

Mining Monitoring Parameters			Surface Water	Ground Water
Parameter	MDL	Units		
Chlorophyll a, corrected for Pheophytin	0.5	mg/M3	X	
Pheophytin	0.5	mg/M3	X	
Biochemical Oxygen Demand 5 day	0.3	mg/L	X	
Cadmium, AA furnace technique	0.3	µg/L	X	
Chloride titrimetric Argentometric	1.2	mg/L	X	X
Color, 465nm	1.5	CU	X	
Specific Conductance, 25oC, Field	1	µmhos/cm	X	
Copper, AA furnace technique	1.0	µg/L	X	
Oxygen, Dissolved, Electrode	0.1	mg/L	X	
Enterococci	10	colonies/100mL	X	
Fecal coliform	10	colonies/100mL	X	
Ammonia, Automated Phenate	0.014	mg/L as N	X	
Nitrite	0.002	mg/L as N	X	
Nitrate	0.01	mg/L as N	X	
Nitrate + Nitrite	0.01	mg/L as N	X	
Phosphorus, Ortho	0.004	mg/L as P	X	
Lead, AA furnace technique	1.0	µg/L	X	
pH, Field (electrometric)	0.1	units	X	
Silica, molybdate reactive	0.05	mg/L as SiO2	X	
Phosphorus, Total	0.01	mg/L as P	X	
Field Temperature		°C	X	
Nitrogen, Kjeldahl, Total	0.05	mg/L as N	X	
Nitrogen, Total	0.11	mg/L as N	X	
Total Suspended Solids	0.6	mg/L	X	
Turbidity (Nephelometric)	0.2	NTU	X	
Zinc by flame AA	0.005	mg/L	X	
Stage		Feet NVGD	X	
Zinc by flame AA	0.005	mg/L	X	
Sulfate	1	mg/L		X
TDS	6	mg/L		X
Iron	0.04	mg/L		X
Florida PRO	0.05	mg/L	X	X
Water Table Elevation		Feet NVGD		X
Total Organic Carbon	0.5	mg/L		
Primary DW Inorganics w/o Asbestos				
Primary DW VOC				
Primary DW SOC w/o Dioxin				
Primary DW RADS				
Primary DW Bacteria				
Primary DW Disinfection By-products				

[illegible]

- Initial monitoring: (surface water) to be collected at the location of greatest depth in the existing lake. Two samples, one sample shall be collected one half meter above the bottom of lake, the other sample at mid-depth. A third sample shall be collected one half meter below the surface at the lake's outfall or discharge point. If no outfall or discharge point exists, the sample will be collected at one half meter below the surface at the location of greatest depth. The samples shall be tested for the primary and secondary drinking water standards (excluding asbestos, dioxin, bacteria, disinfection byproducts and radionuclides), additional parameters checked on the mining monitor parameters worksheet under surface water should also be analyzed initially.

Additionally a profile of field parameters (temperature, conductivity, pH and dissolved oxygen) shall be conducted and recorded in 1 foot increments at the location of greatest depth.

- Initial monitoring: (groundwater water) each monitoring well shall be monitored for chloride, TDS, sulfate, pH, conductivity, iron, total hardness, and Florida PRO.

During the mining phase quarterly water quality monitoring shall consist of the following:

Surface Water, Florida PRO, chloride, and stage.

Groundwater, Florida PRO, chloride, and water table elevation.

All field activities shall be conducted in accordance with FDEP's *Standard Operating Procedures for Field Activities*, FDEP-SOP-00101, February 1, 2004 (or current revision). Analytical test shall be conducted by a Florida DOH NELAC certified laboratory.



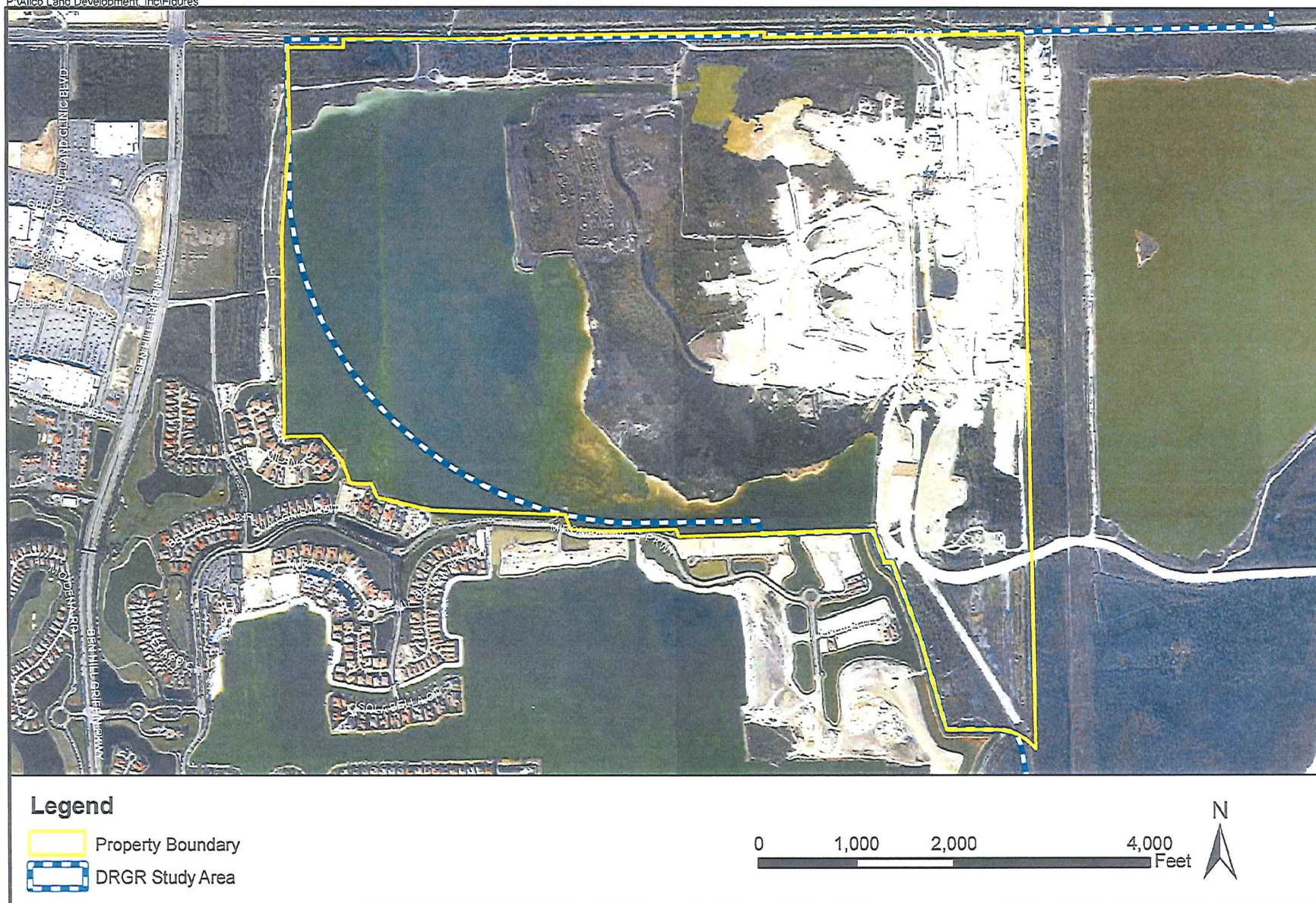
AGENDA

ALICO – LEE COUNTY

January 27, 2010

1. Discuss DCA comments regarding Ginn East site/DRGR study
2. Discuss TDR Program and upcoming meeting with Mary Gibbs
3. Review timeline for Lee County response to DCA ORC
4. Update Alico West Comp Plan Sufficiency Response
5. Other items









10-20

Prepared By
Alico Florida Inc.

