



Maps for

Case #: DC12004-00065

OPEN SPACE CALCULATIONS

GENERAL PROJECT OPEN SPACE CALCULATIONS	
TOTAL OPEN SPACE REQUIRED (ACRES)	10.1 AC.
TOTAL OPEN SPACE PROVIDED (ACRES)	5.05 AC.
TOTAL OPEN SPACE DEFICIT (ACRES)	5.05 AC.

NAME OPEN SPACE PROVIDED: 4.69 AC. WITH 100% CREDIT = 6.19 AC.

TYPICAL MINIMUM GENERAL OPEN SPACE FOR EACH DEVELOPMENT PARCEL = 20% OF PARCEL

TRACT "A" MINIMUM 20,000 SF

TRACT "B" MINIMUM 20,000 SF

TRACT "C" MINIMUM 20,000 SF

TRACT "D" MINIMUM 20,000 SF

TRACT "E" MINIMUM 20,000 SF

TRACT "F" MINIMUM 20,000 SF

TRACT "G" MINIMUM 20,000 SF

TRACT "H" MINIMUM 20,000 SF

TRACT "I" MINIMUM 20,000 SF

TRACT "J" MINIMUM 20,000 SF

TRACT "K" MINIMUM 20,000 SF

TRACT "L" MINIMUM 20,000 SF

TRACT "M" MINIMUM 20,000 SF

TRACT "N" MINIMUM 20,000 SF

TRACT "O" MINIMUM 20,000 SF

TRACT "P" MINIMUM 20,000 SF

TRACT "Q" MINIMUM 20,000 SF

TRACT "R" MINIMUM 20,000 SF

TRACT "S" MINIMUM 20,000 SF

TRACT "T" MINIMUM 20,000 SF

TRACT "U" MINIMUM 20,000 SF

TRACT "V" MINIMUM 20,000 SF

TRACT "W" MINIMUM 20,000 SF

TRACT "X" MINIMUM 20,000 SF

TRACT "Y" MINIMUM 20,000 SF

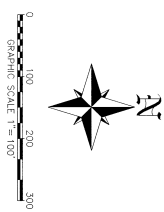
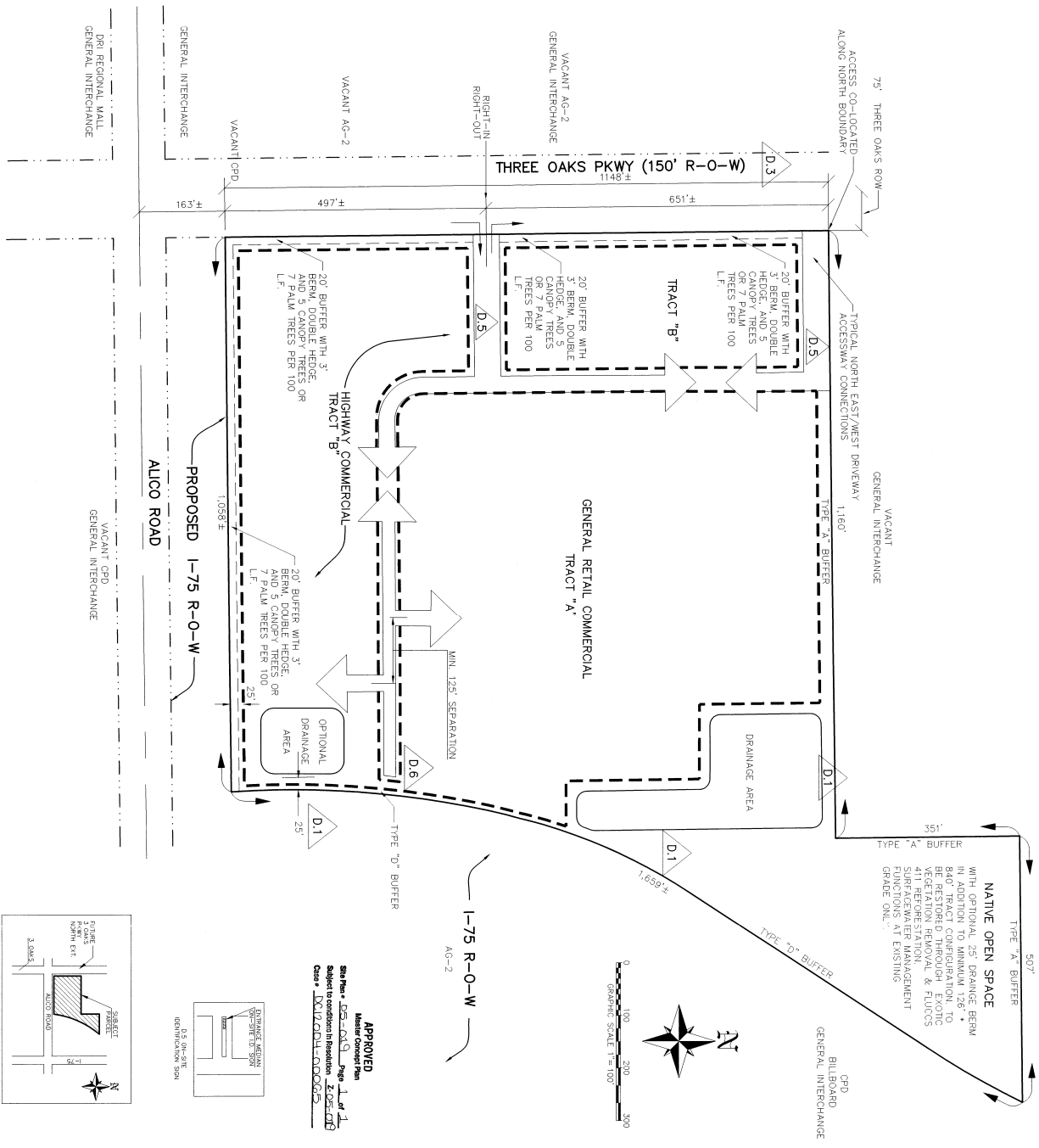
TRACT "Z" MINIMUM 20,000 SF

