



September 24, 2009

Ms. Mary Gibbs
Director, Lee County Community Development
1500 Monroe Street
Ft. Myers, Florida 33901

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SEP 28 2009

CPA COMMUNITY DEVELOPMENT
2009-00001

Re: Alico West Comprehensive Plan Amendment

Dear Ms. Gibbs:

On behalf of Alico Land Development, Inc., a subsidiary of Alico, Inc., WilsonMiller does hereby submit for your consideration the Alico West Comprehensive Plan Amendment. It is requested that this Amendment be processed as part of Cycle One for the year 2010.

The Alico West Comprehensive Plan Amendment covers 919.5 acres of land located adjacent to the University Community and requests both a Map and Text Amendment. Through this Amendment, the Alico property will be re-designated from the Density Reduction Groundwater Resource designation to the University Community designation, with a sub-designation of University Village.

On behalf of Alico Land Development, we would like to thank the members of the County Community Development staff for the guidance and input which they have provided relative to the redevelopment of a former major mining activity into what we believe can become a major asset for Florida Gulf Coast University and for Lee County in general.

Thank you for your courtesies. We look forward to working with you on this project.

Sincerely,

WilsonMiller, Inc.

Robert D. Hutcherson, AICP
Senior Project Manager
Associate



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EXECUTIVE SUMMARY

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COMMUNITY DEVELOPMENT

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

<u>ACREAGE</u>	<u>DENSITY</u>	<u>TOTAL UNITS</u>
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

	<u>Acreage</u>	<u>Density</u>	<u>Total Units</u>
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 accessible, 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.

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LEE COUNTY
SOUTHWEST FLORIDA

COMMUNITY DEVELOPMENT

☐ 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: 186

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.

9/17/09
DATE

Robert D. Hutcherson
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

Robert Hutcherson, /WilsonMiller, Inc.

AGENT*

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.

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

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) to

University Community.

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

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

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.

Robert D. Hutcherson
Signature of owner or owner-authorized agent

9/17/09
Date

Robert D. Hutcherson
Typed or printed name

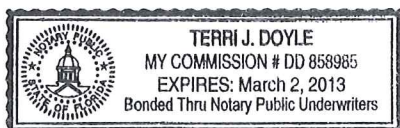
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STATE OF FLORIDA)
COUNTY OF LEE)

COMMUNITY DEVELOPMENT

The foregoing instrument was certified and subscribed before me this 17 day of Sept 192009,
by Robert D Hutcherson, who is personally known to me or who has produced _____ as identification.

(SEAL)



Terri J. Doyle
Signature of notary public

Terri J. Doyle
Printed name of notary public



September 17, 2009

Letter of Authorization:

I, Donald R. Schrottenboer, 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. Schrottenboer
Printed Name of Applicant

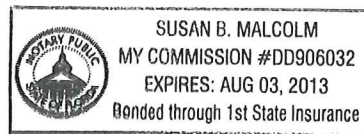
[Signature]
Signature of Applicant

9.17.2009
Date

[Signature]
(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. Schrottenboer, who is personally known to me or
who has produced _____ as
identification.



[Signature]
Notary Public
Susan B. Malcolm
(Name typed, printed or stamped)

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COMMUNITY DEVELOPMENT

[Signature] 2009-00001

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SEP 28 2009

Proposed Text Changes

COMMUNITY DEVELOPMENT

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 18.1.10: Development within the University Community land use category will be consistent with the Generalized Land Use Map and the ~~eightnine~~ area descriptions contained on or between pages 6 through ~~4011~~ 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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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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ALICO WEST
FUTURE LAND USE

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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

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Existing Surrounding Land Uses
September 2, 2009

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*

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Existing Surrounding Land Uses
September 2, 2009

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

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September 2, 2009

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.

Vacant, Proposed Florida
Gulf Coast Technology
& Research Park

Alico Road

Miromar
Lakes
Commercial

Gulf Coast
Town Center

College
Club Apts.

Subject
Property

Lago Residential
Development

Miromar Lakes
Residential
Development

FGCU Campus

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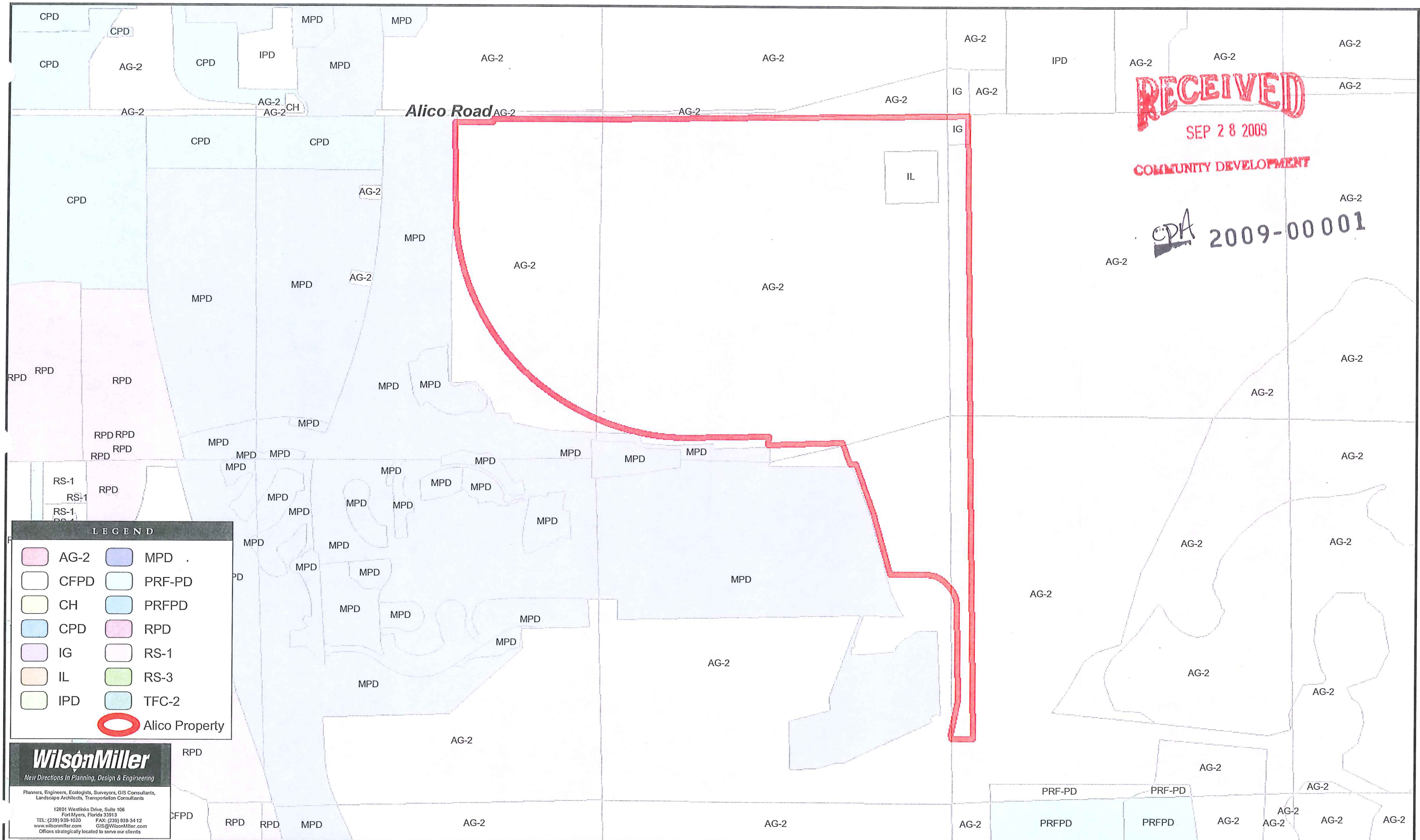
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EXISTING LAND USE
2008 AERIAL PHOTOGRAPH

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ALICO WEST ZONING

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...COMMUNITY DEVELOPMENT
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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:



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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.

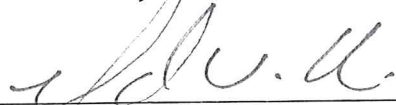
SEE ATTACHED SKETCH

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.



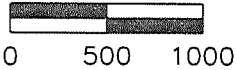
Mark D. Haines, PSM
Professional Surveyor and Mapper No. LS 5312
State of Florida

6/18/09
Date: _____

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



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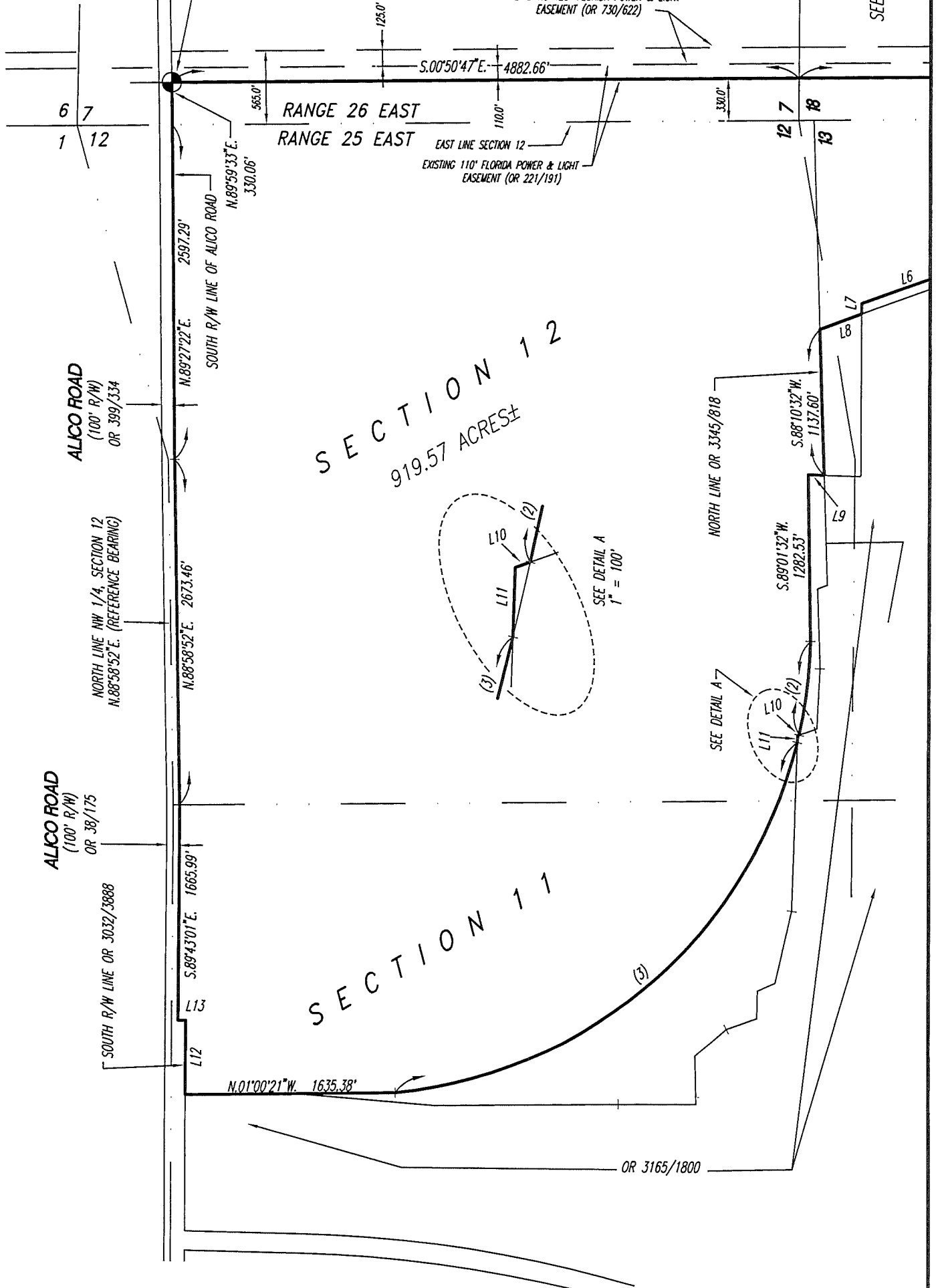


.O.B.
INTERSECTION OF THE WEST LINE
OF A 110' WIDE FLORIDA POWER & LIGHT
EASEMENT (OR 221/191)
AND THE MAINTAINED SOUTH
RIGHT-OF-WAY LINE OF
ALICO ROAD 100' WIDE
N 784917.84 FT
E 735903.05 FT

SECTION 7

EXISTING 125' FLORIDA POWER & LIGHT
EASEMENT (OR 730/622)

SEE SHEET 2 OF 2



* THIS IS NOT A SURVEY *
SEE ATTACHED FOR LEGAL DESCRIPTION

FOR: ALICO LAND DEVELOPMENT COMPANY

Jun 18, 2009 - 07:45:25

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SKETCH TO ACCOMPANY LEGAL DESCRIPTION
UNIVERSITY COMMUNITY AREA
SECS 11, 12 & 19, T46S, R25E
LEE COUNTY, FLORIDA

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TASK CODE: 02300	DRAWN BY: 1223	CHKD BY: 1223	CAD FILE: 59134.v1	PROJECT NO: F0253-ALD-009	SHEET 1 OF 2	DRAWING INDEX NO: SM-F0253-363001	REV:
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Prepared by:

Harry O. Hendry, Esq.