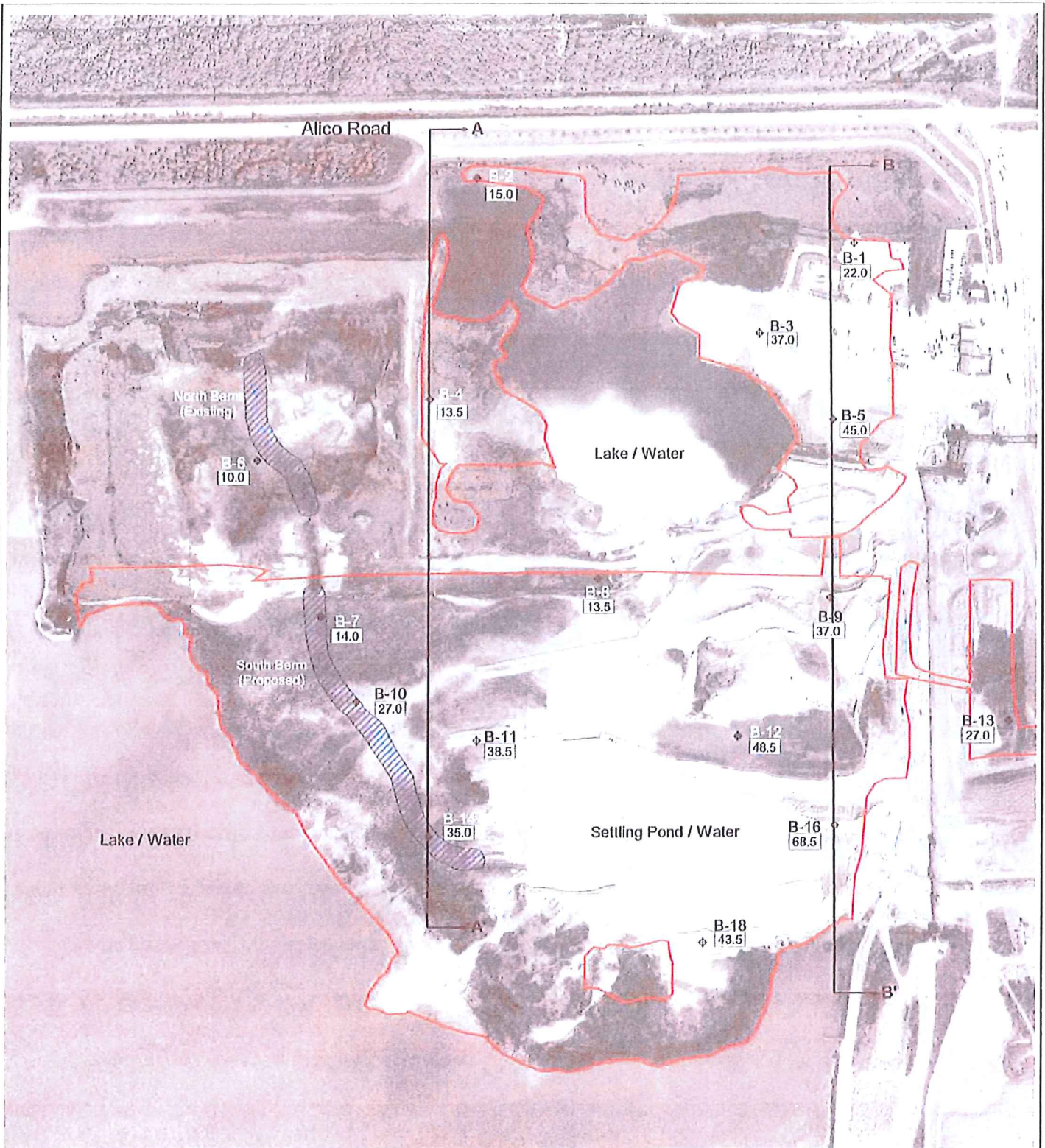
Date of Photo
11-18-74
Scale of Photo
1"=100'

LEE COUNTY, FLORIDA

Section: 12
Township: 24 S
Range: 22 E

CDM

Figure 2-2
Alico Land Development, Inc.
1974 Aerial Photograph



LEGEND

Φ B-20 Designation and Approximate Location of Test Boring

[15.0] Thickness (ft.) of Fill at Test Boring Locations

— Approximate Limits of Filled Area

— Approximate Location of Existing and/or Proposed Berm

— Location and Orientation of Geologic Cross-Section shown on Figures 2-2 and 2-3.

Notes:

1. Base plan prepared from an aerial photo taken in February 1993
2. Test borings were drilled by Universal Engineering Sciences of Punta Gorda, FL between December 17 and 21, 2001.

Section 12, Alico Road Lee County, Florida

300 0 300 600 Feet
Scale: 1" = 300'

