



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**

CPA 2011-00019

(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: 68

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.



Signature of Owner or Authorized Representative

Rich Galvano

Printed Name of Owner or Authorized Representative

9-28-11
Date
RECEIVED
SEP 28 2011
COF
COMMUNITY DEVELOPMENT

I. APPLICANT/AGENT/OWNER INFORMATION

Applicant

: Rich Galvano

Address

: 27911 Crown Lake Blvd. #104

City, State,

Zip: Bonita Spring, FL 34135

Phone

Number: 239.498.0000

Fax Number: 239.992.0700

Email: richgalvano@hotmail.co

Agent*

: Jon Hagan, Banks Engineering

Address

: 10511 Six Mile Cypress Pkwy.

City, State,

Zip: Fort Myers, FL 33966

Phone

Number: 239.939.5490

Fax Number: 239.939.2523

Email: jhagan@bankseng.com

Owner(s)

of

Record: John D. Backe

Address

: 27680 Marina Isle Ct.

City, State,

Zip: Bonita Springs, FL 34134

Phone

Number: _____

Fax Number: _____

Email: _____

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 24)**

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. An additional set of mailing labels is required if your request includes a change to the Future Land Use Map (Map 1, page 1). 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 the Lee County Comprehensive Plan to allow multi-family in the Tradeport future land use category east of Airport Haul Rd. and south of Airport Rd.

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

A. Property Location:

Site

1. Address: 12451 Alico Rd., Fort Myers, FL 33913

2. STRAP(s): 06-46-26-00-00001.0030

B. Property Information:

Total Acreage of
Property: 240.96

Total Acreage included in
Request: 240.96 acres

Total
Uplands: 144.43 acres

Total
Wetlands: 96.53 acres

Current
Zoning: Industrial Planned Development

Current	Future	Land	Use
Designation:			Tradeport
Area of each Existing Future Land Use			
Category:			240.96
Existing Land Use:		Vacant	

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

Lehigh Acres Commercial Overlay:	N/A
Airport Noise Zone 2 or 3:	N/A
Acquisition Area:	N/A
Joint Planning Agreement Area (adjoining other jurisdictional lands):	N/A
Community Redevelopment Area:	N/A

D. Proposed change for the subject property:

Text amendment to add multi-family to the Tradeport FLUC.

E. Potential development of the subject property:

1. Calculation of maximum allowable development under existing FLUM:

Residential Units/Density	N/A
Commercial intensity	240,000 s.f.
Industrial intensity	960,000 s.f.

2. Calculation of maximum allowable development under proposed FLUM:

Residential Units/Density	800 dwelling units
Commercial intensity	240,000 s.f.
Industrial intensity	960,000 s.f.

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, RICH GAWANO, 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]
Signature of Applicant

9-28-11
Date

RICH GAWANO
Printed Name of Applicant

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 9/28/11 (date) by Rich Galvano (name of person providing oath or affirmation), who is personally known to me or who has produced — (type of identification) as identification.



[Signature]
Signature of Notary Public

Jennifer M. Sheppard
(Name typed, printed or stamped)

LETTER OF AUTHORIZATION

TO LEE COUNTY COMMUNITY DEVELOPMENT

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record of property commonly known as FGCU INNOVATION HUB and legally described in Exhibit A attached hereto.

The property described herein is the subject of an application for zoning or development. We hereby designate BANK'S ENGINEERING as the legal representative of the property and as such, this individual is authorized to legally bind all owners of the property in the course of seeking the necessary approvals to develop. This authority includes but is not limited to the hiring and authorizing of agents to assist in the preparation of applications, plans, surveys, and studies necessary to obtain zoning and development approval on the site. This representative will remain the only entity to authorize development activity on the property until such time as a new or amended authorization is delivered to Lee County.