PROJECT NOTES AND GENERAL CONDITIONS

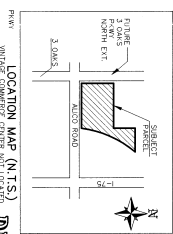
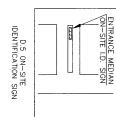
1. THE DEVELOPER SHALL MAINTAIN THE EXISTING UTILITIES AND STORM INTER-CONNECTIONS AND SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF THE SAME. THE DEVELOPER SHALL MAINTAIN THE EXISTING UTILITIES AND STORM INTER-CONNECTIONS AND SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF THE SAME.

SCHEDULE OF DEVIATIONS

0.1	
0.2	
0.3	
0.4	
0.5	
0.6	



APPROVED
 Stamp: 05-01-99
 Subject: VINTAGE COMMERCE CENTER CPD
 Date: 05-01-99



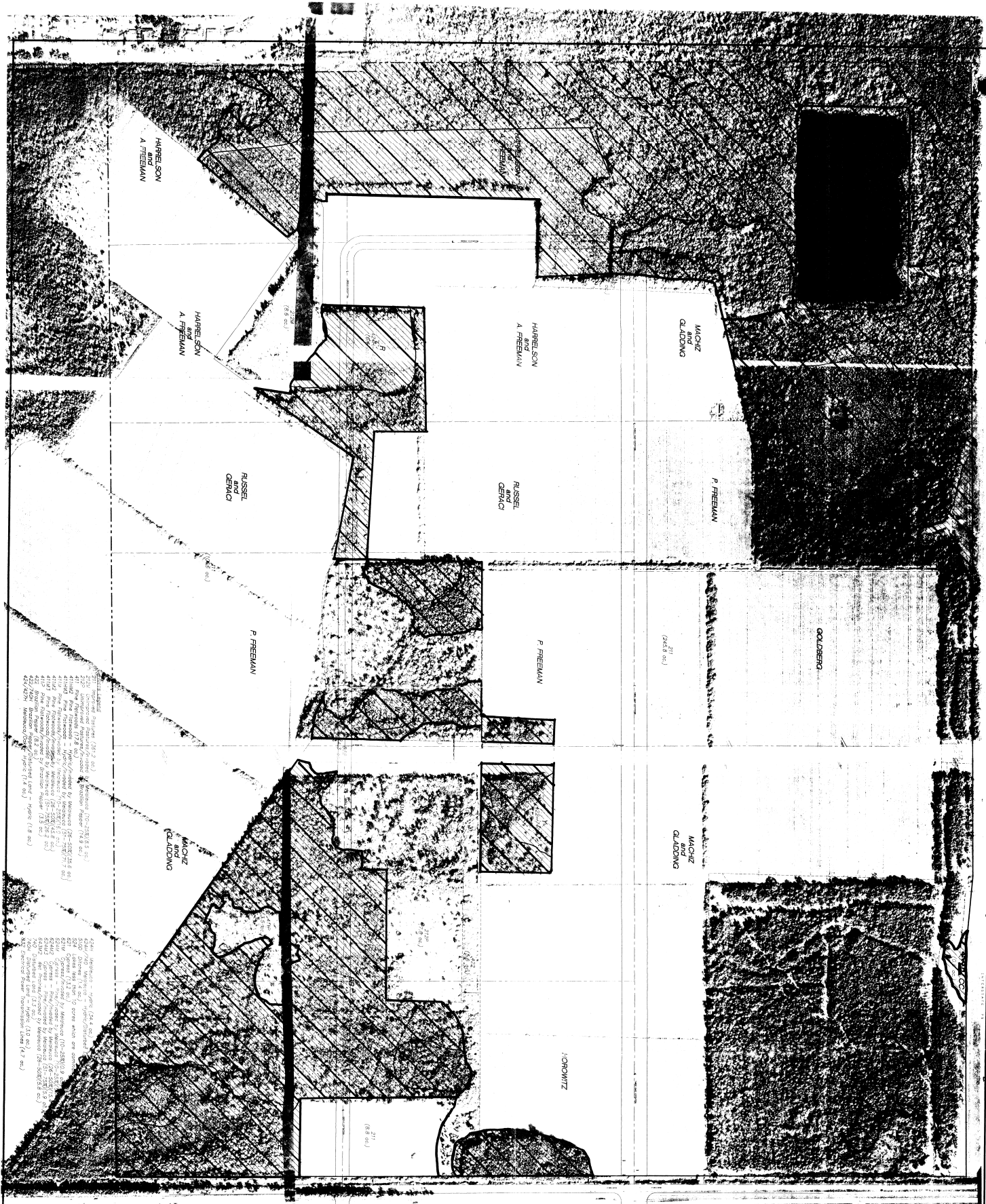
VINTAGE COMMERCE CENTER CPD
 PREPARED FOR:
ALICO DEVELOPMENT CORPORATION

DRAWING PREPARED BY:
Banks Engineering, Inc.
 Professional Engineers, Planners & Land Surveyors
 10511 5th Mile Cypress Parkway - Suite 101
 Fort Myers, Florida 33912
 PHONE: (239) 939-5490 FAX: (239) 939-2523
 ENGINEERING LICENSE # 13 6469
 SURVEY LICENSE # 18 6690

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 PLANNING & DESIGN CONSULTANTS
 2180 WEST FIRST STREET, SUITE 210
 FORT MYERS, FLORIDA 33901
 PHONE (813) 337-7170, FAX 337-2466

Date: 5/17/99
 Scale: 1" = 100'
 Revisions: 05/10/05
 JOB NO.: 04.001
 Sheet 1 Of 1

Doc 2004-00065



RECEIVED
 SEP 27 2006
 PLANT CULTURES
 DEC 2004-00065
 VEGETATION MAP
 W. DEXTER BENDER & ASSOCIATES
 ENVIRONMENTAL & MARINE CONSULTING
 1000 W. WYOMING AVE. SUITE 100
 WEST PALM BEACH, FLORIDA 33411-3000

VACANT AG-2
FUTURE INDUSTRIAL USE

