MS1) — Prepared: 03/19/2010 13:44 Analyzed: 03/19/2010 17:26

Source: A000905-07

Analyte	Result	Flag	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Chloride	56		5.0	mg/L	51.0	2.3	106	90-110			

QUALITY CONTROL

Classical Chemistry Parameters - Quality Control

Batch 0C19001 - NO PREP

Matrix Spike (0C19001-MS1) Continued — Prepared: 03/19/2010 13:44 Analyzed: 03/19/2010 17:26

Source: A000905-07

Analyte	Result	Flag	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Nitrate as N	11		1.0	mg/L	10.2	0.10 U	109	90-110			
Nitrite as N	1.1		0.10	mg/L	1.02	0.016 U	106	90-110			

Matrix Spike Dup (0C19001-MSD1) — Prepared: 03/19/2010 13:44 Analyzed: 03/19/2010 17:46

Source: A000905-07

Analyte	Result	Flag	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Chloride	56		5.0	mg/L	51.0	2.3	104	90-110	2	10	
Nitrate as N	11		1.0	mg/L	10.2	0.10 U	107	90-110	2	10	
Nitrite as N	1.1		0.10	mg/L	1.02	0.016 U	104	90-110	1	10	

Batch 0C19008 - NO PREP

Blank (0C19008-BLK1) — Prepared & Analyzed: 03/19/2010 09:30

Analyte	Result	Flag	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Biochemical Oxygen Demand	1.4	U	2.0	mg/L							

LCS (0C19008-BS1) — Prepared & Analyzed: 03/19/2010 09:30

Analyte	Result	Flag	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Biochemical Oxygen Demand	170		2.0	mg/L	198		87	85-115			

Duplicate (0C19008-DUP1) — Prepared: 03/19/2010 09:30 Analyzed: 03/19/2010 10:34

Source: A001315-01

Analyte	Result	Flag	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Biochemical Oxygen Demand	1800		2.0	mg/L		1900			4	11	

Batch 0C19011 - NO PREP

Blank (0C19011-BLK1) — Prepared: 03/19/2010 11:04 Analyzed: 03/19/2010 11:51

Analyte	Result	Flag	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Orthophosphate as P	0.0015	U	0.010	mg/L							

LCS (0C19011-BS1) — Prepared: 03/19/2010 11:04 Analyzed: 03/19/2010 11:53

Analyte	Result	Flag	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Orthophosphate as P	0.10		0.010	mg/L	0.100		105	90-110			

Matrix Spike (0C19011-MS1) — Prepared: 03/19/2010 11:04 Analyzed: 03/19/2010 12:04

Source: A001417-01

Analyte	Result	Flag	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes

QUALITY CONTROL

Classical Chemistry Parameters - Quality Control

Batch 0C19011 - NO PREP

Matrix Spike (0C19011-MS1) Continued — Prepared: 03/19/2010 11:04 Analyzed: 03/19/2010 12:04

Source: A001417-01

Analyte	Result	Flag	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Orthophosphate as P	0.10		0.010	mg/L	0.100	0.0020	101	90-110			

Matrix Spike Dup (0C19011-MSD1) — Prepared: 03/19/2010 11:04 Analyzed: 03/19/2010 12:05

Source: A001417-01

Analyte	Result	Flag	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Orthophosphate as P	0.10		0.010	mg/L	0.100	0.0020	102	90-110	1	10	

Batch 0C19019 - NO PREP

Blank (0C19019-BLK1) — Prepared: 03/19/2010 12:24 Analyzed: 03/19/2010 14:02

Analyte	Result	Flag	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Ammonia as N	0.010	U	0.020	mg/L							

LCS (0C19019-BS1) — Prepared: 03/19/2010 12:24 Analyzed: 03/19/2010 14:07

Analyte	Result	Flag	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Ammonia as N	1.0		0.020	mg/L	1.00		101	90-110			

Matrix Spike (0C19019-MS1) — Prepared: 03/19/2010 12:24 Analyzed: 03/19/2010 14:11

Source: A001417-01

Analyte	Result	Flag	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Ammonia as N	0.92		0.020	mg/L	1.00	0.010 U	92	90-110			