[Signature]
Owner (signature)
RICH GALVANO
Printed Name

Owner (signature)

Printed Name

Owner (signature)

Printed Name

Owner (signature)

Printed Name

Owner (signature)

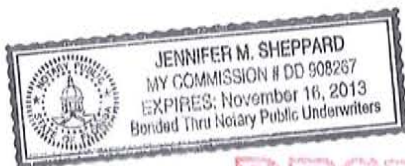
Printed Name

Owner (signature)

Printed Name

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 9/28/11 (date) by Rich Galvano (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.



[Signature]
Signature of Notary Public
Jennifer M. Sheppard
(Name typed, printed or stamped)

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Banks Engineering

Professional Engineers, Planners & Land Surveyors
FORT MYERS ♦ PORT CHARLOTTE ♦ SARASOTA

DESCRIPTION
OF A
PARCEL OF LAND
LYING IN
SECTIONS 6 & 7, TOWNSHIP 46 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

EXHIBIT "A"

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, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

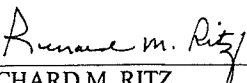
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 6 THE SAME BEING THE NORTHWEST CORNER OF SECTION 7 OF SAID TOWNSHIP 46 SOUTH, RANGE 26 EAST; THENCE S.00°49'01"E. ALONG THE WESTERLY LINE OF SAID SECTION 7 FOR 622.26 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF ALICO ROAD (100' WIDE) AS DESCRIBED IN OFFICIAL RECORDS BOOK 399 AT PAGE 334 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N.89°00'24"E. ALONG SAID NORTHERLY LINE FOR 915.00 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF A ROADWAY AND PUBLIC UTILITY RIGHT-OF-WAY (100' WIDE) AS DESCRIBED IN OFFICIAL RECORDS BOOK 1398 AT PAGE 2147 OF SAID PUBLIC RECORDS OF LEE COUNTY AND THE **POINT OF BEGINNING**; THENCE N.00°49'01"W. ALONG SAID EASTERLY LINE FOR 620.17 FEET; THENCE N.00°54'31"W. ALONG SAID EASTERLY LINE FOR 3306.61 FEET; THENCE N.00°55'18"W. ALONG SAID EASTERLY LINE FOR 2641.21 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF SAID SECTION 6; THENCE N.89°22'23"E. ALONG SAID NORTHERLY LINE FOR 1591.45 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF THE WEST 1/2 OF SAID SECTION 6; THENCE S.01°03'15"E. ALONG SAID EASTERLY LINE AND THE SOUTHERLY PROLONGATION THEREOF FOR 6557.81 FEET PASSING THROUGH THE NORTH QUARTER CORNER OF SAID SECTION 7 AT 6032.36 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID ALICO ROAD; THENCE S.89°00'24"W. ALONG SAID NORTHERLY LINE FOR 1608.48 FEET TO THE **POINT OF BEGINNING**.

PARCEL CONTAINS 240.96 ACRES MORE OR LESS.

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

ASSUMED NORTH BASED ON THE WEST LINE OF SECTION 7, TOWNSHIP 46 SOUTH, RANGE 26 EAST AS BEARING S.00°49'01"E.

DESCRIPTION PREPARED 01-18-10



RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4009
DATE SIGNED: 9-28-11

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SHEET 1 OF 2



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GOAL 2: GROWTH MANAGEMENT. To provide for an economically feasible plan which coordinates the location and timing of new development with the provision of infrastructure by government agencies, private utilities, and other sources.

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)

There is sufficient infrastructure in place to serve the proposed development and the development will create a contiguous and compact growth pattern that was promoted through the rezoning process. The proposed text amendment will provide for additional housing types for students, staff and visitors of Florida Gulf Coast University and the Florida Gulf Coast University Innovation Hub.