P.O. Box 1509

Fort Myers, FL 33902

Tax Strap # 02-46-25-00-00001-0010
(see more)

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

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:

Sign Name Mariyah Beyku.

Marian N. Boykin
Print Name

Sign Name Ronnie H. Leggett

Donna H. Rogers
Print Name

AGRI-INSURANCE COMPANY, LTD.

By: _____
Name typed: Bon 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.



Notary Public
Print Name: Donna H. Respress
My Commission Expires: 12-23-2005

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:

Naples Fort Myers Sarasota Bradenton Tampa Tallahassee

4571 Colonial Boulevard, Suite 100 Fort Myers, Florida 33912-1062 941-939-1020 941-939-7479
www.wilsonmiller.com

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:

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.

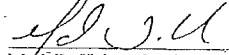
Subject to easements, restrictions, reservations and rights-of-way of record.

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.



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

3/14/03
Date

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

PIN: F0253-009-020 GCCOP
REF: H-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 Allico 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 Allico 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 Allico 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 Allico 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, Northwestery, 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 Road

DRGR Boundary

DRGR Boundary

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ALICO WEST
2008 AERIAL PHOTOGRAPH

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 site visit, survey, property appraisal, survey, or for zoning verification.
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Date: Thursday, December 11, 2008
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ALICO WEST
UNIVERSITY COMMUNITY MIXED USE
COMPREHENSIVE PLAN AMENDMENT
TRAFFIC STUDY

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epa 2009-00001

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

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CPA
2009-00001

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⁾

<u>Land Use</u>	<u>Size</u>	<u>Units</u>
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

<u>TAZ</u>	<u>Approved Land Use</u>
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.

<u>Roadway</u>	<u>From</u>	<u>To</u>
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.



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EXHIBIT 2
ALICO WEST UNIVERSITY COMMUNITY MIXED-USE CPA, #09539
FUTURE 2030 TRAFFIC CONDITIONS WITHOUT PROJECT
DIRECTIONAL PEAK HOUR (K100), PEAK SEASON

		(6)										(2)										2030 Highway Element				
		FSUTMS (7)										Directional Service Volumes										Contingent				
		(1)	(3)		PSWDT	PSWDT	(5)	Two-Way	(5)	Directional													# of			(8)
ROADWAY	FROM	TO	# of Lanes	LOS Std	PCS #	Without CPA	/AADT Factor	Existing AADT	K100 Factor	Peak Hr. Volume	D100 NE	SW	Peak Hr. Vol. NE	SW	LOS "C"	LOS "D"	LOS "E"	LOS Std	V/C NE	SW	LOS NE	SW	Miles	Lanes	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) Adjustment 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 Improve \$159,118,000

Anticipated Road Impact Fee Payments	\$0
<u>Cost of Additional Improvements</u>	<u>\$0</u>
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

			(6)										(2)										2030 Highway Element				
			FSUTMS					(7)					Directional Service Volumes										Contingent		Additional		
			(1)	(3)		PSWDT	PSWDT		(5)	Two-Way	(5)	Directional											Improvements		Improvements		
ROADWAY	FROM	TO	# of Lanes	LOS	(4)	With CPA	/AADT Factor	Existing AADT	K100 Factor	Peak Hr. Volume	D100	Peak Hr. Vol.	LOS "C"	LOS "D"	LOS "E"	LOS	V/C	LOS					# of Lanes	(8)		# of Lanes	(8)
				Std	PCS #						NE	SW	NE	SW		Std	NE	SW	NE	SW		Miles		Cost			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) Adjustment 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%		

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

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

\$28,618,224

Footnotes:

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

APPENDIX A
METHODOLOGY OUTLINE

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

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.

Preliminary Development Parameters ⁽¹⁾

<u>Land Use</u>	<u>Size</u>	<u>Units</u>
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

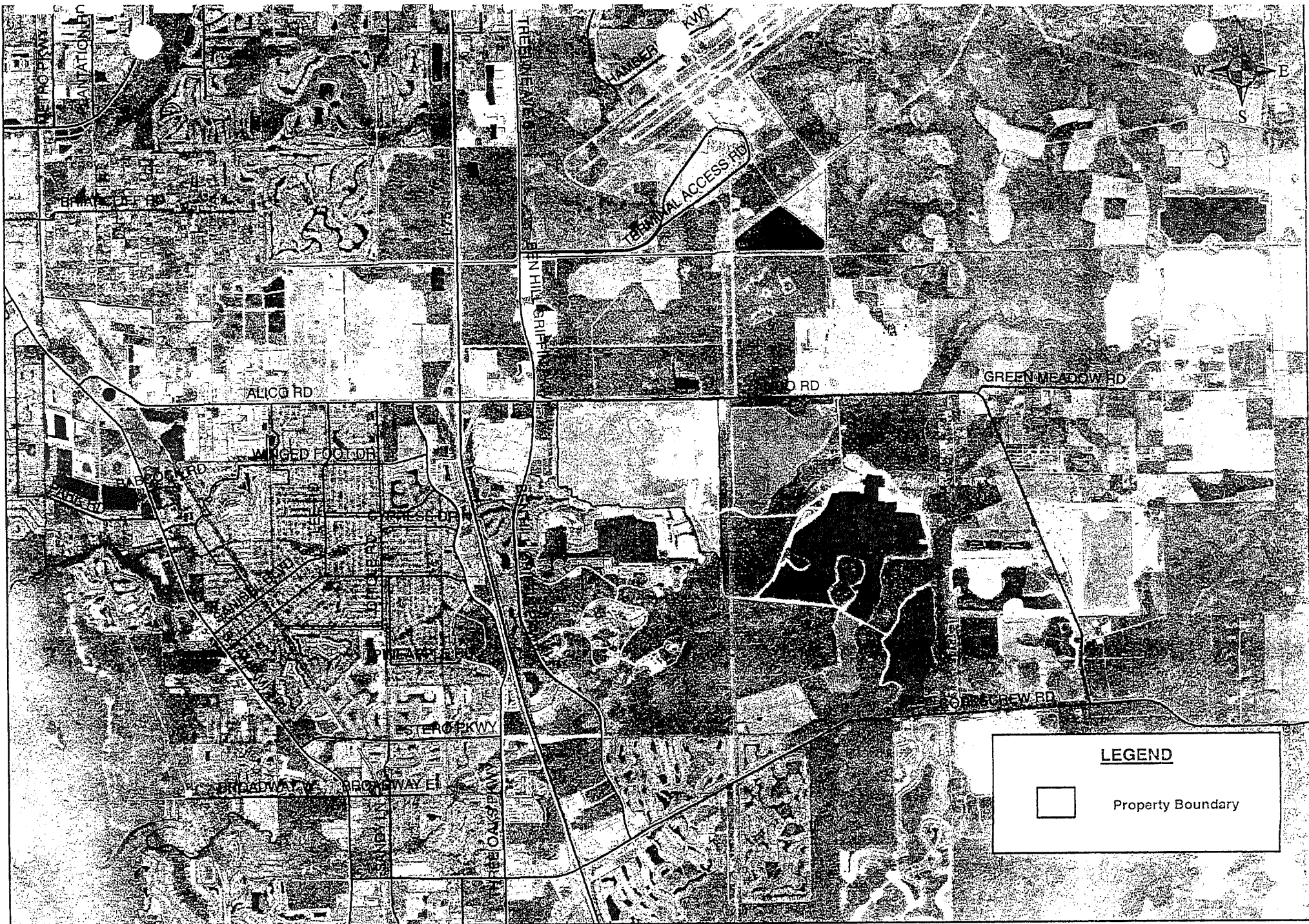
corresponding permanent count station data identified in the Lee County 2008 Traffic Count Report and the Florida DOT 2008 AADT Report, which ever is applicable.

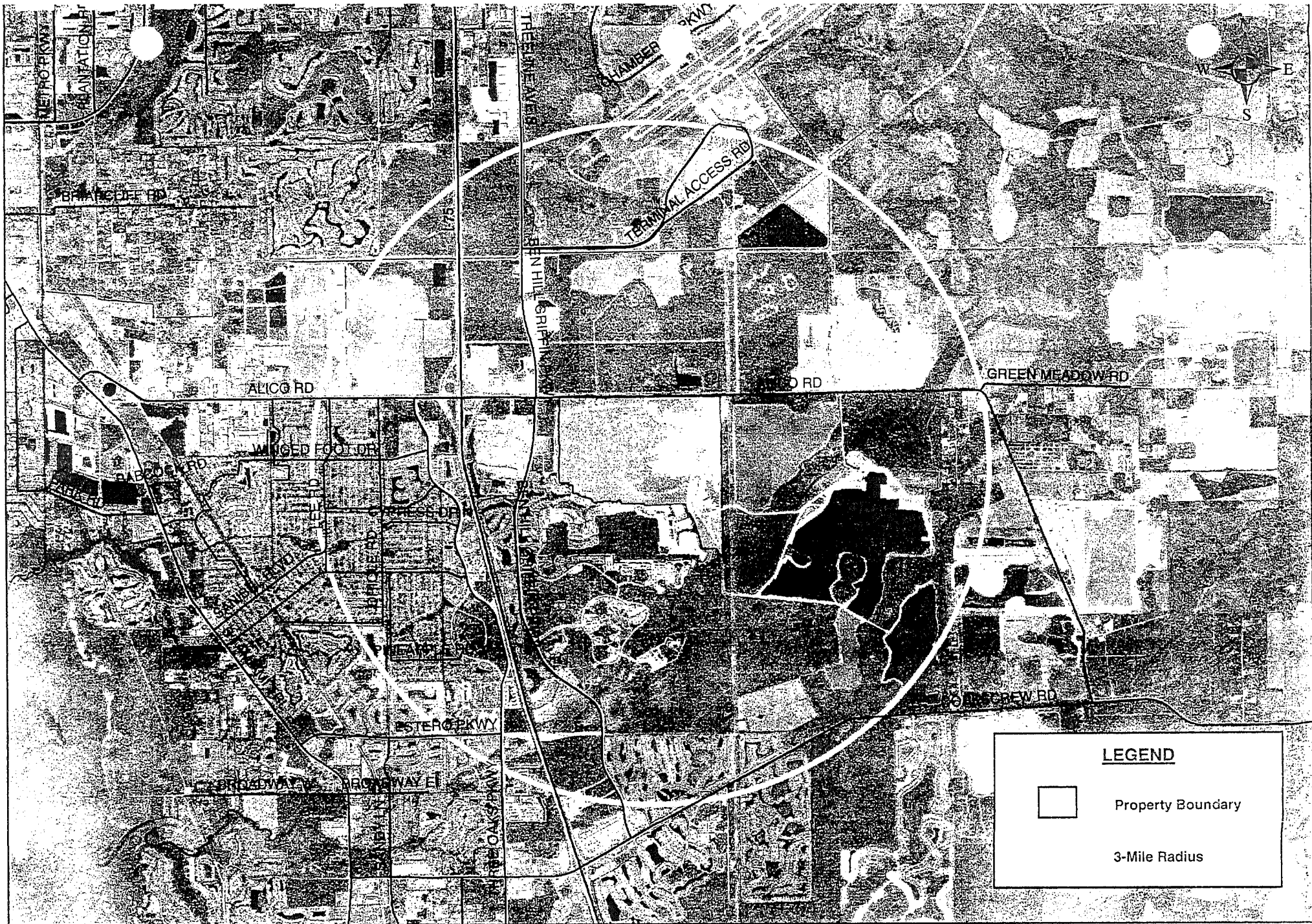
Traffic Mitigation

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.