Matrix Spike Dup (0C19019-MSD1) — Prepared: 03/19/2010 12:24 Analyzed: 03/19/2010 14:12

Source: A001417-01

Analyte	Result	Flag	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Ammonia as N	0.92		0.020	mg/L	1.00	0.010 U	92	90-110	0.8	10	

Batch 0C19022 - NO PREP

Blank (0C19022-BLK1) — Prepared & Analyzed: 03/19/2010 12:32

Analyte	Result	Flag	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Color	5.0	U	5.0	Color Units							

Duplicate (0C19022-DUP1) — Prepared & Analyzed: 03/19/2010 12:32

Source: A001417-01

Analyte	Result	Flag	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Color	15		5.0	Color Units		15			0	10	

QUALITY CONTROL

Classical Chemistry Parameters - Quality Control

Batch 0C19022 - NO PREP

Duplicate (0C19022-DUP2) Prepared: 03/19/2010 16:15 Analyzed: 03/19/2010 21:37

Source: A001555-06

Analyte	Result	Flag	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Color	120		25	Color Units		120			0	10	

Batch 0C19031 - NO PREP

Blank (0C19031-BLK1) Prepared: 03/19/2010 15:18 Analyzed: 03/23/2010 15:52

Analyte	Result	Flag	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Chlorophyll-a	0.50	U	0.50	mg/m3							
Pheophytin a	0.5	U	0.5	mg/m3							

Duplicate (0C19031-DUP1) Prepared: 03/19/2010 15:18 Analyzed: 03/23/2010 15:52

Source: A001417-01

Analyte	Result	Flag	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Chlorophyll-a	3.0		0.50	mg/m3		3.1			1	25	
Pheophytin a	5.8		0.5	mg/m3		5.9			1	25	

Batch 0C23009 - NO PREP

Blank (0C23009-BLK1) Prepared: 03/23/2010 08:40 Analyzed: 03/24/2010 12:45

Analyte	Result	Flag	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Total Suspended Solids	2.0	U	2.0	mg/L							

LCS (0C23009-BS1) Prepared: 03/23/2010 08:40 Analyzed: 03/24/2010 12:45

Analyte	Result	Flag	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Total Suspended Solids	94		2.0	mg/L	80.0		118	90-119			

Duplicate (0C23009-DUP1) Prepared: 03/23/2010 08:40 Analyzed: 03/24/2010 12:45

Source: A000755-01

Analyte	Result	Flag	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Total Suspended Solids	67		2.0	mg/L		61			9	10	

Batch 0C23019 - NO PREP

Blank (0C23019-BLK1) Prepared: 03/23/2010 16:22 Analyzed: 03/24/2010 11:50

Analyte	Result	Flag	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Total Kjeldahl Nitrogen	0.032	U	0.050	mg/L							

LCS (0C23019-BS1) Prepared: 03/23/2010 16:22 Analyzed: 03/24/2010 11:53

Analyte	Result	Flag	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Total Kjeldahl Nitrogen	2.6		0.050	mg/L	2.50		103	90-110			

QUALITY CONTROL

Classical Chemistry Parameters - Quality Control

Batch 0C23019 - NO PREP

Matrix Spike (0C23019-MS1) Prepared: 03/23/2010 16:22 Analyzed: 03/24/2010 11:55

Source: A000475-06

Analyte	Result	Flag	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Total Kjeldahl Nitrogen	2.6		0.050	mg/L	2.50	0.050	103	90-110			

Matrix Spike Dup (0C23019-MSD1) Prepared: 03/23/2010 16:22 Analyzed: 03/24/2010 11:56

Source: A000475-06

Analyte	Result	Flag	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Total Kjeldahl Nitrogen	2.6		0.050	mg/L	2.50	0.050	103	90-110	0	10	

Batch 0C23022 - NO PREP

Blank (0C23022-BLK1) Prepared: 03/23/2010 12:00 Analyzed: 03/24/2010 15:05

Analyte	Result	Flag	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Phosphorus	0.005	U	0.015	mg/L							