Test Boring Location Plan

Figure 2-3



CDM

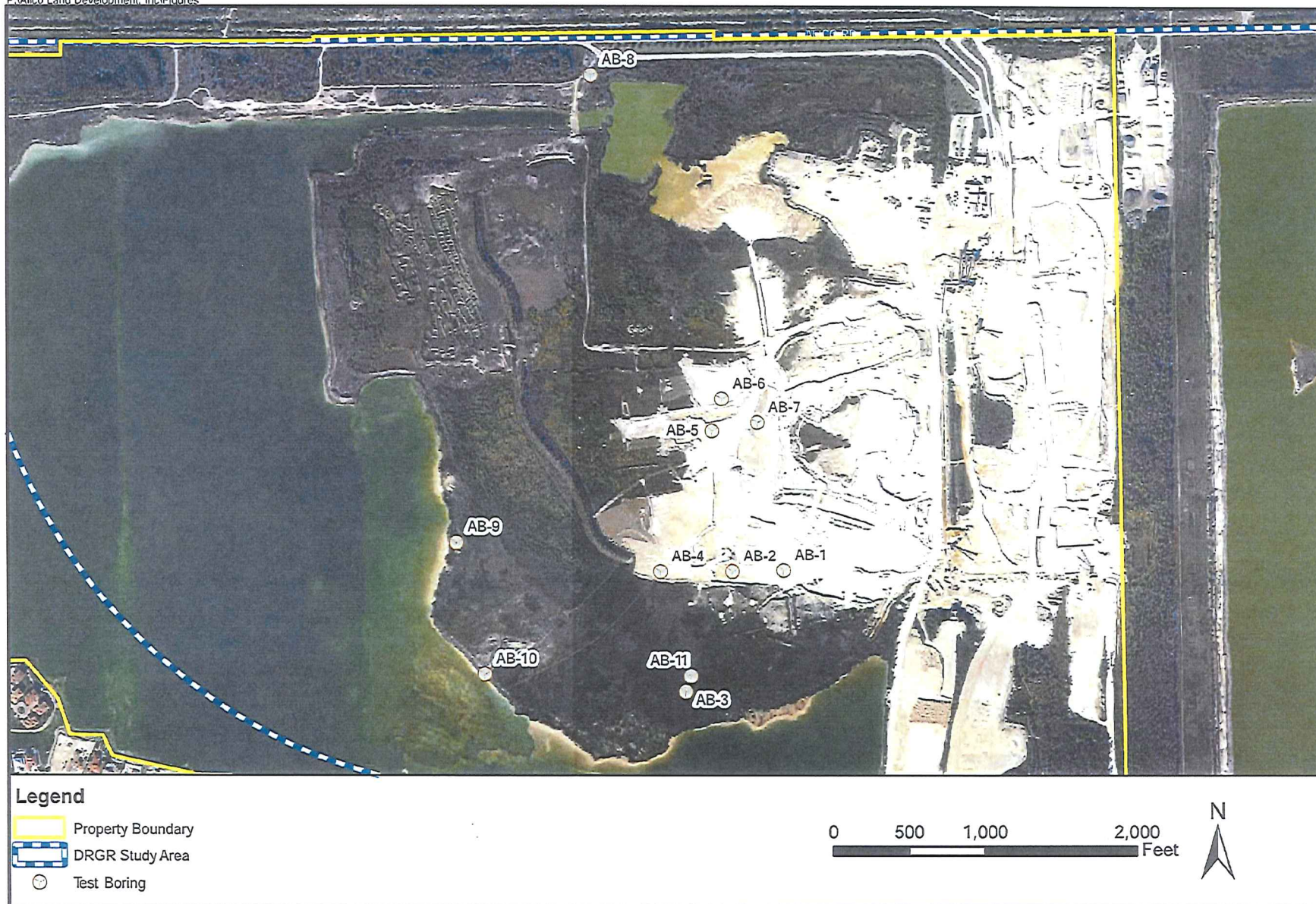


Figure 2-4
Alico Land Development, Inc.
2009 CDM Test Borings

18-25
43-68



○



Alico Land Development, Inc. Test Borings with Thickness of Silt/Clay Soils



Figure 2-6
Alico Land Development, Inc.
Preliminary Bathymetric Survey

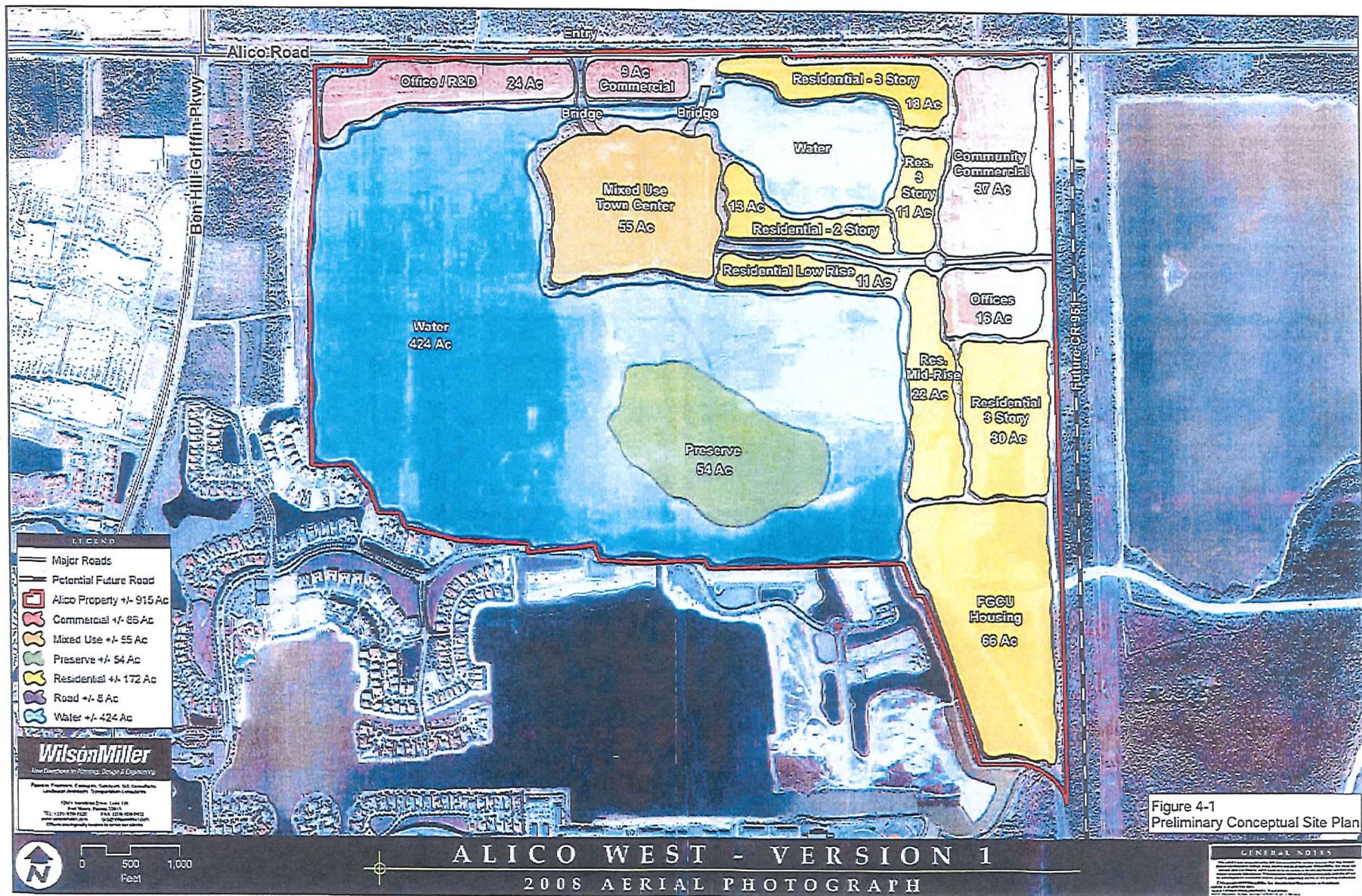
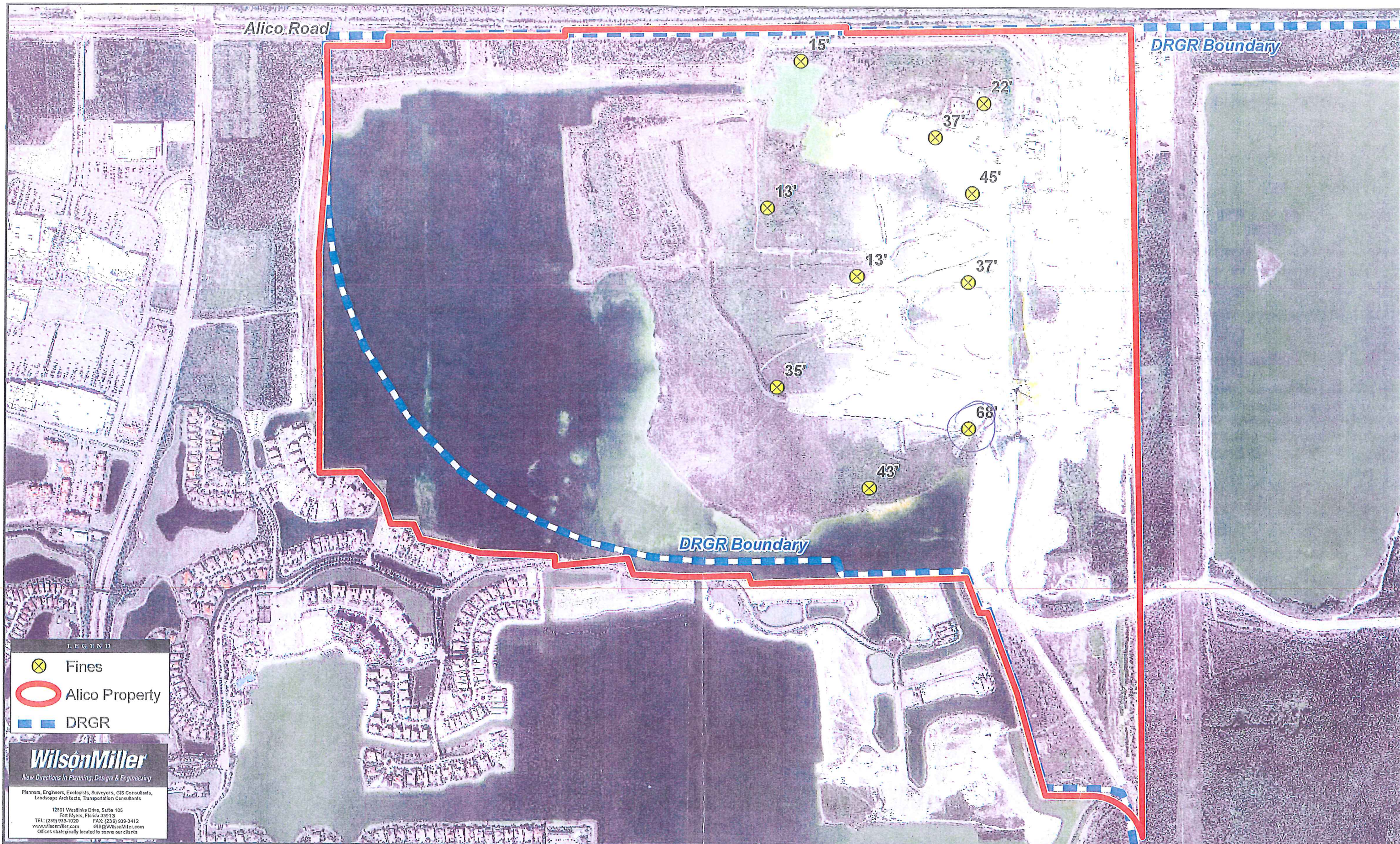