APPENDIX A

LEE COUNTY APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT



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: _____

RECEIVED
SEP 28 2009

APPLICATION FEE _____

TIDEMARK NO: _____

COMMUNITY DEVELOPMENT

THE FOLLOWING VERIFIED:

Zoning ☐

Commissioner District ☐

Designation on FLUM ☐

2009-00001

(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

Legend

- Financially Feasible 2 Lanes
- Financially Feasible 3 Lanes (One Way)
- Financially Feasible 4 Lanes
- Financially Feasible 6 Lanes
- Financially Feasible 8 Lanes
- Financially Feasible 6 Lanes + 4 Express Lanes
- Financially Feasible Interchange Improvements
- Financially Feasible Open Road Tolling
- I-75/Coconut Rd Interchange Study
- Contingent 2 Lanes
- Contingent 4 Lanes
- Contingent 4 Express Lanes
- Contingent 6 Lanes
- Contingent 8 Lanes
- Contingent 10 Lanes
- Contingent 12 Lanes
- Contingent 4 Lanes + 6 Express Lanes
- Contingent 5 Lanes + 4 Express Lanes
- Contingent 4 Lanes + 4 Express Lanes
- Contingent 6 Lanes + 4 Express Lanes
- Contingent Interchange Improvements
- Financially Feasible & Contingent Interchange Improvements

CDP 2009-00001

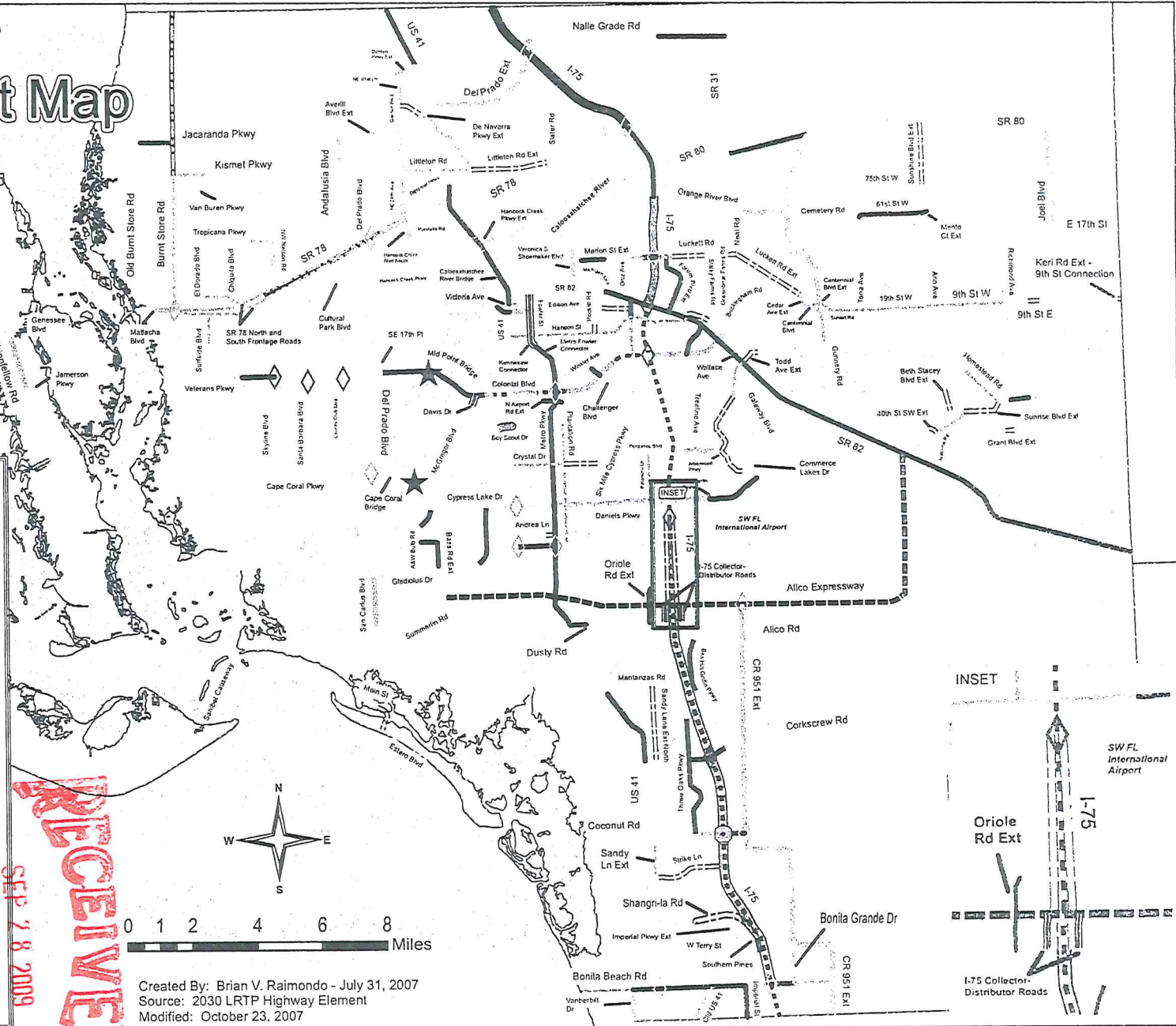
COMMUNITY DEVELOPMENT

SEP 28 2009

RECEIVED

0 1 2 4 6 8 Miles

Created By: Brian V. Raimondo - July 31, 2007
Source: 2030 LRTP Highway Element
Modified: October 23, 2007



APPENDIX C
EXCERPTS FROM
FLORIDA GULF COAST UNIVERSITY 2005 MASTER PLAN UPDATE



2005 CAMPUS MASTER PLAN

GOALS, OBJECTIVES AND POLICIES

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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









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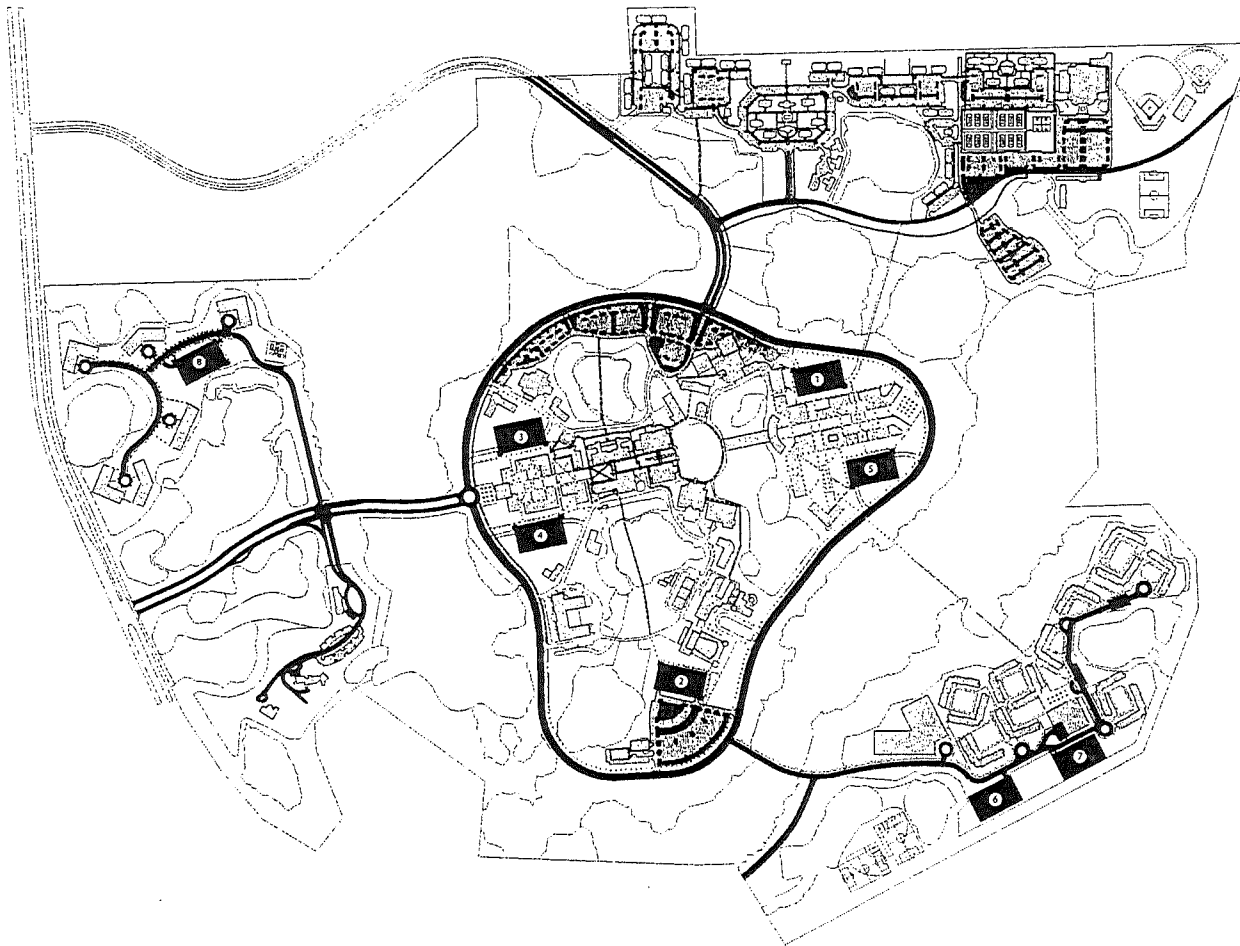
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Figure 11-1

Future Access, Circulation and Parking

Legend

-  Vehicular Circulation
-  Future Vehicular Circulation
-  Existing Parking
-  Future Parking
-  Future Parking Structures
-  Existing Pedestrian Circulation
-  Future Pedestrian Circulation
-  600 SPACES
-  1200 SPACES
-  1000 SPACES
-  1000 SPACES
-  1000 SPACES
-  1200 SPACES
-  1200 SPACES
-  670 SPACES