HOTEL
CONVENTION
TRACT "A"
IS PERMIT UP TO 300 HOTEL ROOMS
• ESTIMATED NOT TO EXCEED
750 s.f. PER UNIT SIZE.

FUTURE THREE OAKS PKWY (150' R-O-W)
(NORTH EXTENSION)

THE VINTAGE COMMERCE CENTER CPD -Z-99-097
INDUSTRIAL COMMERCIAL INTERCHANGE LAND USE

SCHEDULE OF USES - THE ALICO COMMONS CPD TRACT A, PARCEL B-1, PARCEL B-2 & PARCEL B-3

[illegible][illegible]

PHARMACY
PRINTING AND PUBLISHING
RENTAL OR LEASING SERVICE, FURNITURE, GROUP II
RESTAURANT, FAST FOOD, II
RESTAURANTS, GROUP I, II, III, & IV
SELF-SERVICE FUEL, PUMP
SOCIAL SERVICE, GROUP I
STREET LIGHTS
STRUCTURES
SUPERMARKET
TEMPORARY USES
TEMPORARY STORES, GROUP I
VEHICLE & EQUIPMENT DEALERS, GROUP I, II & III
VOLUME 2, TABLE 1, 1989'S COMMODITY PRICES, 1987-88

A diagram showing a rectangular sign with the text "ENTRANCE MEDIAN ON-SITE ID SIGN" oriented vertically. A line points from the sign to a vertical post labeled "P.O. ON-SITE".

VACANT CPD
GENERAL INTERCHANGE

INTERSTATE 75

PROJECT SUMMARY DATA	
TOTAL SITE AREA	24.0

LAND USE CLASSIFICATION
EXISTING ZONING
PROPOSED ZONING
WATER & SEWER UTILITIES
FIRE DISTRICT
ADJACENT
INDUSTRIAL COMMERCIAL INTERCHANGE
A-2 & CPD (SIGN EASEMENT)
CPD
LEC COUNTY UTILITIES
SAN CARLOS

DEVELOPMENT PROGRAM
 ■ HOTEL CONVENTION TRACT "A" - 300 S.F. PER HOTEL ROOM UP TO 80,000 SF OF COMMERCIAL RETAIL GOODS & SERVICES.
 ■ COMMERCIAL PARCELS B-1, B-2 & B-3 17,000 SF OF COMMERCIAL RETAIL GOODS & SERVICES, WITH A PER PARCEL MAXIMUM OF 2200 S.F.