LCS (0C23022-BS1) Prepared: 03/23/2010 12:00 Analyzed: 03/24/2010 15:07

Analyte	Result	Flag	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Phosphorus	1.3		0.015	mg/L	1.25		101	90-110			

Matrix Spike (0C23022-MS1) Prepared: 03/23/2010 12:00 Analyzed: 03/24/2010 15:09

Source: A001417-02

Analyte	Result	Flag	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Phosphorus	1.3		0.015	mg/L	1.25	0.006	101	90-110			

Matrix Spike Dup (0C23022-MSD1) Prepared: 03/23/2010 12:00 Analyzed: 03/24/2010 15:10

Source: A001417-02

Analyte	Result	Flag	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Phosphorus	1.2		0.015	mg/L	1.25	0.006	99	90-110	2	10	

FLAGS/NOTES AND DEFINITIONS

PQL	PQL: Practical Quantitation Limit.
B	Results are based upon membrane filter colony counts that are outside the method indicated ideal range.
I	The reported value is between the laboratory method detection limit (MDL) and the practical quantitation limit (PQL).
J	Estimated value. The associated sample note or project narrative indicate the causative reason.
K	Off-scale low; Actual value is known to be less than the value given.
L	Off-scale high; Actual value is known to be greater than value given.
M	Presence of analyte is verified but not quantified; the actual value is less than the MRL but greater than the MDL.
N	Presumptive evidence of presence of material.
O	Sampled, but analysis lost or not performed.
Q	Sample exceeded the accepted holding time.
T	Value reported is less than the laboratory method detection limit. The value is reported for informational purposes only and shall not be used in statistical analysis.
U	Indicates that the compound was analyzed for but not detected.
V	Indicates that the analyte was detected in both the sample and the associated method blank.
Y	The laboratory analysis was from an improperly preserved sample. The data may not be accurate.
Z	Too many colonies were present (TNTC); the numeric value represents the filtration volume.
?	Data are rejected and should not be used. Some or all of the quality control data for the analyte were outside criteria, and the presence or absence of the analyte cannot be determined from the data.
*	Not reported due to interference.
B-01	The sample dilutions set-up for the analysis did not meet the oxygen depletion criteria of at least 2 mg/l dissolved oxygen depletion. Therefore the reported result is an estimated value only.
QB-01	The method blank had a positive result for the analyte; however, the concentration in the method blank is less than 10% of the sample result, which minimizes the impact of the deviation.
QS-03	Surrogate recovery outside acceptance limits

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ENVIRONMENTAL CONSERVATION LABORATORIES CHAIN-OF-CUSTODY RECORD

11775 Central Park Dr.
Orlando, FL 32824
(407) 858-5314 Fax (407) 850-6945

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Jacksonville, FL 32216-6069
(904) 296-3007 Fax (904) 296-6210

1915 Passport Way
Cary, NC 27513
(919) 677-1669 Fax (919) 677-0845

Page ___ of ___

Client Name: CDM (CD902)	Project Number: [none]
Address: 12501 World Plaza Lane, Bldg. 51	Project Name/Site: Alico West
City/State/Zip: Fort Myers, FL 33907	PO # / Billing Info:
Tel: (239) 938-9600 Fax: (239) 275-8755	Reporting Contact: Brad Cook
Sampler(s) Name, Affiliation (Print): Brad Cook / Doug Wells, CDM	Billing Contact: Brad Cook
Sampler(s) Signature:	Factory # (if required):

Requested Analyses

Sample ID (Field Identification)	Collection Date	Collection Time	Comp/Grab	Matrix (see codes)	Total # of Containers	Ammonia 350.1, Phosphorus 365.4, TKN 351.2	BOD SM5210B	Cd,Cu,Pb,SiO2,Zn	Chloride 300, Nitrate as N 300, Nitrite as N 300, TSS SM2540D	Chlorophyll A SM10200H, Phosphorus A SM10200H	Coliform, Fecal (MF)	Phosphate, Ortho 365.1 (Field Filtered)	FLPRO	Color SM2120B	Field Parameters
						S	I	N	I	I		I	S	I	-
ID: TOP	3/18/10	1035	Grab	SW	14	X	X	X	X	X	X	X	X	X	X
ID: MID	3/18/10	1100	Grab	SW	14	X	X	X	X	X	X	X	X	X	X
ID: BOT	3/18/10	1125	Grab	SW	14	X	X	X	X	X	X	X	X	X	X