0 ft 800 1600 2400 3200

FLORIDA GULF COAST
UNIVERSITY







2005 Master Plan Update

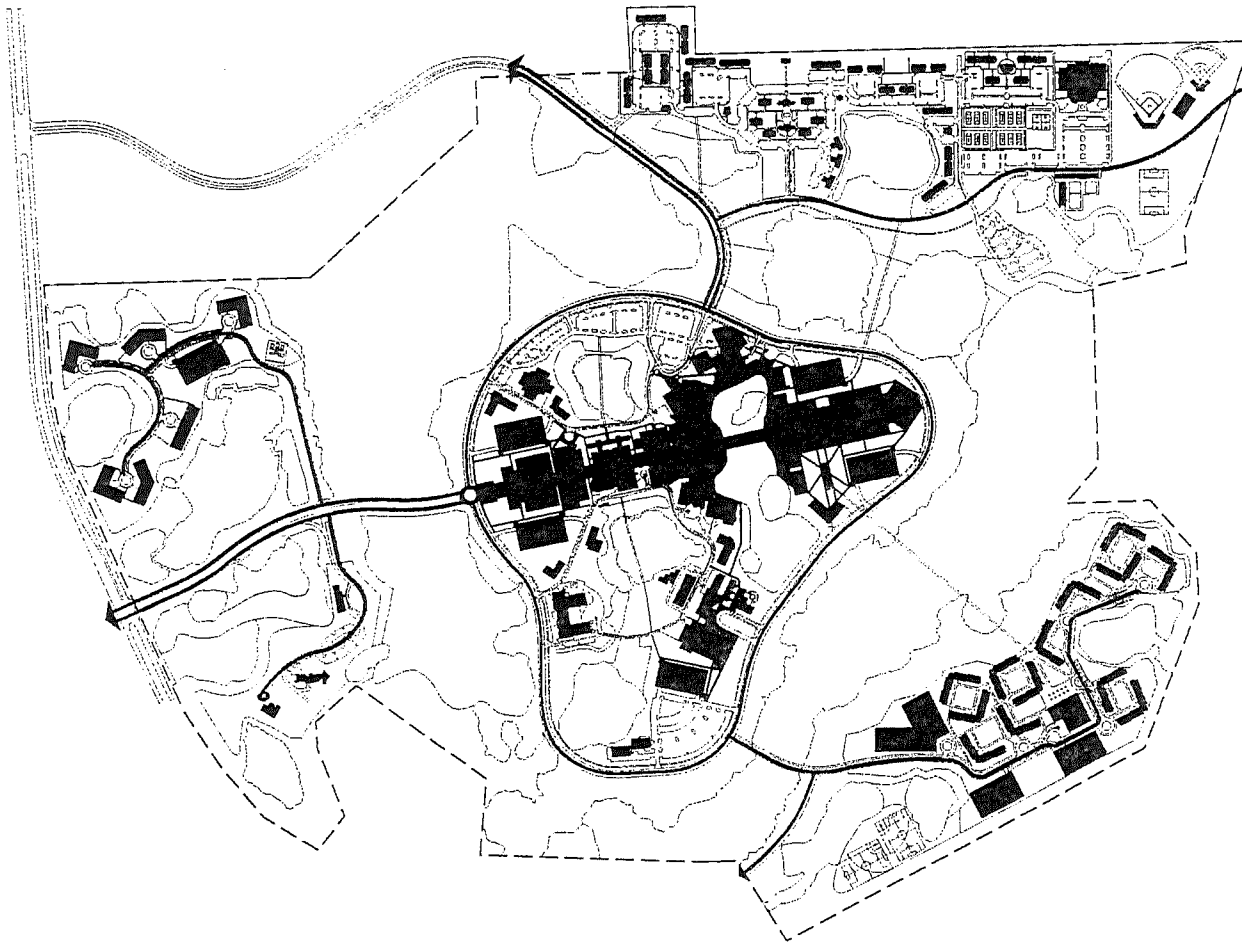
Hanbury Evans Wright Vlattas + Co.

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

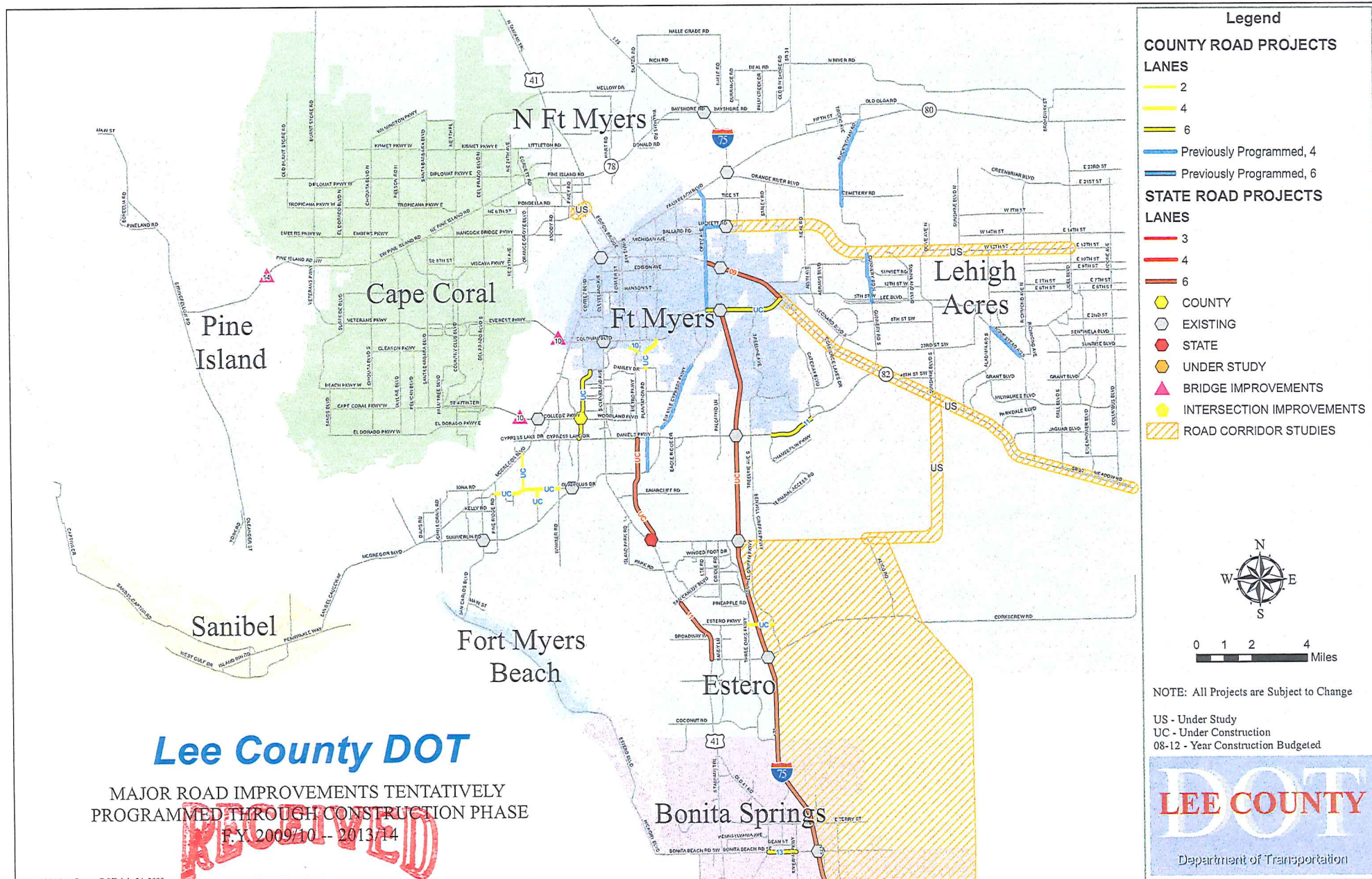
FLORIDA GULF COAST
UNIVERSITY

2005 Master Plan Update

Hanbury Evans Wright Vlattas + Co.

APPENDIX B

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



Prepared by Lee County DOT, July 24, 2009

SEP 28 2009

COMMUNITY DEVELOPMENT

CDA

2009-00001

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, 479-8530 griffinv@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	0	0	0	0	0	0	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 6L widening, W. of US 41 to Old 41 (Subject to interlocal agreement)	2.00	0 DES/PM	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	206675	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 PM	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	0	0	0	0	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	0	0	0	0	0	22,500,000	IF25	Don DeBerry, 479-8503 ddeberry@leegov.com
All	206066	Countywide Signal Retiming Complete signal system retiming and timing updates		0 CST	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

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
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 wingarow@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 radiorre@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	1,744,384 905,000	1,732,424 817,781	0 731,160	0 731,160	2,000,000 731,160	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 wingarow@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 salleyer@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 campbaha@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 wingarow@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 salleyer@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 salleyer@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

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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 salleye@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	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 salleye@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								\$90,331,303		\$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

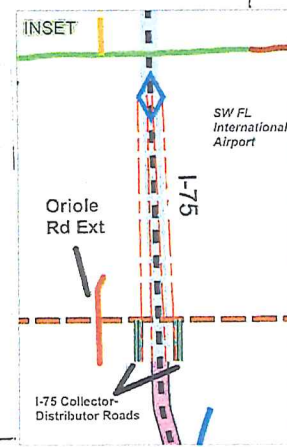
Legend

- Financially Feasible 2 Lanes
- Financially Feasible 3 Lanes (One Way)
- Financially Feasible 4 Lanes
- Financially Feasible 6 Lanes
- Financially Feasible 8 Lanes
- Financially Feasible 6 Lanes + 4 Express Lanes
- ◇ Financially Feasible Interchange Improvements
- ★ Financially Feasible Open Road Tolling
- I-75/Coconut Rd Interchange Study
- Contingent 2 Lanes
- Contingent 4 Lanes
- Contingent 4 Express Lanes
- Contingent 6 Lanes
- Contingent 8 Lanes
- Contingent 10 Lanes
- Contingent 12 Lanes
- Contingent 4 Lanes + 6 Express Lanes
- Contingent 5 Lanes + 4 Express Lanes
- Contingent 4 Lanes + 4 Express Lanes
- Contingent 6 Lanes + 4 Express Lanes
- ◇ Contingent Interchange Improvements
- ◇ Financially Feasible & Contingent Interchange Improvements



0 1 2 4 6 8
Miles

Created By: Brian V. Raimondo - July 31, 2007
Source: 2030 LRTP Highway Element
Modified: October 23, 2007