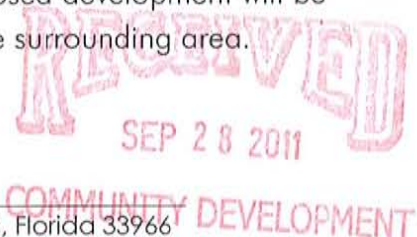
OBJECTIVE 2.2: DEVELOPMENT TIMING. Direct new growth to those portions of the Future Urban Areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. Development orders and permits (as defined in F.S. 163.3164(7)) will be granted only when consistent with the provisions of Sections 163.3202(2)(g) and 163.3180, Florida Statutes and the county's Concurrency Management Ordinance. (Amended by Ordinance No. 94-30, 00-22)

The rezoning is consistent with this policy because the site location's proximity to the existing road network, water and wastewater lines, community facilities, EMS, fire and police protection. The site is also compatible with the existing and proposed land uses along the northern side of Alico Road. The project will not have an adverse affect upon the public health, safety and welfare.

The development ties into existing roadways systems utilizing an arterial street, Alico Road, and Airport Haul Road, a public right of way, as recorded in O.R. Book 1398, Page 2147, as recorded in the Official Records of Lee County. Sewer and water services will be provided by Lee County Utilities. The proposed development will be compatible with the existing and proposed land uses in the surrounding area.

CPA 2011-00019

• SERVING THE STATE OF FLORIDA •



GOAL 4: SUSTAINABLE DEVELOPMENT DESIGN. To pursue or maintain land development regulations which encourage creative site designs and mixed use developments. Using an overlay, locate appropriate areas for Mixed Use, Traditional Neighborhood Development, and Transit Oriented Development. (Amended by Ordinance No. 94-30, 07-15)

The subject property is currently zone Mixed Use Planned Development and will use creative site designs.

GOAL 5: RESIDENTIAL LAND USES. To provide sufficient land in appropriate locations on the Future Land Use Map to accommodate the projected population of Lee County in the year 2030 in attractive and safe neighborhoods with a variety of price ranges and housing types. (Amended by Ordinance No. 94-30, 07-12)

The proposed text amendment will provide for additional housing types for students and staff of Florida Gulf Coast University.

STANDARD 11.1: WATER.

The development shall connect to an existing public water system provided by Lee County Utilities.

STANDARD 11.2: SEWER.

The development shall connect to an existing sanitary sewer system provided by Lee County Utilities.

STANDARD 11.3: TRAFFIC.

The traffic impacts created by the development will not create an adverse impact on existing roadways. No site specific turn lane improvements are warranted. The area is predominately commercial and industrial uses. Therefore the traffic generated by this development will not create and adverse affect upon surrounding land uses or predominately residential uses.

STANDARD 11.4: ENVIRONMENTAL REVIEW FACTORS.

Environmental assessment and preservation analysis provided in report by Passarella and Associates. The MCP identifies Wetland Preservation areas within the development.



Professional Engineers, Planners & Land Surveyors

Impact on Adjacent Local Governments

There are no local governments adjacent to the subject property. The intent of the amendment is to provide housing for students, staff and visitors of Florida Gulf Coast University and the Florida Gulf Coast University Innovation Hub. The nearest local government would be the City of Bonita Spring and the proposed amendment will not have any impact to this jurisdiction.

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COMMUNITY DEVELOPMENT

CPA 2011-00019

• SERVING THE STATE OF FLORIDA •

10511 Six Mile Cypress Parkway • Suite 101 • Fort Myers, Florida 33966
Phone 239-939-5490 • www.bankseng.com • Fax 239-939-2523
Engineering License No. EB 6469 • Surveying License No. LB 6690

This instrument prepared by and after
recording, return to:

Leo J. Salvatori, Esq.
Salvatori & Wood, P.L.
4001 Tamiami Trail N.
Suite 330
Naples, Florida 34103

WARRANTY DEED

THIS WARRANTY DEED, made this 21st day of February, 2008, between **ALICO AIRPARK, LLC**, a Florida limited liability company, whose post office address is 5659 Strand Court, Suite 101, Naples, Florida 34110, ("Grantor"), and **JOHN D. BACKE**, whose post office address is 27680 Marina Isle Court, Bonita Springs, FL 34134, ("Grantee").