Figure 4-1
Preliminary Conceptual Site Plan



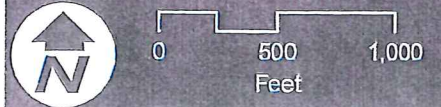
LEGEND

- Fines
- Alico Property
- DRGR

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ALICO WEST - FINE DEPTH

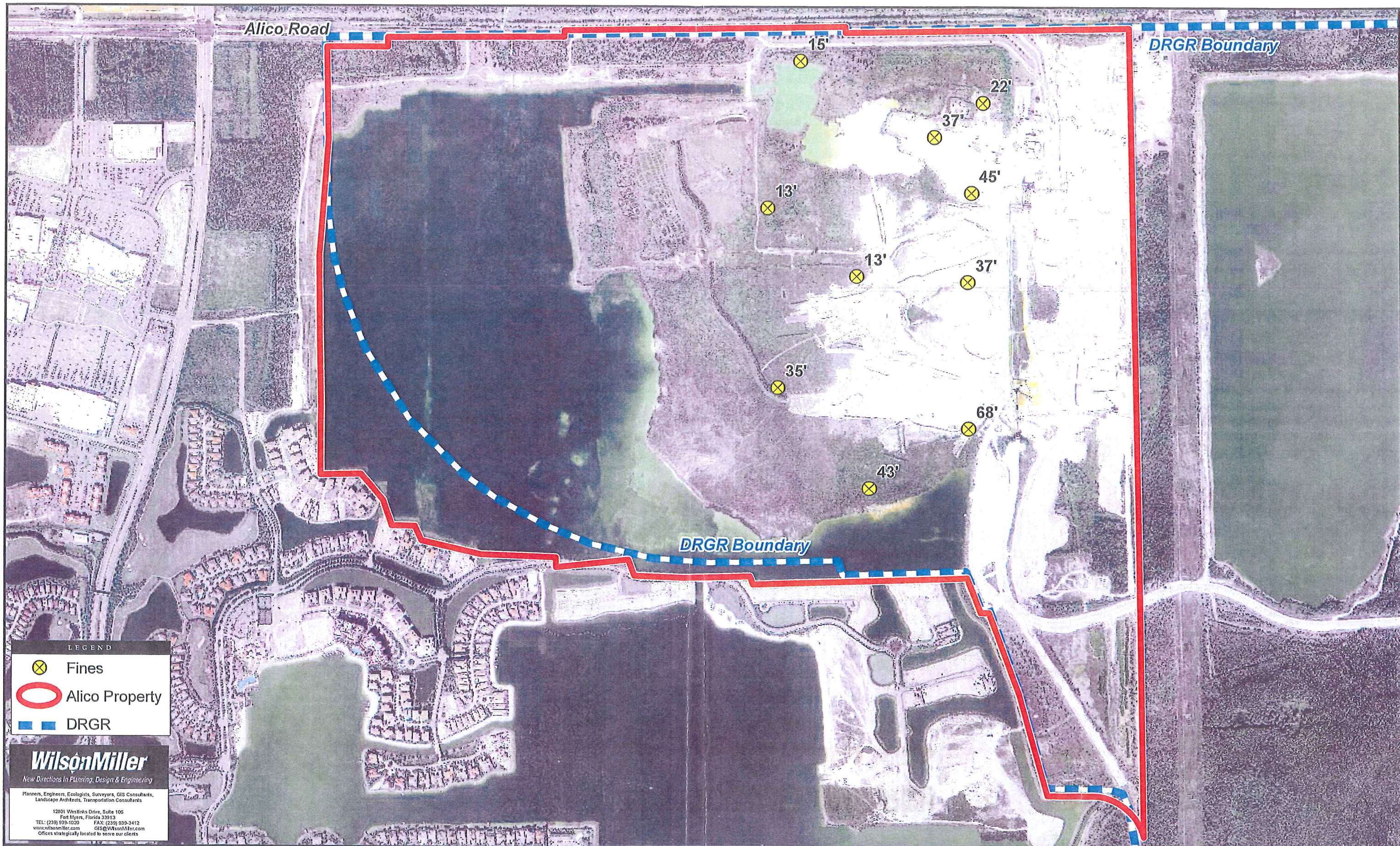
2008 AERIAL PHOTOGRAPH

GENERAL NOTES

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Created: 6/29/2008 For: MFL
Source: F:\Projects\2008\ALICO West\FineDepth\GIS_FineDepth_20080628.mxd



LEGEND

- ⊗ Fines
- Alico Property
- DRGR

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ALICO WEST - FINE DEPTH

2008 AERIAL PHOTOGRAPH

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Drawn: 1-25-2009 For: Alico
Source: 1-25-2009 WilsonMiller, Inc. \GIS\Alico\Alico_Fine_Depth_2009\0128_0129.mxd

Alico Road

DRGR Boundary

450' +/- 40 acres

1800' X 1770' +/-
71 acres

2300' X 370' +/- 20 acres

5085' X 1270' +/-
144 acres

DRGR Boundary

67 acres

LEGEND

-  Alico Property
-  DRGR
-  Non-Mined Lands

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0 500 1,000
Feet



NON-MINED LANDS
LEE COUNTY, FLORIDA

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Date: Thursday, December 11, 2013
File: T:\Proj\GIS\F0253-Alico\F0253_AlicoAppl.MXD
F0253_GIS.mxd, 20131103_13_1308.mxd



Outside the DR/GR, large homes and condominiums are often built up to the edge of detention ponds and even mining pits because water bodies are an attractive amenity. Without intervention, this pattern of development can be expected to continue on DR/GR lands. New residential developments are already forcing the premature closing of active mining pits. This trend is likely to continue to other pits nearby. Residential development in or near the traditional Alico industrial corridor could end up displacing both uses.