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COMMUNITY DEVELOPMENT

CPA 2009-00001

APPENDIX D

EXCERPTS FROM THE FGCU 2005 MASTER PLAN



2005 CAMPUS MASTER PLAN

GOALS, OBJECTIVES AND POLICIES

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

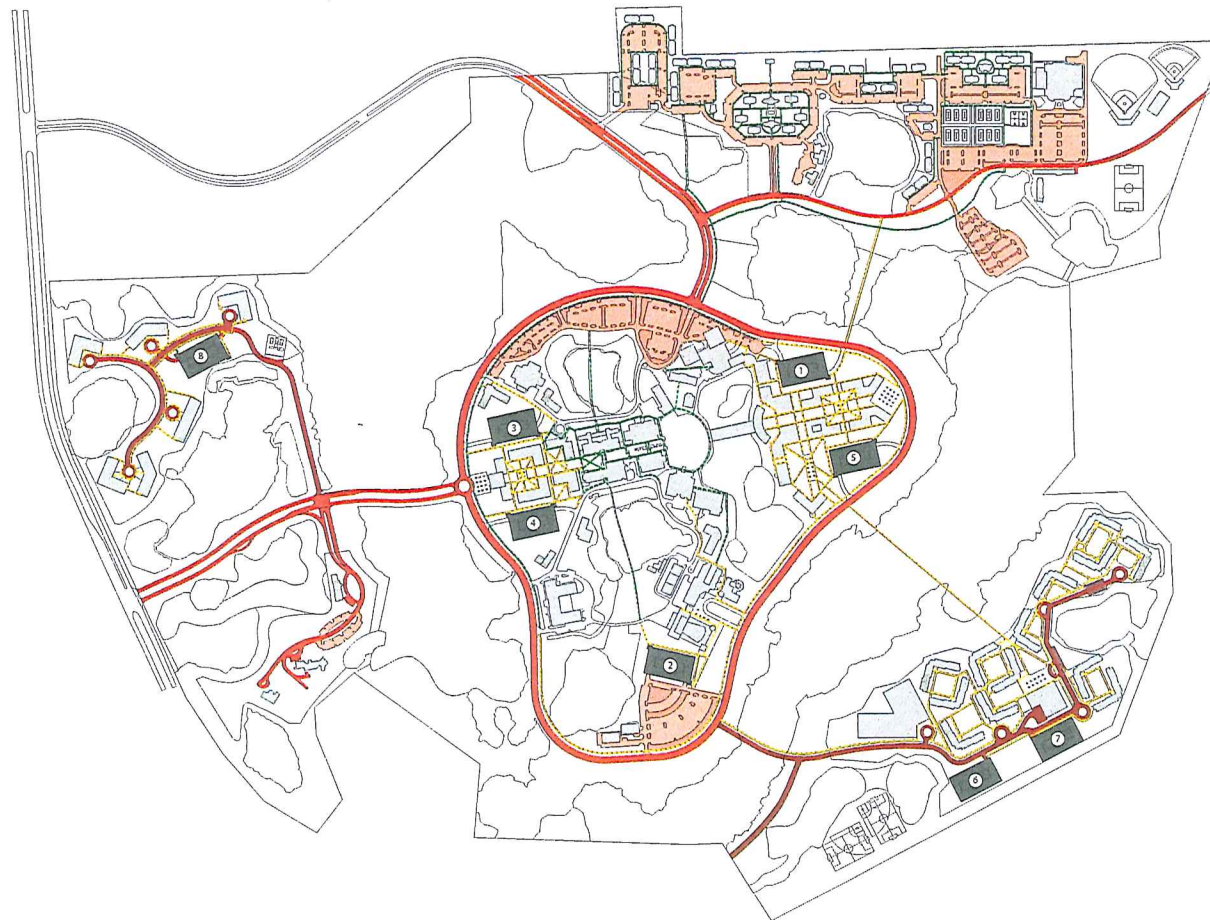
Deleted: April

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 SPACES



0 ft 800 1600 2400 3200

FLORIDA GULF COAST
UNIVERSITY

2005 Master Plan Update

Hanbury Evans Wright Vlattas + Co.

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CDA







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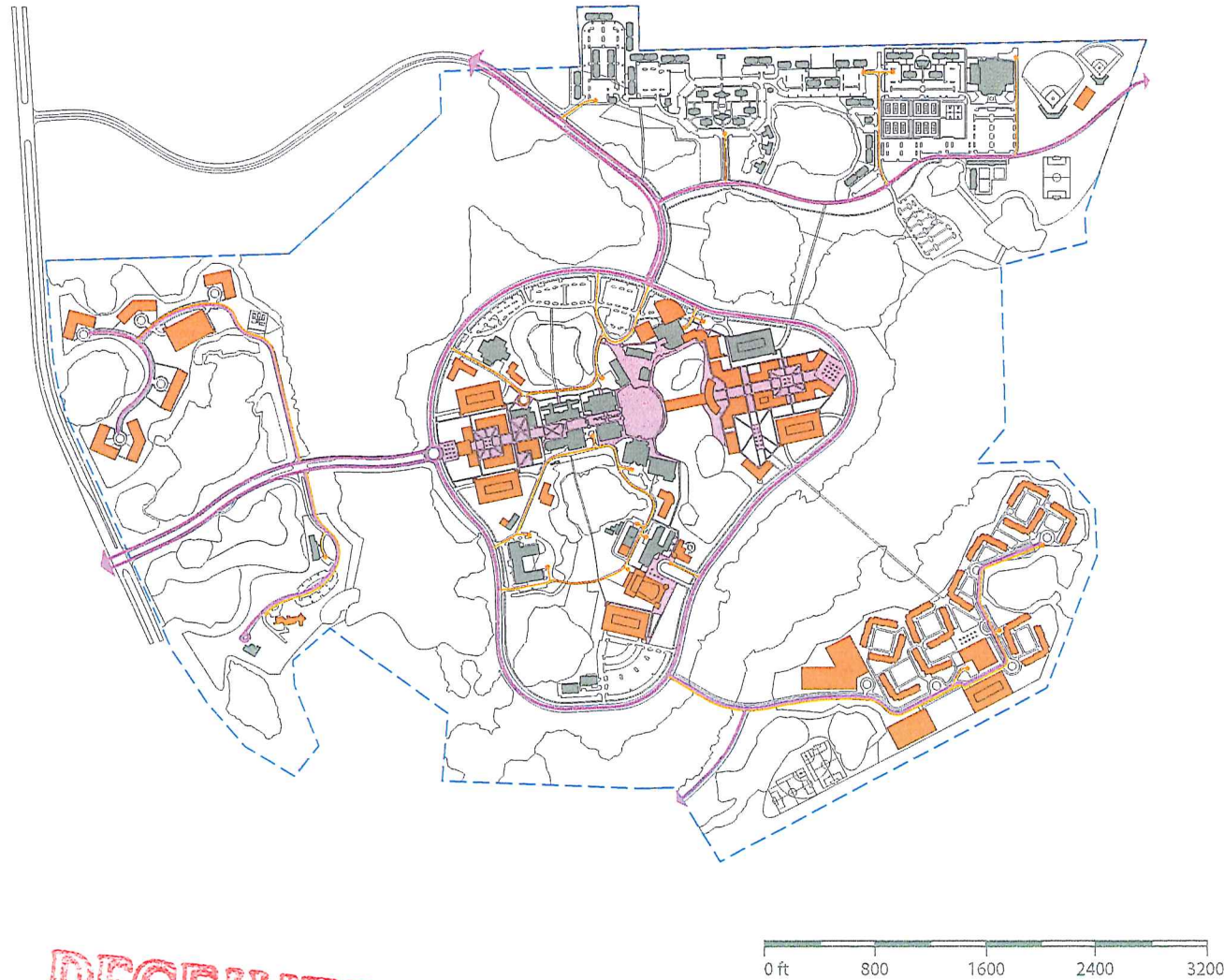
COMMUNITY DEVELOPMENT

Figure 3-1

Urban Design Framework:
Service and Loading

Legend

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



FLORIDA GULF COAST
UNIVERSITY
2005 Master Plan Update

Hanbury Evans Wright Vlattas + Co.

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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. 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 the 2009 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					
- WATERWAY ESTATES WTP	1,500,000	713,000	735,000	750,000	800,000
- NORTH LEE COUNTY WTP	6,000,000	5,331,000	5,306,000	4,400,000	4,500,000
- GREEN MEADOWS WTP	9,000,000	9,502,000	7,359,000	7,500,000	7,700,000
- CORKSCREW WTP	15,000,000	10,159,000	12,915,000	13,300,000	13,500,000
- OLGA WTP	5,000,000	4,851,000	4,101,000	4,500,000	4,700,000
- 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).

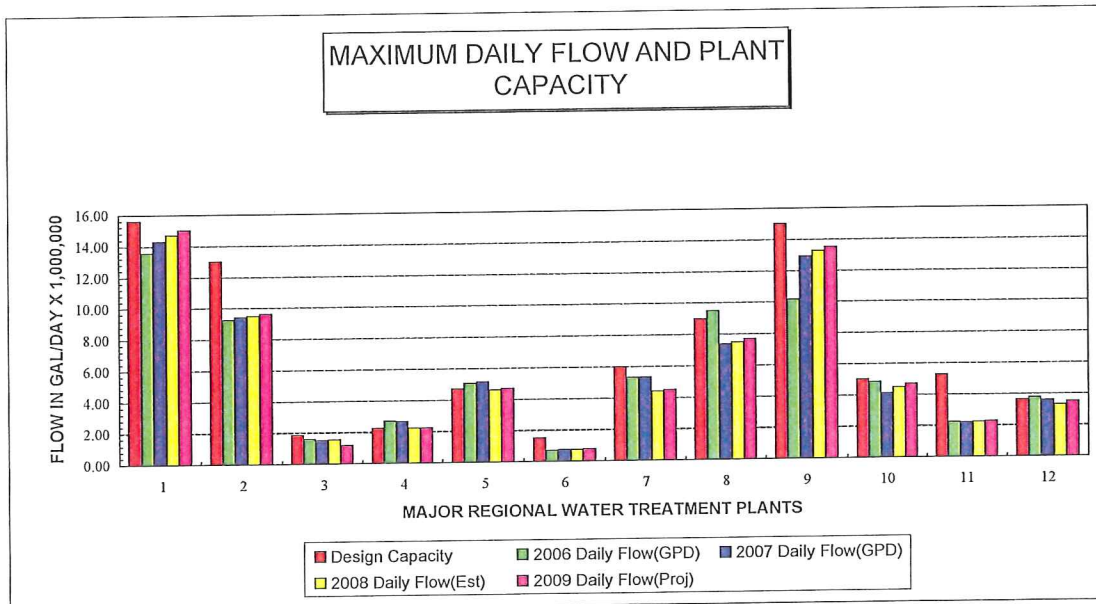


TABLE 5

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).

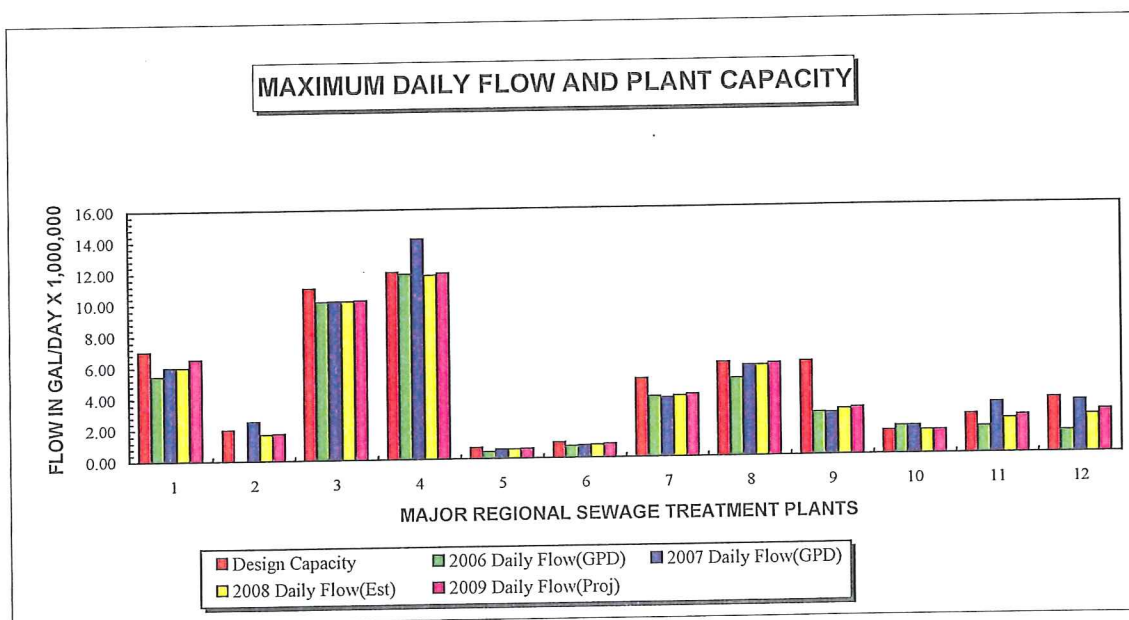


TABLE 10

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 (Fizzles-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