WITNESSETH that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, and Grantee's heirs and assigns forever, 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, being further bound and described as follows:

COMMENCING at the Southwest corner of said Section 6 the same being the Northwest corner of Section 7 of said Township 46 South, Range 26 East; THENCE S.00°49'01"E. along the Westerly line of said Section 7 for 622.26 feet to an intersection with the Northerly right-of-way line of Alico Road (100' wide) as described in Official Records Book 399, Page 334 of the Public Records of Lee County, Florida; THENCE N.89°00'24"E. along said Northerly line for 915.00 feet to an intersection with the Easterly line of a roadway and public utility right-of-way (100' wide) as described in Official Records Book 1398, Page 2147 of said Public Records of Lee County and the Point of Beginning; THENCE N.00°49'01"W. along said Easterly line for 620.17 feet; THENCE N.00°54'31"W. along said Easterly line for 3306.61 feet; THENCE N.00°55'18"W. along said Easterly line for 2641.21 feet to an intersection with the Northerly line of said Section 6; THENCE N.89°22'23"E. along said Northerly line for 1591.45 feet to an intersection with the Easterly line of the West 1/2 of said Section 6; THENCE S.01°03'15"E. along said Easterly line for 6557.81 feet to an intersection with the Northerly right-of-way line of said Alico Road; THENCE S.89°00'24"W. along said Northerly line for 1608.48 feet to the Point of Beginning.

Subject to those items set forth on Exhibit B attached hereto and incorporated herein by virtue of this reference.

and 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, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

Debra K. Blackwell
Witness No. 1 Signature

Witness No. 1 Signature

Debra K. Blackwell

Witness No. 1 Printed Name

Witness No. 2 Signature

LEO J. SALVATORI

Witness No. 2 Printed Name

(Company Seal)

ALICO AIRPARK, LLC, a Florida liability company

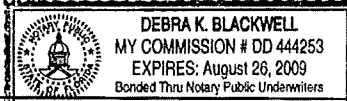
By:

Robert Paul Hardy, as Manager

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 18th day of February, 2008 by ROBERT PAUL HARDY, in his capacity as Manager of ALICO AIRPARK, LLC, a Florida limited liability company, who is personally known to me.

Notary Public



TYPED, PRINTED OR STAMPED NAME OF NOTARY PUBLIC
My Commission Expires:

EXHIBIT B

Permitted Exceptions

1. Real estate taxes for the year 2008 and all subsequent years, bearing tax identification number 07-46-26-00-00001.0030.
2. Right of Way Easement Agreement to Florida Cities Water Company recorded in Official Records Book 1532, Page 1016, of the Public Records of Lee County, Florida.
3. Right of Way Easement Agreement to Florida Cities Water Company recorded in Official Records Book 1532, Page 1020, of the Public Records of Lee County, Florida.
4. Easement to Florida Power & Light Company recorded in Official Records Book 1590, Page 130, of the Public Records of Lee County, Florida.
5. Resolution of the Zoning Board of Lee County, Florida recorded in Official Records Book 1844, Page 1272, of the Public Records of Lee County, Florida.
6. Resolution Number ZAB-86-62 recorded in Official Records Book 1912, Page 4396, of the Public Records of Lee County, Florida.
7. Environmental Resource Permit Notice recorded in Official Records Book 4719, Page 2922, of the Public Records of Lee County, Florida.
8. Grazing Permit between Haul Ventures, LLC and Tim Spiller dated November 30, 2001, as assigned to Jimmy Giles by Assignment of Grazing Permit dated May 7, 2003, as assigned to Alico Airpark, LLC by Assignment of Grazing Permit dated February 10, 2005.
9. Lee County Ordinance No. 86-14 recorded November 30, 1990, in O.R. Book 2189, Page 3281; and amended by Ordinance No. 86-38 in Official Records Book 2189, Page 3334, of the Public Records of Lee County, Florida.