Entitlements in University Community

Miromar Lakes MPD: 2600 units approved (1,200 units built)
450 rooms hotel/motel; 250,000 SF retail, 340,000 SF Office; 40,000 Industrial

Gulf Coast Towne Center: 600 Multi-Family units approved (552 units built);
80,000 SF office; 1,836,000 SF commercial; 250 rooms hotel

University Plaza CPD:
160,000 SF Retail, 140,000 SF Office; 120 rooms hotel



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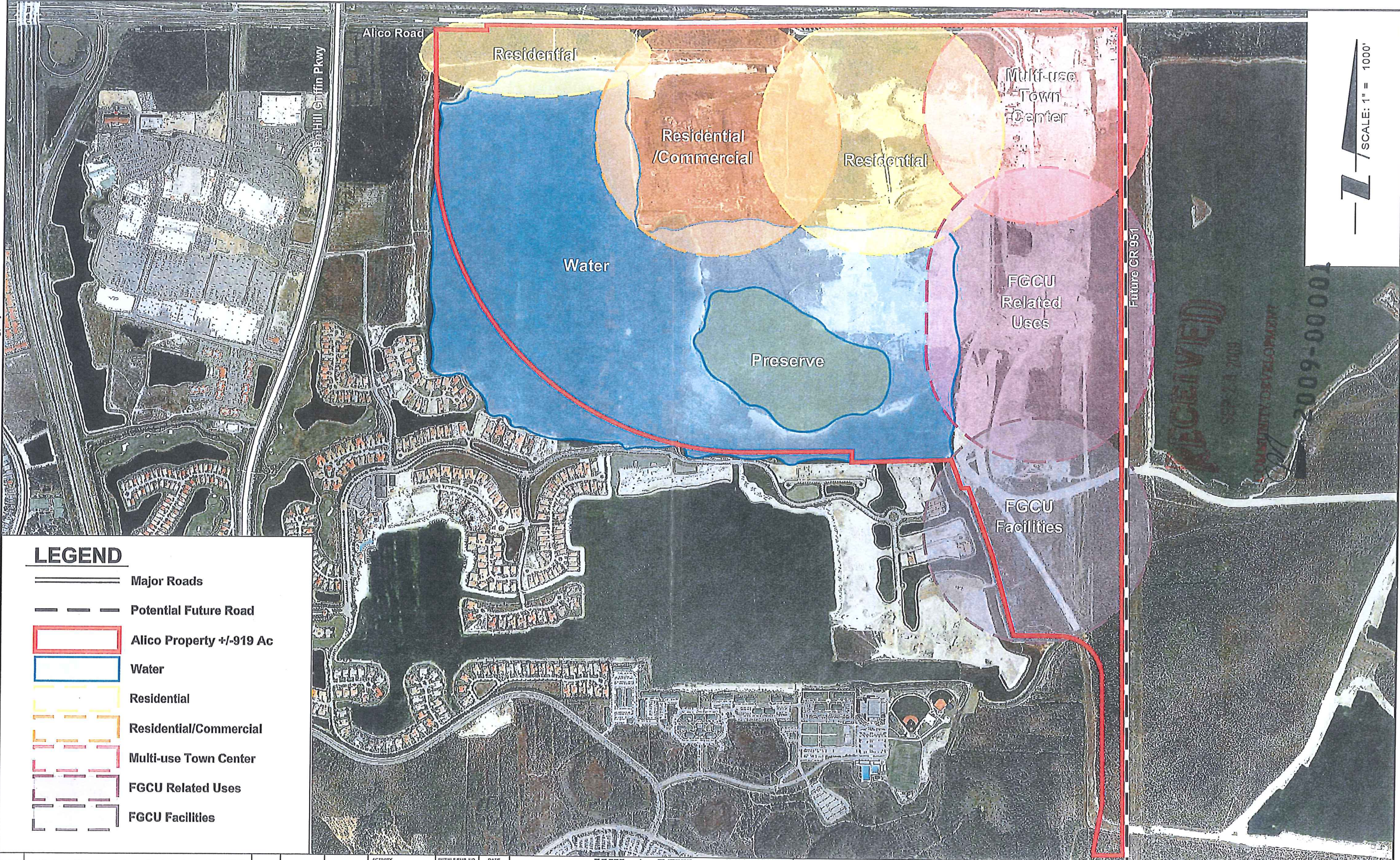
UNIVERSITY VILLAGE
LEE COUNTY, FLORIDA

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2011 University Village of 10234_001_000.dwg

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SCALE: 1" = 1000'

LEGEND

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

REVISION	DATE	DRAWN BY	CHECKED BY	DATE	ACTIVITY	INITIALS	DATE
					DESIGNED BY:	RLW/1371	09/17/09
					DRAWN BY:	BPK/1879	09/17/09
					CHECKED BY:		
					CONTRACT ADMIN. BY:		
					WMA APPROVED BY:		

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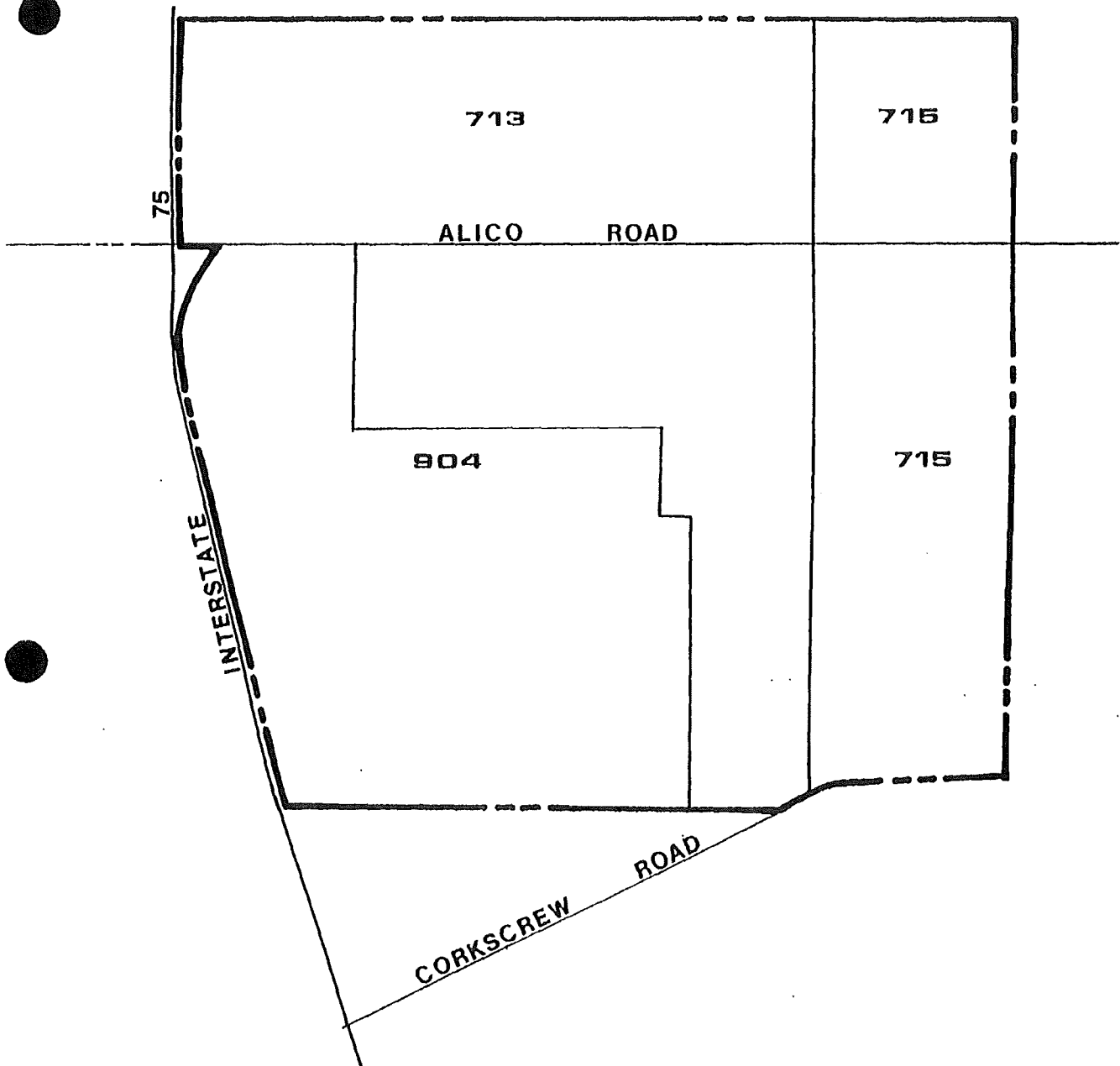
CLIENT: ALICO LAND DEVELOPMENT, INC.
PROJECT: ALICO WEST