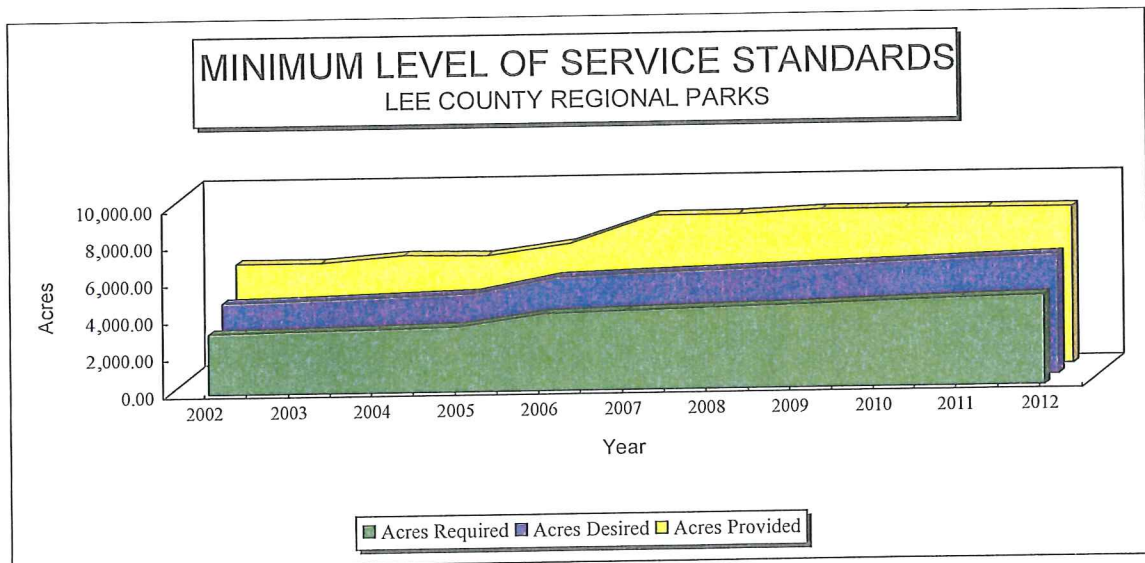


TABLE 20
District # 48
Estero/San Carlos/Three Oaks Community Park Benefit District

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 Elementary School	San Carlos Park	3 *
San Carlos Pool	San Carlos Park	1
Three Oaks Community Park	San Carlos Park	<u>44</u>
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

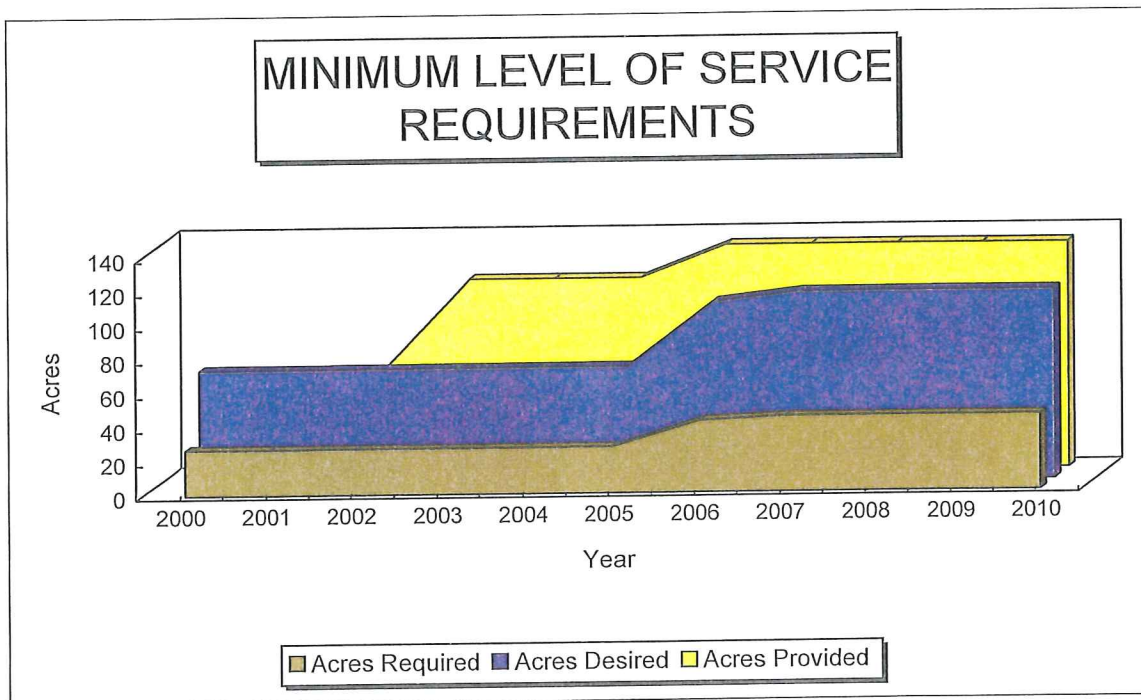


TABLE 22
SCHOOL CONCURRENCY INVENTORY
SOUTH ZONE SCHOOLS

SUB ZONE	SCHOOL NAME	<-----TOTALS DECEMBER 20, 2007----->			<-----PROJECTED 2008 - 2009 TOTALS----->			
		PK-12 ENROLLMENT	PERMANENT FISH CAPACITY	TOTAL SEATS AVAILABLE	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.



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



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

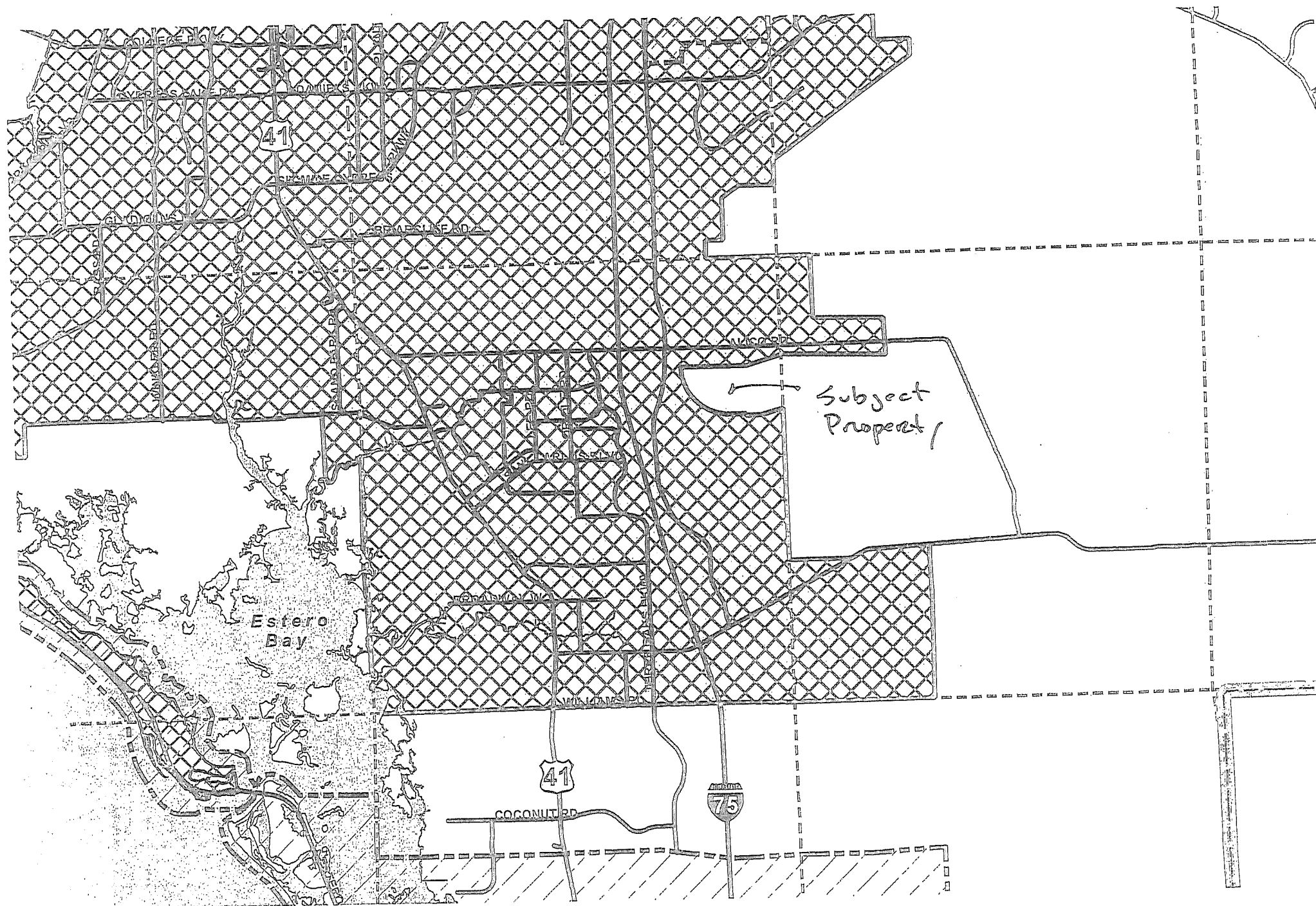
250 Hotel Rooms @ 120 gpd/room = 30,000 gpd

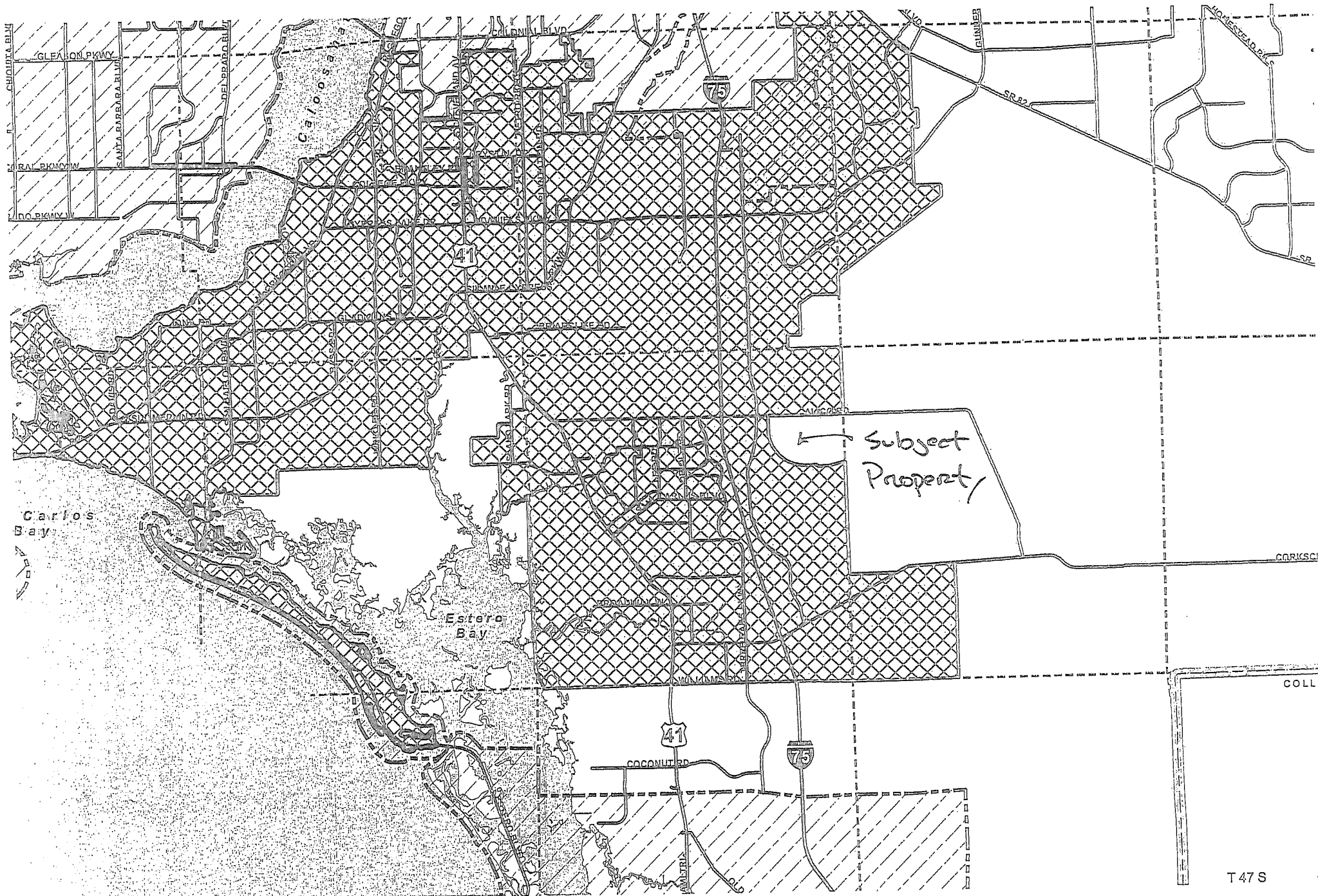
Total water demand = 784,080 gpd

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.