Requested Turnaround Times

Note: Rush requests subject to acceptance by the lab

✓ Standard

X Expedited

Due ___/___/___

Lab Workorder: A001417

Sample Comments

← Total # of Containers

Sample Kit Prepared By:	Date/Time: 3/12/10 1655	Relinquished By:	Date/Time: 3/12/10 1655	Received By:	Date/Time:
Relinquished By:	Date/Time: 3/18/10 1505	Received By:	Date/Time: 3/18/10 9:35		
Relinquished By:	Date/Time:	Received By:	Date/Time:		

Cooler # & Temps on Receipt: ORL-103 1°C, F-329 1°C

Condition Upon Receipt: ✓ Acceptable ___ Unacceptable

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Urban Sprawl Analysis

The project as submitted for review does not constitute Urban Sprawl based on commonly recognized indicators such as those found in Florida Administrative Code 9-J(5). Lee Plan Policy 2.4.3(4) specifically requires an analysis of FAC 9J–5.006 (g), (h), 9i), and (j). Those indicators are discussed below.

(g) Primary indicators. The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment:

1. Promotes, allows or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses in excess of demonstrated need.

The plan does not promote single use, low intensity development, as demonstrated in the proposed mix of uses.

2. Promotes, allows or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while leaping over undeveloped lands which are available and suitable for development.

The plan does not allow for urban development in a rural area, as it is located adjacent to existing urban areas, providing for compact development patterns.

3. Promotes, allows or designates urban development in radial, strip, isolated or ribbon patterns generally emanating from existing urban developments.

The concept plan submitted with the application demonstrates the development will not be designed in radial or strip patterns.

4. As a result of premature or poorly planned conversion of rural land to other uses, fails adequately to protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

The site was previously disturbed through the permitted mining activities taking place on the site since the early 1970's. The site will be redeveloped and enhanced through the removal of the mining by products and the incorporation of a stormwater management

system with the new development. All significant natural resources are being preserved and/or enhanced.

5. Fails adequately to protect adjacent agricultural areas and activities, including silviculture, and including active agricultural and silvicultural activities as well as passive agricultural activities and dormant, unique and prime farmlands and soils.

The site does not contain, nor is it suitable for agricultural development.

6. Fails to maximize use of existing public facilities and services.

The applicant has supplied letters from the necessary public service providers indicating those agencies have the ability to provide the necessary services.

7. Fails to maximize use of future public facilities and services.

The subject property is in a unique location, south of the Airport, north of the University and west of the future County Road 951, in an area where public facilities and services already exist. The subject property will utilize the Lee County Utilities water distribution system, planned for upgrades to the existing water main located at the project's northern boundary within the Alico Road right of way.

8. Allows for land use patterns or timing which disproportionately increase the cost in time, money and energy, of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

The project will not allow for land use patterns which disproportionally increase the cost in time, money and energy of providing and maintaining services as demonstrated by the attached letters of availability.

9. Fails to provide a clear separation between rural and urban uses.

The future land use change does provide for a clear separation between rural and urban uses, as demonstrated on the attached aerial photograph. All those lands west of the alignment of the future CR 951 and south of the subject property contain urban uses. All those lands north of the subject property are designated for Tradeport usage.

10. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

The future land use change will result in infill development, providing for redevelopment of a heavily impacted site..

11. Fails to encourage an attractive and functional mix of uses.

The project will encourage an attractive, functional mix of uses, related to and in support of the adjacent Florida Gulf Coast University. The plan features a diversity of housing types, FGCU housing, a town center, a conference center, general office and university related research and development.

12. Results in poor accessibility among linked or related land uses.

The project will not result in poor accessibility among linked or related land uses. The project will provide a multimodal connection to the adjacent campus, providing for connectivity between the two sites.

13. Results in the loss of significant amounts of functional open space.

The plan does not result in the loss of functional open space. The site has been heavily impacted with the former mining operation and a significant portion of the site is covered with a "fine by-product" much of which will be removed from the site. The development will incorporate functional open space through the planned development process, including recreational use of the large existing lake. The creation of a rookery island is being considered within the existing lake, resulting in additional open space.