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, Paul Scoggins, filed an application on behalf of the property owner, Haul Ventures, LLC, to rezone a 240.96± acre parcel from Agriculture (AG-2) to Industrial Planned Development (IPD) in reference to Alico Airpark Center; and

WHEREAS, a public hearing was advertised and held on March 24, 2004, before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case #DCI2003-00033; and

WHEREAS, a second public hearing was advertised and held on May 3, 2004, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to rezone a 240.96± acre parcel from AG-2 to IPD, to allow 1,200,000 square feet of industrial uses; 240,000 square feet of ancillary retail uses of which 50,000 square feet will be stand alone retail uses, not to exceed 45 feet in height (2 habitable floors). The property is located in the Airport commerce/Wetlands Land Use Category and is legally described in attached Exhibit A. The request to rezone AG-2 to IPD is DENIED. The request to AG-2 to Mixed Use Planned Development (MPD) is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

1. The development of this project must be consistent with the one-page Master Concept Plan entitled "Master Concept Plan, ALICO AIRPARK CENTER, Lee County, Florida," dated 03-13-2003, last revised 04-21-2004, and stamped "Received Apr 21 2004, Community Development," except as modified by the conditions below. This development must comply with all requirements of the Lee County LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

CASE NO: DCI2003-00033

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Page 1 of 8

CPA 2011-00019

2. The following limits apply to the project and uses:

a. Schedule of Uses

1. LOTS 1 - 115:

ADMINISTRATIVE OFFICES
ACCESSORY USES AND STRUCTURE
AGRICULTURAL SERVICES: Office/base operation
ANIMALS, CLINIC, KENNEL OR CONTROL CENTER, all
runs on lots abutting Alico Road or Airport Haul Road,
must be within a fully enclosed building
ATM (AUTOMATIC TELLER MACHINE)
AUTOMOBILE REPAIR AND SERVICE; Groups I and II,
excluding lots abutting Alico Road or Airport Haul Road
for Group II uses
BOATS: boat repair and service
BROADCAST STUDIO, COMMERCIAL RADIO AND TELEVISION
BUILDING MATERIAL SALES
BUSINESS SERVICES, GROUP I and II
CLEANING AND MAINTENANCE SERVICES
COLD STORAGE, WAREHOUSE AND PROCESSING PLANT,
including precooling
COMPUTER AND DATA PROCESSING SERVICES
CONTRACTORS AND BUILDERS: Groups I, II, and III
DRIVE-THROUGH FACILITY FOR ANY PERMITTED USE
EMERGENCY MEDICAL SERVICE (EMS), FIRE OR SHERIFF'S STATION
EMERGENCY OPERATIONS CENTER
ENTRANCE GATES AND GATEHOUSE
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES: Groups I and II
EXCAVATION, water retention, oil and gas
FACTORY OUTLETS (point of manufacture only)
FENCES, WALLS
FREIGHT AND CARGO HANDLING ESTABLISHMENTS
GASOLINE DISPENSING SYSTEM, SPECIAL
HELIPORT OR HELISTOP (See Condition #II.A.9., below)
LAUNDRY OR DRY CLEANING, Group II
MANUFACTURING, REPAIR OR WHOLESALE SALES OF:
APPAREL
BOATS
CHEMICAL AND ALLIED PRODUCTS: Group II, limited to
cosmetics, perfumes, drugs, soaps, detergents, and
similar chemical products
(1) ELECTRICAL MACHINERY AND EQUIPMENT
(1) FABRICATED METAL PRODUCTS, Group II
FOOD AND KINDRED PRODUCTS, Group III
(1) FURNITURE AND FIXTURES