DATE: 09/17/09
HORIZONTAL SCALE: 1" = 1000'
VERTICAL SCALE: 1" = 100'

TITLE: CONCEPTUAL PLAN BUBBLE MAP
CROSS REFERENCE FILE NO: F0253-ALD-A09

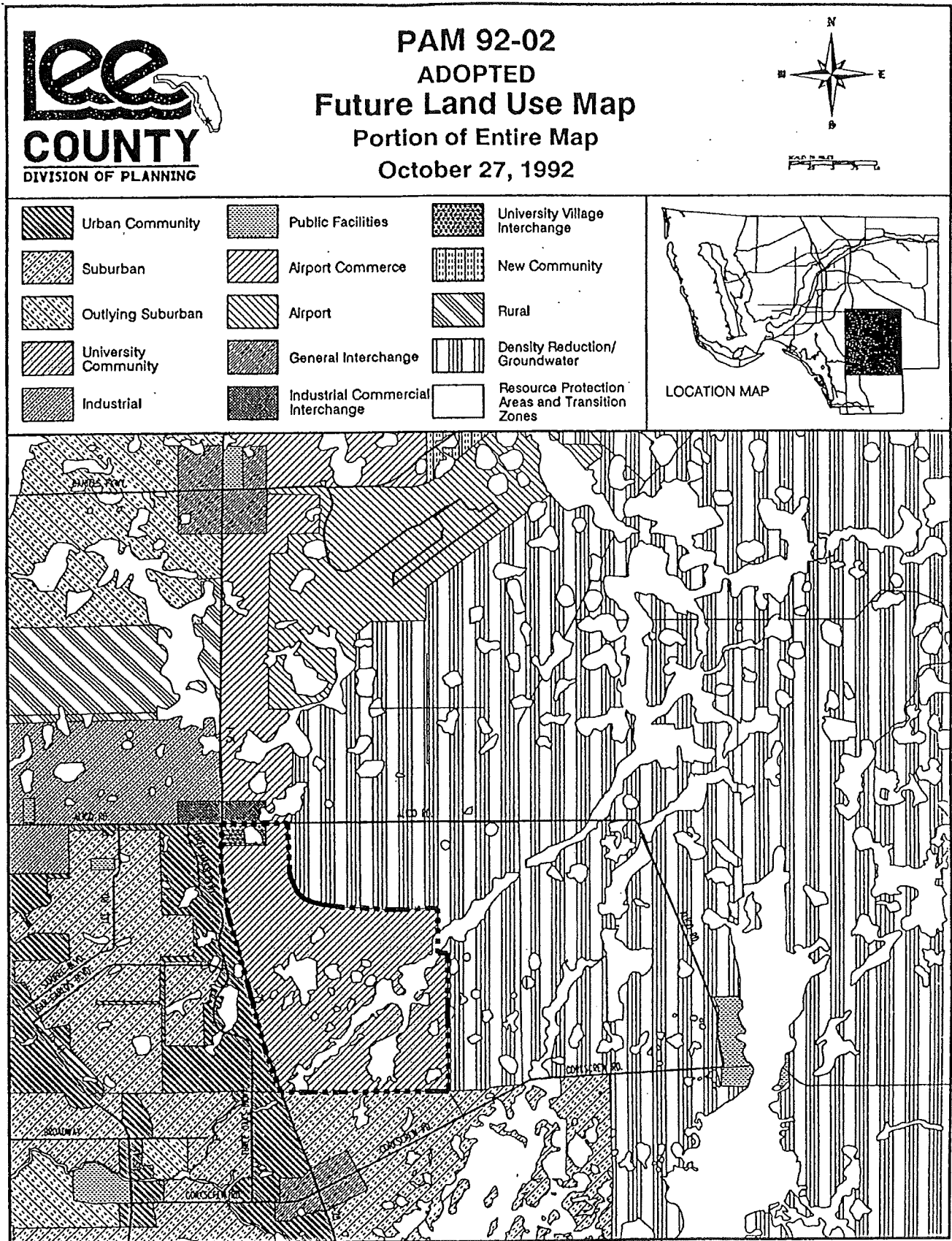
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SHEET NUMBER: 1 of 1