OPEN SPACE CALCULATIONS

OPEN SPACE PROVIDED:	189 AC. ±
TOTAL NATIVE SPACE PROVIDED (85%)	3.90 AC. ±
■ SLIT PENETRATOR BUFFER	0.87 AC. ±
■ NATIVE OPEN SPACE & SURFACE WATER MANAGEMENT TRACT **	
○ UPLANDS & 3.9 AC. WITH 10% CREDIT	3.99 AC. ±
■ MCLANDS SPACE PROVIDED	0.44 AC. ±
■ OTHER OPEN SPACE PROVIDED	0.59 AC. ±
TOTAL OPEN SPACE PROVIDED	7.81 AC. ±
TOTAL NATIVE OPEN SPACE PROVIDED	4.63 AC. ±
OPEN SPACE PROVIDED FOR NON-SPRINKLER OUTFALLS & WILFIRE MANAGEMENT	

DEVELOPMENT STANDARDS - TRACT A, PARCEL B-1, PARCEL B-2 & PARCEL B-3
MIN. AREA DIMENSIONS:

MIN. LOT SIZE	10,000 SQ'
MIN. LOT DEPTH	100'
MIN. BUILDING SETBACKS	25'
STREET SETBACK	15'
REAR YARD SETBACK	20'
LANDSCAPE BUFFERBODY SETBACK	25'
MAX. BUILDING HEIGHT	4-5 STORIES
MAX. BUILDING COVERAGE	45%

PROJECT NOTES AND GENERAL CONDITIONS

THE PROJECT'S GENERAL CONSTRUCTION AND DESIGN TEAM, WHICH INCLUDES THE PLANNING AND DESIGN GROUPS OF THE FIRM, HAS BEEN SELECTED TO PROVIDE DESIGN AND CONSTRUCTION MANAGEMENT SERVICES FOR THE PROJECT. THE PROJECT'S DESIGN TEAM, WHICH INCLUDES THE PLANNING AND DESIGN GROUPS OF THE FIRM, HAS BEEN SELECTED TO PROVIDE DESIGN AND CONSTRUCTION MANAGEMENT SERVICES FOR THE PROJECT. THE PROJECT'S DESIGN TEAM, WHICH INCLUDES THE PLANNING AND DESIGN GROUPS OF THE FIRM, HAS BEEN SELECTED TO PROVIDE DESIGN AND CONSTRUCTION MANAGEMENT SERVICES FOR THE PROJECT.

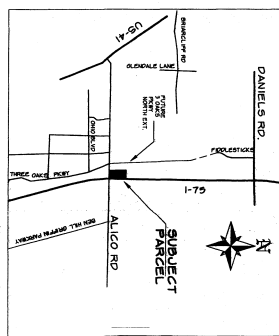
SCHEDULE OF DEVIATIONS

D1. A REQUEST TO DERIVATE FROM THE LOC SECTION IS SHOWN IN TABLE 4. THE LOCAL STREET MEANS ANYWAY THAT THE REQUESTED STREET AND THE LOCAL STREET ARE THE SAME STREET. THE REQUESTED STREET IS A AND CLASS B LOCAL STREETS AND ONE INCH THICK SHIP APPLICABLE CONCRETE OR IRREVIVELY MAINTAINED RESIDENTIAL DECOALATIVE PLANTING MATERIALS WITHIN THE PROJECT ENTRANCE AREAS.

D2. A REQUEST TO DERIVATE FROM THE LOC SECTION IS SHOWN IN TABLE 4. THE REQUESTED STREET MEANS ANYWAY THAT THE REQUESTED STREET AND THE LOCAL STREET ARE THE SAME STREET. THE REQUESTED STREET IS A AND CLASS B LOCAL STREETS AND ONE INCH THICK SHIP APPLICABLE CONCRETE OR IRREVIVELY MAINTAINED RESIDENTIAL DECOALATIVE PLANTING MATERIALS WITHIN THE PROJECT ENTRANCE AREAS.

LEGEND

* GENERAL SERVICE AREA SUBJECT TO NOTE 1



LOCATION MAP (N.T.S.)
ALICO COMMONS CPD NOT LOCATED
ON PUBLIC TRANSIT LEE TRAN ROUTE

THE ALICO COMMONS CPD
PREPARED FOR:
FLECK INDIANA, INC.

RECEIVED
FEB 24 2005
ZONING

Date: 12/08/00

Scale: 1" = 100'

Revisions: 04-05-200

REVISIONS: 04-09-200


JOB NO.: 00-020

DRAWING PREPARED BY:

Banks Engineering, Inc.
Professional Engineers, Planners & Land Surveyors

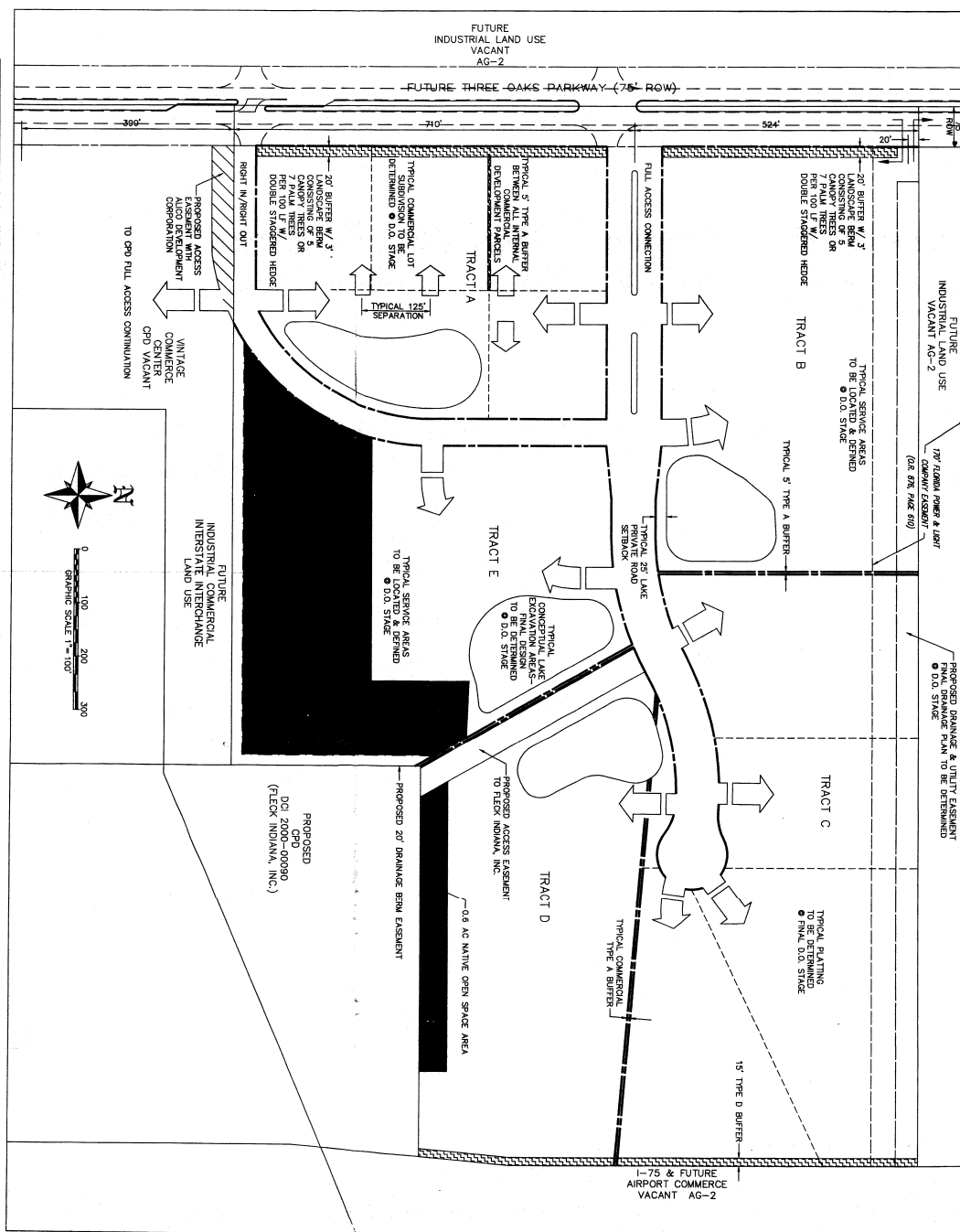
10501 SIX MILE CYPRESS PARKWAY - SUITE 104 FORT MYERS, FLORIDA 33912
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EXHIBIT: 2005 ALICO CPD-PAK-CB



THE ALICO CROSSROADS CENTER CPD

PREPARED FOR:

THREE OAKS LAND
COMPANY, LLC

RECEIVED
FEB 24 2005
ZONING

DRAWING PREPARED BY:

Banks Engineering, Inc.
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1001 SW 8th Street, Suite 100
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EXPIRATION DATE: 12/31/2005
SURVEY LICENSE # 15 6865



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Date: 9/10/02

Scale: 1"=100'

Revisions: 11/26/02

JOB NO.: 02.008

Sheet: 1 of 1

PROJECT SUMMARY DATA

TOTAL SITE AREA	36.05 AC. +/-
FUTURE THREE DAYS PAVY ROW	2.1 AC. +/-
LAND USE CLASSIFICATION	33.95 AC. (+ OR -)
EXISTING ZONING	INDUSTRIAL COMMERCIAL INTERCHANGE
WATER & SEWER UTILITIES	CCP
FLOOD DISTRICT	LEE COUNTY UTILITIES
DEVELOPMENT PROGRAM	SAN CARLOS
	B
	300,000 SQ. FT. - COMMERCIAL, RETAIL & HOTEL

OPEN SPACE CALCULATOR

GENERAL PRODUCT OPEN SPACE CALCULATIONS	
TOTAL OPEN SPACE REQUIRED (0307)	10.1 AC.
TOTAL NATIVE SPACE REQUIRED (0155)	5.05 AC.
TOTAL OPEN SPACE PROVIDED:	5.05 AC.

NATIVE OPEN SPACE PROVIDED: 3.4 AC. WITH 150% CREDIT = 5.1 AC.
TYPICAL MINIMUM GENERAL OPEN SPACE FOR EACH DEVELOPMENT PLOTCEL = 20% OF PARCEL