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SEP 28 2009

August 13, 2009

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

COMMUNITY DEVELOPMENT

CPA

2009-00001

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 follows: 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



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 follows: 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, AICP
Senior Project Manager
Associate

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CMA 2009-00001

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OPK 2009-00001

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 follows: 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



August 13, 2009

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

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COMMUNITY DEVELOPMENT
CMA 2009-00001

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 follows: 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, AICP
Senior Project Manager
Associate



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COMMUNITY DEVELOPMENT

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

CPA 2009-00001

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 follows: 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

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2009-00001

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.

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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. 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

CPT

2009-00001



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 the 2009 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



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.

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,

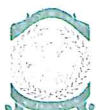
A handwritten signature in black ink that reads "Stan Nelson".

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

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AUG 27 2009

FOLDER#



14750 Six Mile Cypress Parkway • Fort Myers, Florida 33912-4406 • (239) 477-1000



BOARD OF COUNTY COMMISSIONERS

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County Manager

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

August 25, 2009
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CRA
COMMUNITY DEVELOPMENT
2009-00001

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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Wilson Miller

AUG 27 2009

FOLDER#



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
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COMMUNITY DEVELOPMENT

CPA 2009-00001

ALICO WEST COMPREHENSIVE PLAN AMENDMENT

ENVIRONMENTAL SUPPLEMENT

Prepared For:
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SEP 28 2009

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Submitted To:
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CPT

2009-00001

SEPTEMBER 2009

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Exhibit 3 – NRCS Soils Map

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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 - Hallendale 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 is 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 is very pale brown with yellowish brown mottles, and the lower 12 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 elliotii*) 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 (*Vitis 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	<i>Alligator mississippiensis</i>	520	SSC	T (S/A)	N/A
BIRDS					
Tri-colored heron	<i>Egretta tricolor</i>	520, 742	SSC	NL	N/A
Little Blue Heron	<i>Egretta caerulea</i>	520, 742	SSC	NL	N/A
Snowy egret	<i>Egretta thula</i>	520, 742	SSC	NL	N/A
Wood Stork	<i>Mycteria americana</i>	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 is 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	<i>Anolis sagrei</i>
Green Anole	<i>Anolis carolinensis</i>
Green Tree Frog	<i>Hyla cinerea</i>
Cuban Tree Frog	<i>Osteopilus septentrionalis</i>
Black Racer	<i>Coluber constrictor</i>
Florida Softshell Snapping Turtle	<i>Apalone ferox</i>
Florida Cooter	<i>Pseudemys floridana</i>
White Tailed Deer	<i>Odocoileus virginianus</i>
Florida Cottontail Rabbit	<i>Sylvilagus floridanus</i>
Armadillo	<i>Dasypus novemcinctus</i>
Gray Squirrel	<i>Sciurus carolinensis</i>
Raccoon	<i>Procon lotor</i>
Boat Tailed Grackle	<i>Quiscalus major</i>
Common Grackle	<i>Quiscalus quiscula</i>
Swallowtail kite	<i>Elanoides forficatus</i>
Anhinga	<i>Anhinga anhinga</i>
Blue Jay	<i>Cyanocitta cristata</i>
Cardinal	<i>Cardinalis cardinalis</i>
Mosquitofish	<i>Gambusia affinis</i>
Sailfin Mollies	<i>Poecilia latipinna</i>
Largemouth Bass	<i>Micropterus salmoides</i>
Bluegill	<i>Lepomis macrochirus</i>
Florida Gar	<i>Leisosteus platyrhincus</i>
Apple Snail	<i>Pomacea paludosa</i>
Crayfish	<i>Procambarus acutus</i>

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 kite 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 borealis*), 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	<i>Eudocimus albus</i>	E/NL	X			520, 742
Snail Kite	<i>Rostrhamus sociabilis</i>	E/E	X			520, 742
Limpkin	<i>Aramus guarauna</i>	SSC/NL		X		520, 742
Bald Eagle	<i>Haliaeetus leucocephalus</i>	T/T		X		520, 411E1, 742
Red-Cockaded Woodpecker	<i>Picoides borealis</i>	SSC/E			X	411E1, 411E2, 624E4, 625E3, 625E4
MAMMALS						
Big Cypress Fox Squirrel	<i>Sciurus niger avicennia</i>	SSC/NL		X		411E1, 411E2, 624E4, 625E3, 625E4
REPTILES						
Eastern Indigo Snake	<i>Drymarchon corais couperi</i>	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-leaved wild pine (*Tillandsia fasciculata*), reflexed wild pine (*Tillandsia balbisiana*), giant airplant (*Tillandsia urticulata*), 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	<i>Tillandsia balbisiana</i>	T	624E4, 625E3, 625E4, 621E3
Common Wild Pine	<i>Tillandsia fasciculata</i>	E	624E4, 625E3, 625E4, 621E3
Potbelly Air Plant	<i>Tillandsia paucifolia</i>	NL	624E4, 625E3, 625E4, 621E3
Giant Air Plant	<i>Tillandsia utriculata</i>	E	624E4, 625E3, 625E4, 621E3
Butterfly Orchid	<i>Encyclia tampensis</i>	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 those wetlands. Design features will be incorporated to accommodate flows from the Alico Road right-of-way. Additionally, the southern wetland located adjacent to 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 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

Alico Road

DRGR Boundary

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CDH
2009-00001

DRGR Boundary

LEGEND

 Alico Property
 DRGR

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ALICO WEST
2008 AERIAL PHOTOGRAPH

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File: T:\Projects\2008\Alico\Alico_F2123_AlicoMap.mxd
PLOT: Alico_20080713_v1_10.mxd

Exhibit 2 – Historic Aerial Photographs

1984 Aerial

45-227

1/4 4200'

268002 HAP 84F

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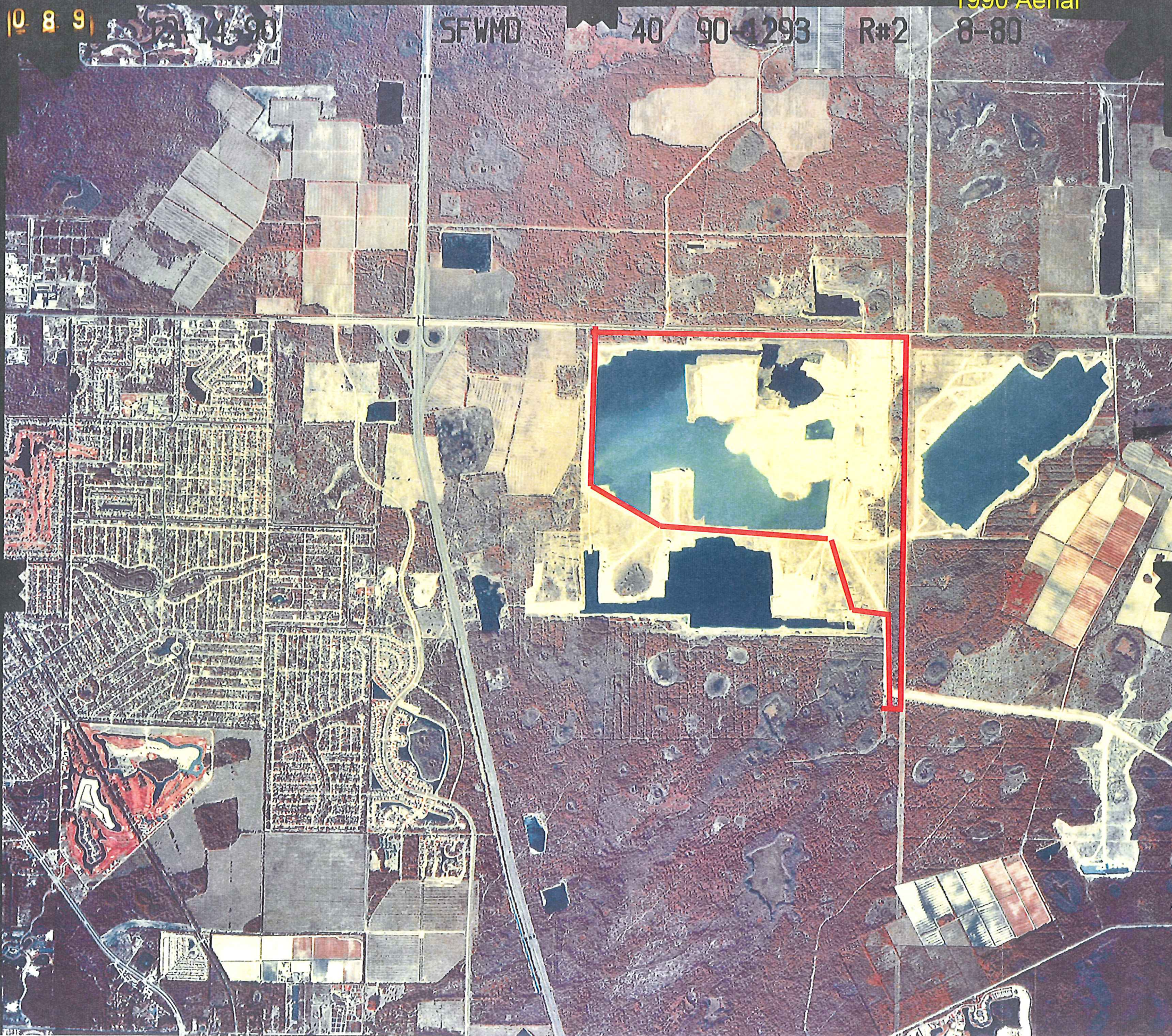
SFWMD

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90-1293

R#2

1990 Aerial
8-80



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CPA

2009-00001



1995 Aerial

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Exhibit 3 – NRCS Soils Map

Alico Road

DRGR Boundary

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2009-00001

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-  Alico Property
-  DRGR
-  6, HALLANDALE FINE SAND
-  10, POMPANO FINE SAND
-  12, FELDA FINE SAND
-  26, PINEDA FINE SAND
-  33, OLDSMAR SAND
-  34, MALABAR FINE SAND
-  49, FELDA FINE SAND, DEPRESSIONAL
-  69, MATLACHA GRAVELLY FINE SAND
-  73, PINEDA FINE SAND, DEPRESSIONAL
-  99, WATER