LEATHER PRODUCTS, Group II
 (1) LUMBER AND WOOD PRODUCTS: Groups II and IV
 (1) MACHINERY, Groups I and II
 RUBBER AND PLASTIC PRODUCTS: Group II
 (1) STONE, CLAY, GLASS AND CONCRETE PRODUCTS:
 Groups I, II, and III
 TEXTILE MILL PRODUCTS, Groups I and II
 (1) TRANSPORTATION EQUIPMENT Group II
 MOBILE HOME DEALERS
 MOTION PICTURE PRODUCTION STUDIOS
 NON-STORE RETAILERS, Groups I, II and III
 PARCEL AND EXPRESS SERVICE
 PARKING LOTS, accessory, public garage, and temporary
 PHOTO FINISHING LABORATORIES
 POST OFFICE
 PRINTING AND PUBLISHING SERVICES
 PROCESSING AND WAREHOUSING
 RECREATIONAL FACILITIES: Personal
 REPAIR SHOPS, Groups I, II, III ⁽¹⁾, and IV⁽¹⁾
 RESEARCH AND DEVELOPMENT LABORATORIES, Groups I, II, and IV
 RETAIL AND WHOLESALE SALES, WHEN CLEARLY INCIDENTAL
 AND SUBORDINATE TO A PERMITTED PRINCIPAL USE ON
 THE SAME PREMISES
 SCHOOLS, COMMERCIAL
 SIGNS, IN ACCORDANCE WITH CHAPTER 30
 SOCIAL SERVICES, Group II
 STORAGE, INDOOR, per §34-3001 *et seq.*
 STORAGE, OPEN, per §34-3001 *et seq.*
 TRANSPORTATION SERVICES, Groups III and IV
 TRUCKING TERMINAL
 VEHICLE AND EQUIPMENT DEALERS: Groups III, IV and V
 WAREHOUSE, Mini-warehouse, private and public
 WHOLESALE ESTABLISHMENTS, Groups I, III and IV ⁽¹⁾

NOTE: ⁽¹⁾ All operations on lots abutting Alico Road or Airport Haul Road must be conducted within a fully enclosed building.

2. Commercial uses permitted only on lots 1-9:

AUTOMOBILE SERVICE STATION
 CAR WASH
 CONSUMPTION ON PREMISES, in accordance with §34-1264 *et. seq.*
 of the LDC, in conjunction with a restaurant
 CONVENIENCE FOOD AND BEVERAGE STORE, limited to one
 FINANCIAL INSTITUTION
 FOOD STORES: Group I
 HARDWARE STORE

RESTAURANTS, Groups I and II
SELF-SERVICE FUEL PUMPS, limited to a maximum of eight (8) pumps

b. Site Development Regulations

Minimum Lot Area and Dimensions:

Area:	20,000 square feet
Width:	100 feet
Depth:	100 feet

Minimum Setbacks:

Street:	In accordance with §34-2192(a)
Side:	10 feet
Rear:	20 feet
Water Body:	25 feet

Maximum Building Height:

All uses limited to a maximum height of 45 feet, with not more than three (3) habitable floors.

Minimum Building Separation:

One-half the sum of the heights of both buildings, or 20 feet, whichever is greater.

Maximum Lot Coverage: 60 percent

3. Development parameter:

- a. A maximum of 1,200,000 square feet of industrial/commercial uses will be permitted on 240.96± acres of land, of which a maximum of 240,000 square feet will be commercial uses, of which a maximum of 50,000 square feet of the commercial uses will be stand alone retail commercial uses located on Lots 1-9; and
- b. The developer must provide a cumulative land development summary table indicating the square footage and acreage of commercial, and industrial uses to ensure DRI compliance with the above. A cumulative land development summary table must be included on development order submittal documents; and
- c. Under no circumstances will the land use totals exceed the applicable mixed use DRI thresholds as outlined in Chapter 380, F.S., and Rule 9J-2, F.A.C., as each may be amended.