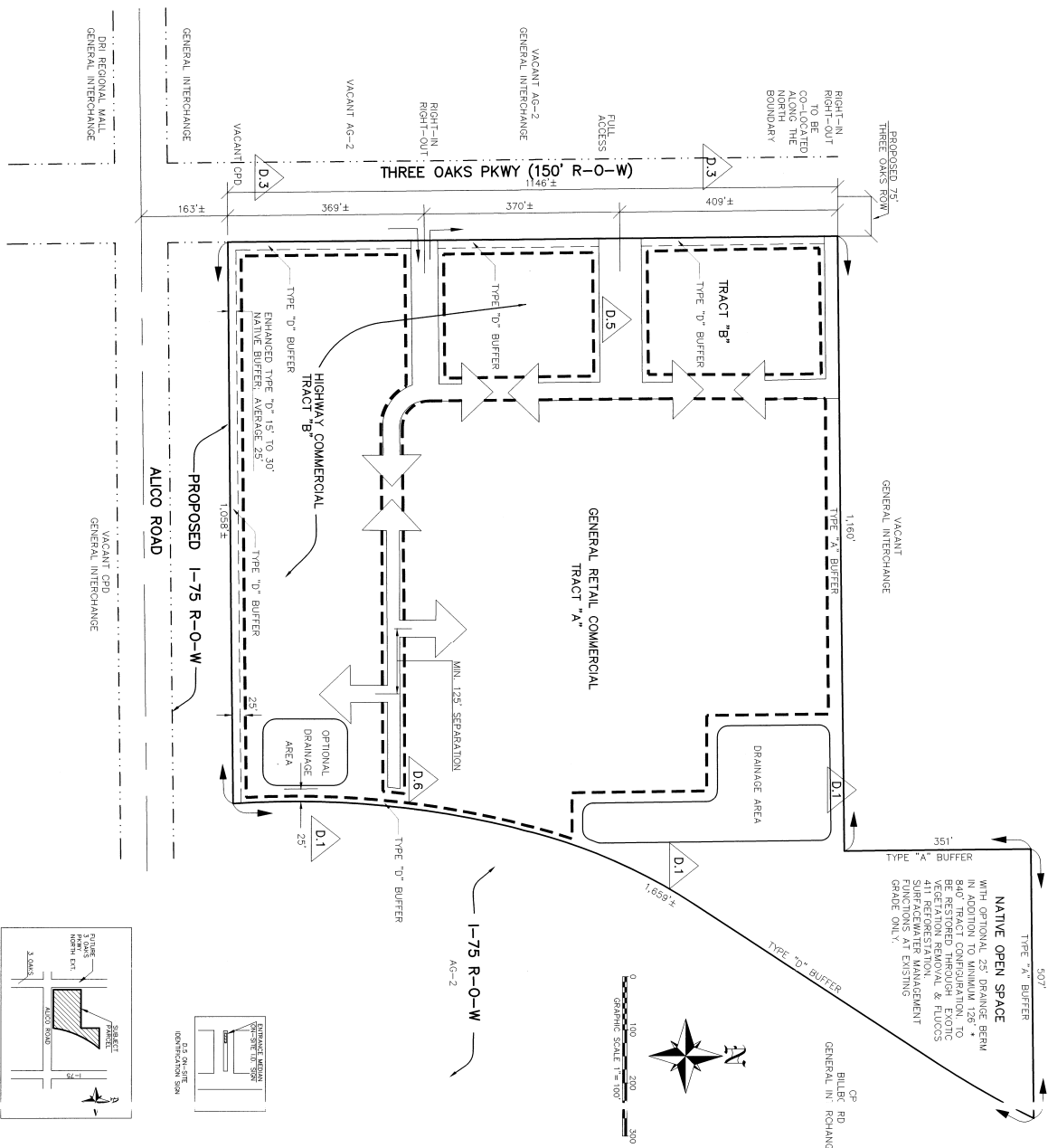
REACTOR No. 2
NUMBER 20,000 5

PROJECT NOTES AND GENERAL CONDITIONS

5. MASTER PLAN: THE MASTER PLAN STATES THE PROJECT'S SCOPE, ORGANIZATION, AND AS WELL AS THE PROJECT'S GOALS, OBJECTIVES, AND THE PROJECT'S SCOPE. THE MASTER PLAN ALSO STATES THE PROJECT'S SCOPE, ORGANIZATION, AND THE PROJECT'S SCOPE. THE MASTER PLAN ALSO STATES THE PROJECT'S SCOPE, ORGANIZATION, AND THE PROJECT'S SCOPE.
6. PROJECT'S SCOPE: THE PROJECT'S SCOPE STATES THE PROJECT'S SCOPE, ORGANIZATION, AND THE PROJECT'S SCOPE. THE PROJECT'S SCOPE STATES THE PROJECT'S SCOPE, ORGANIZATION, AND THE PROJECT'S SCOPE. THE PROJECT'S SCOPE STATES THE PROJECT'S SCOPE, ORGANIZATION, AND THE PROJECT'S SCOPE.
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10. PROJECT'S SCOPE: THE PROJECT'S SCOPE STATES THE PROJECT'S SCOPE, ORGANIZATION, AND THE PROJECT'S SCOPE. THE PROJECT'S SCOPE STATES THE PROJECT'S SCOPE, ORGANIZATION, AND THE PROJECT'S SCOPE. THE PROJECT'S SCOPE STATES THE PROJECT'S SCOPE, ORGANIZATION, AND THE PROJECT'S SCOPE.