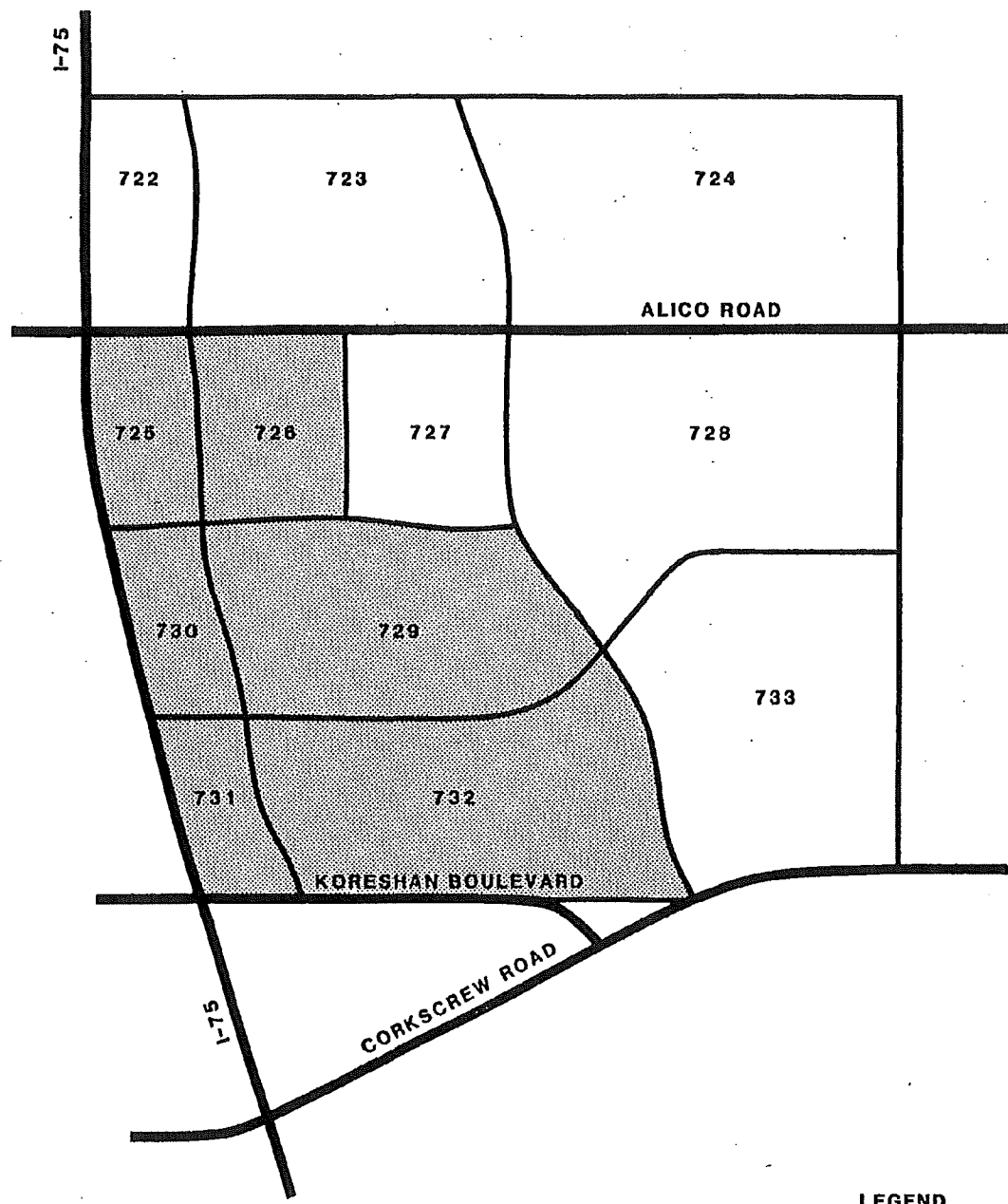
DRAFT



University Community
2010 Overlay Subdistricts

The Future Land Use Map series, Map 1 the Future Land Use Map is amended as follows:





LEGEND

 UNIVERSITY COMMUNITY

Errata Sheet
for CPA 2009-01
May 24, 2010 LPA Public Hearing

Staff notes that the existing and proposed Future Land Use Map, provided as attachment 1 to the staff report, incorrectly identified the Wetlands Future Land Use Category on the subject site. Staff has provided a new attachment with this errata sheet, which should replace the attachment that accompanied the Staff Report.

Modify Policy 18.1.5 as follows:

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.

Prior to local development order approval on property within Area 9, Alico West, of the University Community, the developer must demonstrate that the proposed plan of development supports pedestrian, bicycle and transit opportunities. **A multi-modal interconnection between the property and the FGCU campus must be provided at no cost to Lee County.** The developer must also provide and fund a multi-modal interconnection between the property and the FGCU campus. The owner/developers must dedicate the right of way for the 951 extension between Alico Road and Corkscrew Road to Lee County prior to Development of Regional Impact Development Order approval. The value of the right of way on the date of dedication must not reflect the added value of the lands changed from DR/GR to University Community by virtue of CPA 2009-01. The county will issue road impact fee credits for the dedication.

Modify Policy 18.1.16, paragraph 6 as follows:

6. **Development Acreage:** **The previous mining and crushing operations in Area 9 have rendered a large portion of the property unsuitable for development. Some areas that were previously mined have been filled with materials left over from the crushing operations known as fines. These and other activities have left an area of approximately 350 acres that has never been mined that remains suitable for development of structures and other site improvements. Development is therefore limited to this area. The previously impacted areas may only be used for reclamations and development as unoccupied open space.** Property may be designated for residential use, non-residential use, or a combination of uses classified as mixed use. The total developable acreage for Area 9 is limited to 350 acres. Out of the 350 acres available for development, 40 acres of developable land, not including right-of-way

which is intended to serve as the connection between Area 9 (Alico West) and FGCU, will be dedicated to FGCU concurrent with DRI approval. The 40 acres dedicated to FGCU will become part of the FGCU campus and development there will not be calculated against the maximum residential unit count, nor maximum commercial square footage otherwise allowed.

Modify Policy 18.1.16, paragraph 10 as follows:

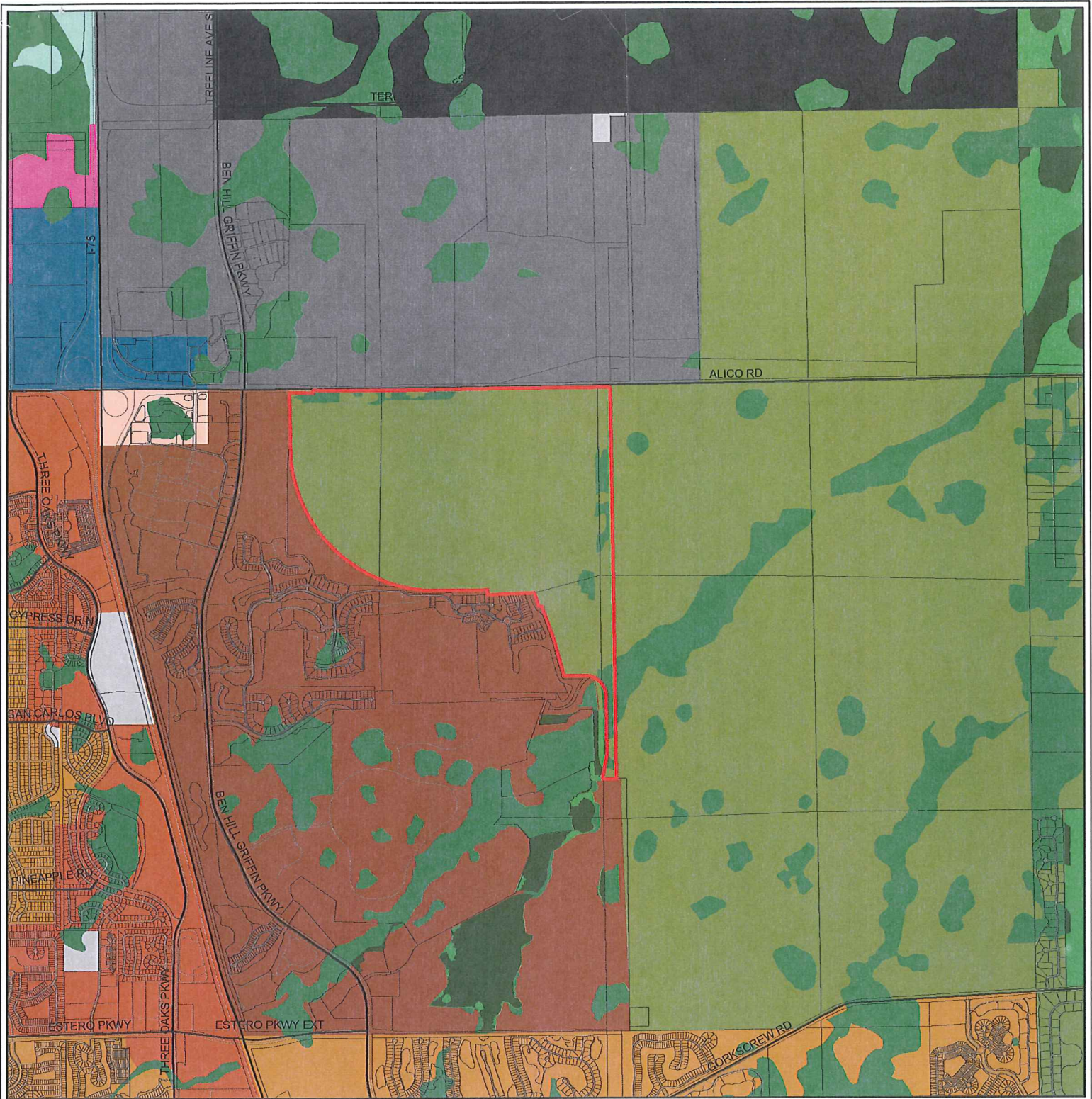
10. Parking: Within Area 9, Alico West, off-street parking must be shared and have a total footprint of no more than twenty acres. The development will include both on-street and off-street parking as acceptable means of meeting parking needs and demands. On-street parking will be focused in the town center area in order to serve the needs of the commercial and multi-family residential uses. It is encouraged that structured parking will be provided in the development of the main street town center. A final parking plan will be included as part of the DRI application. Deviations from the number of parking spaces required by the Land Development Code may be appropriate in Area 9.