(h) Evaluation of land uses. The comprehensive plan must be reviewed in its entirety to make the determinations in (5)(g) above. Plan amendments must be reviewed individually and for their impact on the remainder of the plan. However, in either case, a land use analysis will be the focus of the review and constitute the primary factor for making the determinations. Land use types cumulatively (within the entire jurisdiction and areas less than the entire jurisdiction, and in proximate areas outside the jurisdiction) will be evaluated based on density, intensity, distribution and functional relationship, including an analysis of the distribution of urban and rural land uses. Each land use type will be evaluated based on:

1. Extent.
2. Location.
3. Distribution.
4. Density.
5. Intensity.
6. Compatibility.
7. Suitability.
8. Functional relationship.

9. Land use combinations.
10. Demonstrated need over the planning period.

(i) Local conditions. Each of the land use factors in (5)(h) above will be evaluated within the context of features and characteristics unique to each locality. These include:
1. Size of developable area.
2. Projected growth rate (including population, commerce, industry, and agriculture).
3. Projected growth amounts (acres per land use category).
4. Facility availability (existing and committed).
5. Existing pattern of development (built and vested), including an analysis of the extent to which the existing pattern of development reflects urban sprawl.
6. Projected growth trends over the planning period, including the change in the overall density or intensity of urban development throughout the jurisdiction.
7. Costs of facilities and services, such as per capita cost over the planning period in terms of resources and energy.
8. Extra-jurisdictional and regional growth characteristics.
9. Transportation networks and use characteristics (existing and committed).
10. Geography, topography and various natural features of the jurisdiction.

The application proposes a multi- use development containing FGCU housing (students and faculty), FGCU support and classrooms, an FGCU Research Park, a multi-use town center with multiple land uses, office uses, a hotel and conference center and residential and recreational uses, at an intensity of 10,000sf/non-residentioal acre. A maximum of 1,950 residential units is being proposed as part of the project, in keeping with the University Community land use designation maximum density limitations of 2.5 units per acre (gross density) over the entire land use designation. These 1,950 units are included within the 6,500 units currently allocated to the University Community land use designation, of which 3,300 units are currently unallocated. Therefore, this plan amendment does not require allocation of any new or additional density. The designation also allows for clustering of units, with individual parcel (net) densities of 15 units per acre within the University Community designation. The subject property contains approximately 350 upland acres, leaving the remainder of the property as lake or wetland area, increasing intensity on the uplands. Of the 350 acres, approximately 160 acres are devoted to residential uses at a density of approximately 10 units per net acre, but in no event will the density be less than 5 units per acre. Majority of the residential areas will be higher density multi-family style development, while other residential areas maybe lower density development. The project is slated for a diverse mixture of uses, functionally related and interconnected for mobility purposes.

The subject property is located such that it is surrounded on three sides by urban designations and will be separated from the remaining DRGR properties to the east by future CR 951. In addition the site has approximately 7,265' of frontage on Alico Road,

more than 9,600' of frontage on the future CR 951 extension and contains a large freshwater lake as the result of past mining activities. The site was previously occupied by Florida Rock Industries who until recently, mined and operated a concrete batch plant on the site since the 1970's. Immediately adjacent to the northerly boundary of the site is Alico Road. North of Alico Road and south of the Southwest Florida International Airport is vacant property in the Tradeport Future land use category. Included within this Tradeport area is the proposed Florida Gulf Coast Technology and Research Park, a Development of Regional Impact. The 489+/- acre site will be developed with a mixture of office, industrial, hotel, airport-related and support commercial uses.

The western boundary of the subject property is adjacent to the Miromar Lakes MPD, then Ben Hill Griffin Parkway and the Gulf Coast Town Center. The land use designations for this area are University Community and University Interchange. The University Interchange designation is located on 80+/- acres in the southwest quadrant of the I-75 – Alico Road Interchange, with University Community occupying the remainder of the property. The portion of Miromar Lakes adjacent to the western boundary is vacant and planned for a commercial shopping center on the approved Master Concept Plan. The very southerly end of the western property line also abuts a portion of the Miromar Lakes residential development, containing primarily large lot, low density single family residential housing types. Directly across Ben Hill Griffin is the Gulf Coast Town Center Shopping Center Development of Regional Impact. In addition to the regional commercial use, the site contains 408 multiple family units in the College Club apartments.