SCHEDULE OF DEVIATIONS

- [illegible]



Date: 5/17/99

Scale: 1" = 100'

Revisions: 09/23/04

JOB NO.: 98.027

Sheet 1 Of 1


VINTAGE COMMERCE CENTER CPD
PREPARED FOR:
ALICO DEVELOPMENT
CORPORATION

Banks Engineering, Inc.
Professional Engineers, Planners & Land Surveyors

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SURVEY LICENSE # LB 6690



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 PHONE (841)337-7176, FAX 337-2406

TOTAL SITE AREA	
38.50 AC +/-	
31.89 AC (+ or -)	
1.61 AC	
LAND USE CATEGORIZATION	
1.61 AC	INDUSTRIAL, COMMERCIAL, INTERMEDIATE DEVELOPMENT
0.00 AC	OFFICE
0.00 AC	LOW DENSITY OUTLIES
0.00 AC	WATER & SEWER UTILITIES
0.00 AC	WATER & SEWER UTILITIES
0.00 AC	FLOOD ZONE
0.00 AC	DEVELOPMENT PROGRAM
OPEN SPACE CALCULATIONS	
300.00 SQ. FT. -	COMMERCIAL, RETAIL, & HOTEL
0.13 AC	
10.13 AC	
10.13 AC	
TOTAL OPEN SPACE REQUIRED (10.13 AC)	
TOTAL OPEN SPACE AVAILABLE (10.13 AC)	
NOTE: OPEN SPACE PROVIDED	
3.14 AC	WITH 15% CREDIT = 5.11 AC

DEVELOPMENT PROGRAM	300,000 SQ. FT. = COMMERCIAL, RETAIL & HOTEL
OPEN SPACE CALCULATIONS	
GENERAL PROJECT OPEN SPACE CALCULATIONS	
TOTAL OPEN SPACE REQUIRED (10.15%)	10.1 AC.
TOTAL NATIVE SPACE REQUIRED (10.15%)	5.05 AC.
TOTAL OPEN SPACE PROVIDED:	10.1 AC.
NATIVE OPEN SPACE PROVIDED:	3.4 AC. WITH 150% CREDIT = 5.1 AC.

GENERAL PROJECT OPEN SPACE CALCULATIONS	
TOTAL OPEN SPACE REQUIRED (0.03%)	10.1 AC.
TOTAL NATIVE SPACE REQUIRED (0.05%)	5.05 AC.
TOTAL OPEN SPACE PROVIDED:	10.1 AC.
NATIVE OPEN SPACE PROVIDED:	3.4 AC. WITH 150% CREDIT = 5.1 AC.

NATIVE OPEN SPACE PROVIDED: 3.4 AC. WITH 150% CREDIT = 5.1 AC.

DEVELOPMENT STANDARDS

MIN. LOT SIZE	20,000 SF
MIN. LOT DEPTH	100'
MIN. LOT WIDTH	100'
MIN. BUILDING SETBACKS:	
STREET SETBACK	25'
STREET SETBACK W/ACCESS ROAD	65'
SIDE SETBACK	15'
REAR SETBACK	20'
REAR YARD WATERBODY SETBACK	20'
MAX. BUILDING HEIGHT	45'-7-STORIES
	45'

1. THE MASTER CONCEPT PLAN DEPICTS THE PROJECT'S GENERAL

[illegible]

SCHEDULE OF DEVIATIONS

0.1. A REQUEST TO DEVIATE FROM THE LOT SECTION 10-23-03(1)(A) SUBSECTION FOR MAIN STREET AND SPANISH TRAIL TO PERMIT A 22 FT SETBACK FROM THE SIDE-OF-WAY.

0.2. NOT REQUIRED

0.3. A REQUEST TO DEVIATE FROM LOT SECTION 10-23-03(1)(A) CONNECTIVE SEPARATION, THE REQUIREMENT FOR A 40 FT CONNECTIVE SEPARATION FOR THE THREE LOTS ADJACENT TO PERMIT A 30 FT SEPARATION FROM THE SIDE-OF-WAY.