limit
individual lots

Modify Policy 18.1.16, paragraph 11 as follows:

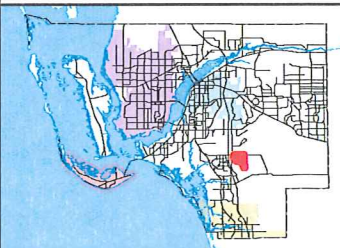
11. Residential Uses: Single-family residential units, as defined in the Land Development Code, will be limited to 195 units. All single-family residential units must be constructed on lots no larger than 6,500 square feet. ~~All residential development within Alico West must be multi-family dwelling units.~~

maybe
limit total
single family
area to 25 acres



0 660 1,320 2,640 3,960 5,280
Feet

Map Generated May 2010



FUTURE URBAN AREAS

- Intensive Development
- Central Urban
- Urban Community
- Suburban
- Outlying Suburban
- Sub-Outlying Suburban
- Commercial
- Industrial Development
- Public Facilities
- University Community
- Burnt Store Marina Village
- Destination Resort Mixed Use Water Dependent

INTERCHANGE AREAS

- Industrial Interchange
- General Interchange
- General Commercial Interchange
- Industrial/Commercial Interchange
- University Village Interchange

NEW COMMUNITY

- New Community

AIRPORT AREAS

- Tradeport
- Airport

NON-URBAN AREAS

- Rural
- Rural Community Preserve
- Coastal Rural
- Outer Island
- Open Lands
- Density Reduction / Groundwater Resource
- Conservation Lands Upland

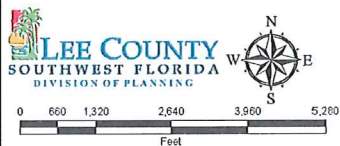
ENVIRONMENTALLY CRITICAL AREAS (WETLANDS)

- Wetlands
- Conservation Lands Wetland

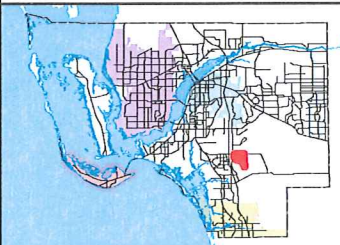
CPA20009-00001

Subject Property

CPA2009-00001 - ALICO WEST EXISTING FUTURE LAND USE DESIGNATIONS



Map Generated May 2010



FUTURE URBAN AREAS

- Intensive Development
- Central Urban
- Urban Community
- Suburban
- Outlying Suburban
- Sub-Outlying Suburban
- Commercial
- Industrial Development
- Public Facilities
- University Community
- Burnt Store Marina Village
- Destination Resort Mixed Use Water Dependent

INTERCHANGE AREAS

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- University Village Interchange

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- New Community

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- Open Lands
- Density Reduction / Groundwater Resource
- Conservation Lands Upland

ENVIRONMENTALLY CRITICAL AREAS (WETLANDS)

- Wetlands
- Conservation Lands Wetland

CPA20009-00001

Subject Property

CPA2009-00001 - ALICO WEST PROPOSED FUTURE LAND USE DESIGNATIONS



Alico West CPA2009-01 – Fact Sheet

Alico Land Development, Inc., Request:

- Amend Map 1 From DRGR to University Community.
- Amend Goal 18.
- Amend Policy 1.1.9, provides a specific unit cap, 6,510 dwelling units, in the University Community land use category.
- Amend Map 6, include the property in the Future Water Service Area.
- Amend Map 7, include the property in the Future Sewer Service Area.
- Amend Map 16: Reassignment of the property from the Southeast Lee County Planning Community to the San Carlos Planning Community.
- Amend Table 1(b) to reflect the movement of the property to a different Planning Community.
- Property Size: 919 Acres
- Buildable: Limited to 350 Acres (contained in Policy 18.1.16(6).)

Development Parameters(contained in Policy 18.1.16(1)):

- Dwelling Units: 1,950 dwelling units, single family and zero lot line units are each limited to 195 dwelling units to be developed on lots smaller than 6,500 square feet.
- Retail Use: Max. 543,000 square feet, allowed a conversion factor to office/RD uses but no less than 200,000sqft. Had specific box size limitations
- Office/RD Use: Max 918,000 sqft. Min 400,00 sqft.
- Hotel Use: Max 250 rooms. Min 0 rooms.
- University Donation: 40 acres, Max 400,000 sqft. Min 40,000 sqft.
- Approval requires the use of the **compact planned development rezoning process** incorporating the principles of **TND and mixed uses** consistent with Lee Plan Goal 4 (Policy 18.1.16(1)). Including Pedestrian Friendly Design & Connectivity to FGCU
- Golf Course Use Prohibited

Per 18.1.16(4), **Goal 6, Commercial Site Location Standards**, are not applicable to the subject site.

Policy 18.1.16 provides that “All rezoning in this area must include a specific finding that the proposed uses qualify as **Associated Support Development.**”

Transportation mitigation:

- Policy 38.1.8 provides that the developer will **donate 75 feet** of property to be used for the expansion of **Alico Road**.
- Policy 18.1.5 specifies that the developer will **dedicate the 951 right of way** between Alico Rd. & Corkscrew Rd. **eligible for impact fee credits**, the value must be based on the DR/GR situation not the post amendment situation.
- Policy 18.1.16(7)&(8) Include **Pedestrian Friendly Design & Connectivity to FGCU**

Future Environmental Assessments:

- Policy 18.1.9 provides that **further environment assessments** are required including a **finest relocation/disposal plan** and an applicant demonstration through modeling that the proposed development will not create significant impacts on present or future water resources as part of the further DRI, rezoning, and development order processes.
- As required by Policy 2.4.2, in an April 16, 2010 memo, the Director of Natural Resources Division found that “**no significant impacts on present or future water resources will result from the change.**”
- Policy 18.1.12 provides that “at the county’s request” the project “may include the construction of a **rookery island**, funded by the developer.” Would provide wildlife habitat, could help with buffering/compatibility.

Further Approvals Required:

- Policy 18.1.13 specifies **design and components will be determined as part of the DRI/rezoning process.**
- Policy 18.1.16 (15) - **Florida Gulf Coast University Participation required**
- Policy 18.1.16 (17) - **Development within 5 years** of amendment will be limited to:
 - 105,000sqft of commercial retail
 - 45,000sqft of general office
 - 200 residential units (limited to 100 single family or zero lot-line or combination)
 - 40,000sqft of development on university site