The southerly property line also abuts the Miromar Lakes MPD, occupying the entire southerly property line. The existing residential development has received Development Orders for approximately 1,200 units consisting of both single family and multiple family structures. Immediately south of Miromar Lakes and within close proximity to the southerly tip of the subject property is Florida Gulf Coast University. The subject property's eastern property line abuts an existing Florida Power and Light easement and the future extension of County Road 951. Immediately east of the power line is the DRGR land use designation and the Lago Development. Lago Development has received Development Orders for a proposed 336 lot single family subdivision and 18 hole stand alone golf course and is also located on a former mining operations site.

Therefore based on the surrounding existing and proposed uses, the development does not constitute leap frog development and in fact no other undeveloped urban parcels are available and suitable for development in close proximity.

(j) Development controls. Development controls in the comprehensive plan may affect the determinations in (5)(g) above. The following development controls, to the extent they are

included in the comprehensive plan, will be evaluated to determine how they discourage urban sprawl:

1. Open space requirements.
2. Development clustering requirements.
3. Other planning strategies, including the establishment of minimum development density and intensity, affecting the pattern and character of development.
4. Phasing of urban land use types, densities, intensities, extent, locations, and distribution over time, as measured through the permitted changes in land use within each urban land use category in the plan, and the timing and location of those changes.
5. Land use locational criteria related to the existing development pattern, natural resources and facilities and services.
6. Infrastructure extension controls, and infrastructure maximization requirements and incentives.
7. Allocation of the costs of future development based on the benefits received.
8. The extent to which new development pays for itself.
9. Transfer of development rights.
10. Purchase of development rights.
11. Planned unit development requirements.
12. Traditional neighborhood developments.
13. Land use functional relationship linkages and mixed land uses.
14. Jobs-to-housing balance requirements.
15. Policies specifying the circumstances under which future amendments could designate new lands for the urbanizing area.
16. Provision for new towns, rural villages or rural activity centers.
17. Effective functional buffering requirements.
18. Restriction on expansion of urban areas.
19. Planning strategies and incentives which promote the continuation of productive agricultural areas and the protection of environmentally sensitive lands.
20. Urban service areas.
21. Urban growth boundaries.
22. Access management controls.

The Conceptual Plan submitted with this application depicts a compact, walkable community and does not represent strip development or a premature conversion of rural lands to urban lands. The land has been utilized for mining purposes for more than 30 years, with that use no longer viable on the site. The subject property is thus appropriate for conversion to a land use more compatible with the surrounding area. All those lands worthy of preservation or conservation are being protected and there are no existing AG uses to be preserved.

The site will also make use of the surrounding utility systems, taking advantage of the upgraded water and sewer lines needed to accommodate the Tradeport areas across Alico Road from the subject property. In addition, the provision of the necessary services of water, sewer, fire, law enforcement and solid waste can be accommodated as evidenced by the attached letters of availability.

A review of the Lee County future land use map shows the property as a westerly extension of the DRGR land use designation into the University Community and Tradeport land use designations. This property was designated in this fashion to recognize the existing mining operation (at that time), one of the only allowable land uses within the DRGR. As demonstrated by the attached geotechnical documents, there are no commercially viable mining materials remaining on the site and therefore the use was abandoned, leaving the site with an abandoned mining operation and no use of the site. The re-designation of this site as University Community represents infill development and a redevelopment of an existing disturbed site. In addition, the location of future CR 951 on eastern property line provides for clear, physical separation between urban and non-urban uses.

The requirement mandating Development of Regional Impact review and planned development rezoning will ensure the necessary open space, landscaping, clustering, and access management controls to ensure compliance with the Development Controls from Section (j).

Therefore based on analysis of the indicators discussed above, and the preceding Lee Plan Consistency document attached to this application, the project does not constitute urban sprawl.