0.4. NOT REQUIRED

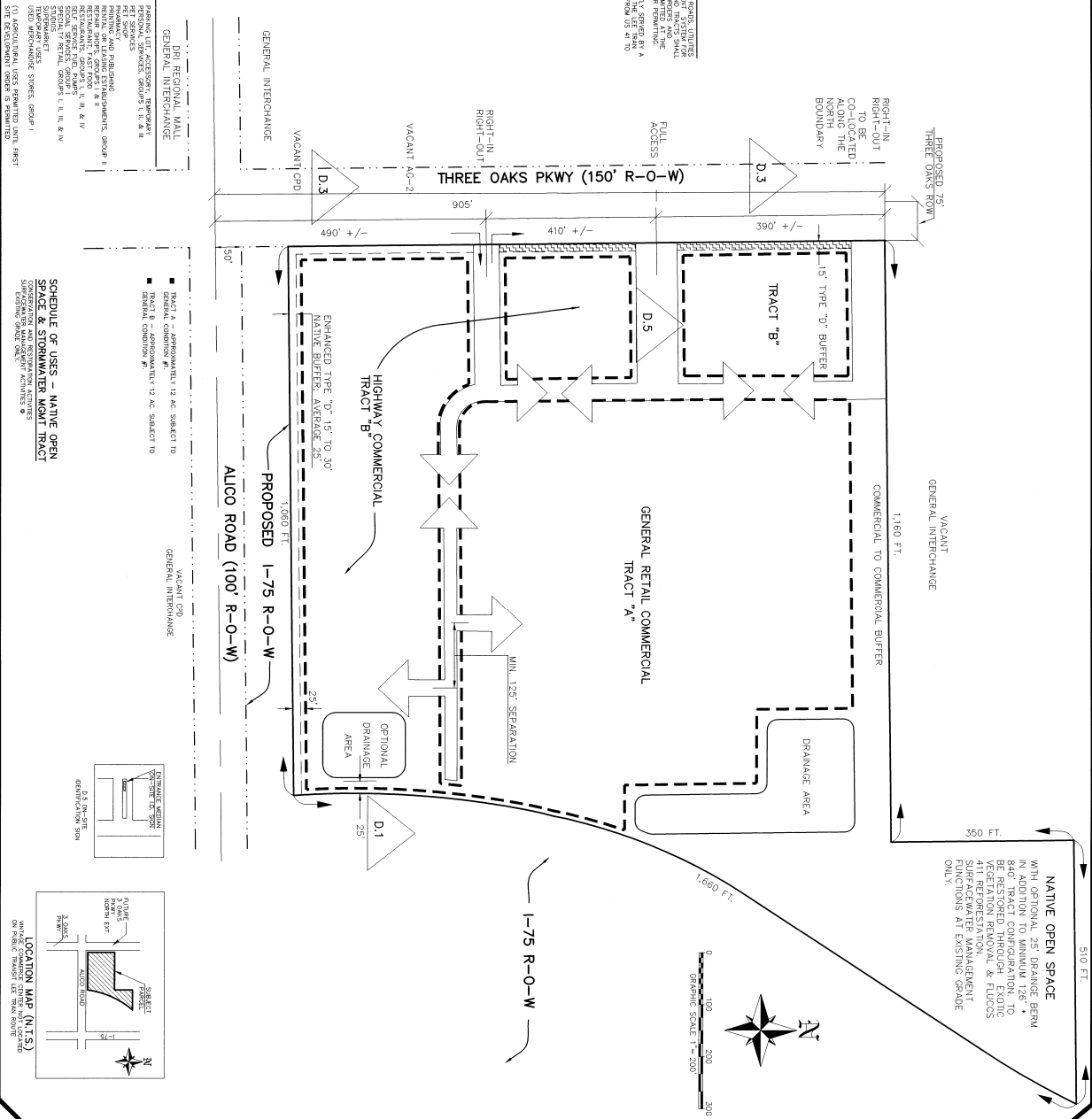
0.5. A REQUEST TO DEVIATE FROM THE LOT SECTION 10-23-03(1)(A) ON-STREET SEPARATION, THE REQUIREMENT TO SET BACK A MINIMUM OF 15 FEET FROM ANY OTHER LOT OR LOT SECTION ADJACENT TO PERMIT A 10 FT SEPARATION FROM THE SIDE-OF-WAY.

SCHEDULE OF USES - TRACT "A" & "B"

[illegible]

(1) AGRICULTURAL USES PERMITTED WITH FIRST USED MEDICINALS STORES GROUP.

(1) MODIFICATIONAL USES PERMITTED WITHIN THE SITE DEVELOPMENT ORDER IS PERMITTED.



VINTAGE COMMERCE CENTER CPD
PREPARED FOR:
ALICO DEVELOPMENT
CORPORATION

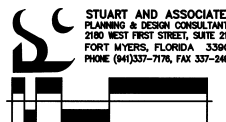
PREPARED FOR:

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CORPORATION

DRAWING PREPARED BY:

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Professional Engineers, Planners & Land Surveyors

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ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LR 6690



Date: 5/17/99

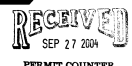
Scale: 1" = 100'

Revisions: 09/23/04

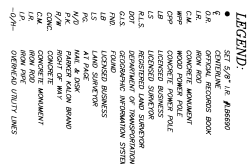
JOB NO.: 98.027

Sheet 1 Of 1

DCI 2004-00045



A PARCEL OF LAND LYING IN
SECTION 3, TOWNSHIP 46 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA



සමස්ත ඒකාබද්ධ සේවාව

ENGINEERING, SURVEYING & LAND PLANNING

PLANNING BUSINESS CERTIFICATION NUMBER LP 60600
180/11 SRI WELIE C/THANESS PALLEMATTI - SOUTH TOWN
PO BOX 17900, COLOMBO 17
(839) 838-5450

Wankel Engineering, Inc.

PERMIT COUNTRY

RECEIVED
OCT 29 2004

[illegible]

CERTIFICATIONS:
PK CAPITAL, LLC, AN INDIANA LIMITED LIABILITY COMPANY
CHICAGO TITLE INSURANCE COMPANY
THRESHER, COLLINS & VERNON, P.L.
ALCO DEVELOPMENT CORPORATION
FLECK INDIANA, INC.

[illegible][illegible]

DCI2004-00065