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SOILS MAP ALICO WEST

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Date: Thursday, December 11, 2008
File: T:\Project\2008\Alico\2008_Alico_Soils.mxd
P2083_Soils_20080712_v1_1023.mxd

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

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FLUCCS

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File: T:\Projects\10234-AlicoWest\10234_AlicoWest.mxd
10234_FLUCCS_20090512_v1_10234.mxd

Exhibit 5 - Listed Species Survey Transect Map

Alico Road









DRGR Boundary

DRGR Boundary

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

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LISTED SPECIES AND TRANSECT MAP
ALICO WEST

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File: T:\Project\F0233_Alico\F0233_AlicoMap.mxd
F0233_Species_Transsect_20090715_v1.mxd

Exhibit 6 - Listed Species

Alico Road









DRGR Boundary

DRGR Boundary

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COMMUNITY DEVELOPMENT

2009-00001

LEGEND

-  Alico Property
-  DRGR
-  Listed Species Transects
-  American Alligator
-  Little Blue Heron
-  Snowy Egret
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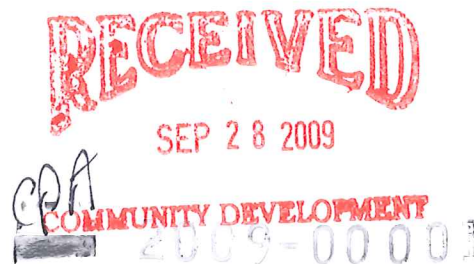
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LISTED SPECIES AND TRANSECT MAP

ALICO WEST

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File: T:\Projects\F0233\Alico\F0233_AlicoMap.mxd
F0233_Species_Transsect_20080713_v1.mxd



LEE PLAN CONSISTENCY

Population

The request proposes to remove the 919.5+/- acre parcel from the Density Reduction Groundwater Recharge (DRGR) future land use category and extend the University Community future land use designation 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

Alico West
September 16, 2009

*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
 $2604 \times 2.5 = 6,510$

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

Total Allocated, Un-entitled Units with University Village sub category
 $6,510 - 3,200 = \mathbf{3,310}$

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 63.7 acres. Utilizing these acreage figures determines what the subject property is entitled to under the existing DRGR designation.

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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) future land use category, and is proposed for the University Community 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

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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*

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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.

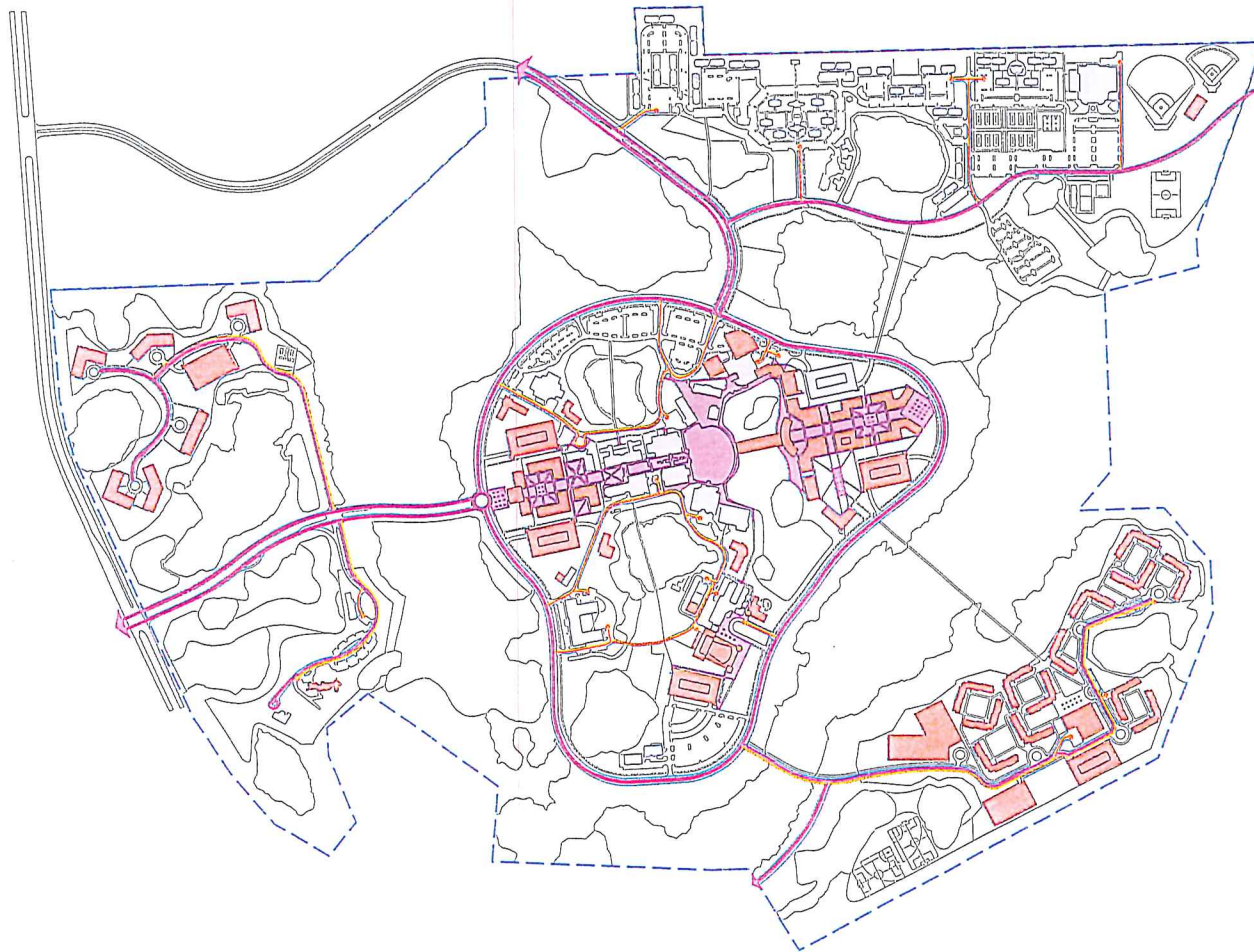
As stated above, the current designation of the subject property is DRGR, described in the Lee Plan (current language) as follows:

Figure 3-1

Urban Design Framework:
Service and Loading

Legend

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



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FLORIDA GULF COAST
UNIVERSITY








2005 Master Plan Update

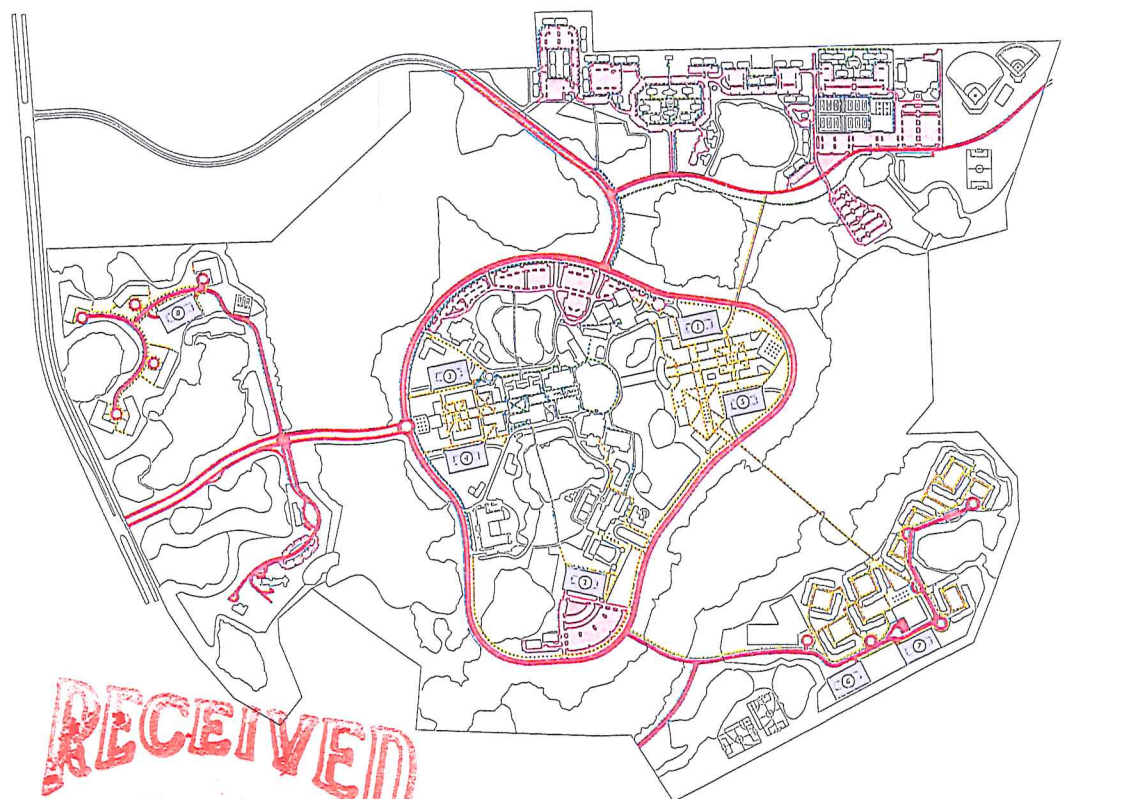
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Figure 11-1

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 SPACES



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UNIVERSITY

2005 Master Plan Update

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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 locational 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 protected 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

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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 2.4.3: *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*

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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 mixed 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)*

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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

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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 will 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.

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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)*

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.

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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)

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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

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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

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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

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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.

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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.

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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

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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.

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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.

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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.

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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.

SCALE: 1" = 1000'

Major Roads
 Potential Future Road
 Alico Property +/-919 Ac
 Water
 Residential
 Residential/Commercial
 Multi-use Town Center
 FGCU Related Uses
 FGCU Facilities

				ACTIVITY		INITIALS/EMP. NO.	DATE	<div><p>WilsonMiller</p><p>Planners • Engineers • Ecologists • Surveyors • Landscape Architects • Transportation Consultants</p><p>WilsonMiller, Inc.</p><p>6500 Professional Parkway East, Suite 100 • Sarasota, Florida 34240-8414 • Phone 941-907-6900 • Fax 941-907-6910 • Web-Site www.wilsonmiller.com</p></div>				CLIENT:		ALICO LAND DEVELOPMENT, INC.		DATE:		09/17/09		TITLE:		CONCEPTUAL PLAN BUBBLE MAP		INDEX NUMBER: DS-F0253-001X02	
				DESIGNED BY:		RLW/1371	09/17/09					PROJECT:		ALICO WEST		HORIZONTAL SCALE:		1" = 1000'							
				DRAWN BY:		BPK/1879	09/17/09									VERTICAL SCALE:									
				CHECKED BY:																					
				CONTRACT ADMIN. BY:																					
A REV NO.		REVISION				DATE		DRAWN BY / EMP. NO.		CHECKED BY / EMP. NO.		WM APPROVED BY:				CROSS REFERENCE FILE NO.:		F0253-ALD-A09		SHEET NUMBER: 1 of 1					

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COMMUNITY DEVELOPMENT

Urban Sprawl

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). The application proposes a mixed use development containing 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, at an intensity of 10,000sf/non-residential acre. The residential portion of the property is proposed for 1,950 dwelling units, 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 a portion of more than 6,500 units currently allocated to the University Community land use designation and therefore doesn't require additional population to be allocated. 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 200 are devoted to residential uses at a density of approximately 10 units per net acre. Some residential areas will be lower density single family development, while other residential areas will be the higher density multi-family style 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 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. 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.

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 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.

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, 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.

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.

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 and therefore ripe 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

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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 rural and urban uses.

Therefore based on analysis of the indicators discussed above, and the preceeding Lee Plan Consistency document attached to this application, the project does not constitute urban sprawl.