4. Environmental Conditions: Prior to the issuance of a Vegetation Removal Permit, the wetland areas must be surveyed specifically for Lee County listed wading bird species nests. If an active nest is located, then appropriate buffer areas must be provided until the nest is no longer active.
5. The ability to blast is not guaranteed. If blasting is approved, it is limited to the excavation of material for on-site use only (water retention and water management), subject to being performed in accordance with all applicable Lee County ordinances in effect at the time the activity is sought to be commenced. Construction materials mining as defined under §552.30, Florida Statutes, is prohibited. Applicant must notify Port Authority Planning Department at least 48 hours before any blasting occurs on the subject property.
6. Traffic Condition: At the time of local development order approval, any portion of Airport Haul Road needed to access the internal roadways must be constructed or improved to the LDC standards for a Category "A" road, in accordance with §10-296, Table 4, Minimum Specification for Street Improvements.
7. Buildings exceeding 35 feet in height must maintain additional building setbacks as regulated by §34-2174(a).
8. The development must comply with §34-1008 for tall structures, including permanent buildings, antenna, towers, and temporary construction cranes.
9. The location and development of heliports or helistops must be coordinated and approved by the Florida Department of Transportation Aviation Office and the Lee County Port Authority.
10. An enhanced 15-foot-wide right-of-way buffer will be required adjacent to Airport Haul Road and Alico Road consisting of a three foot high berm (3:1 slope) with a flat planting area on top, and buffer Type "F" plantings. Required plantings must be located on the top of the berm or near the top of the berm on the Airport Haul Road and Alico Road side of the berm. Also, no use or other easement(s) can overlap into the 15-foot-wide easement and the entire width of the easement must be used for the required plantings.
11. All buildings or structures located on Lots 1-9, either industrial or commercial, must be in compliance with Chapter 10, Article IV, Design Standards and Guidelines for Commercial Buildings and Development, of the LDC.
12. Agriculture is not a permitted use within this Planned Development.
13. The cul-de-sacs, at the end of each roadway, must be in compliance with §10-296(k)(l) of the LDC to ensure that San Carlos Park Fire Protection and Rescue Service District vehicles can maneuver the circular turnarounds.
14. Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the Lee County LDC may be required to obtain a local development order.

15. Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table I(b), be reviewed for, and found consistent with, the retail commercial standards for site area, including range of gross floor area, location, tenant mix and general function, as well as all other Lee Plan provisions.

SECTION C. DEVIATIONS:

1. Deviation (1) seeks relief from the §34-414(c) requirement to provide 10 percent open space per lot, to allow a minimum of 5 percent open space per lot. This deviation is APPROVED, SUBJECT TO the following conditions:
 - a. Prior to local development order approval, the landscape plans must include:
 - (1) A structural barrier between any lot and preserve area. The structural barrier may be a double staggered hedge of native shrubs no less than 48 inches in height at time of planting within a 10-foot wide planting area or a chainlink type fence no less than 48 inches in height within a five-foot wide open space area.
 - (2) The 6.92 acres of Melaleuca wetland surrounding the one-acre marsh in the 7.92-acre preserve located in the southwest portion of the site must be planted with a minimum of 700 native wetland trees with a minimum 10-foot height and two-inch caliper. These trees may be used to meet the general tree requirement for the overall development.
 - b. Prior to issuance of a Certificate of Compliance for the infrastructure:
 - (1) The structural barrier between any lot and preserve area must be installed.
 - (2) The 700 native wetland trees must be installed in the 7.92-acre wetland preserve located in the southeast corner of the site.
 - (3) All invasive exotic vegetation must be removed or killed in place.
 - (4) All right-of-way buffers must be installed.
2. Deviation (2) seeks relief from the §10-329 requirement which limits lake depth to a maximum 20-feet, to allow a maximum lake depth of 32 feet. This deviation is DENIED.
3. Deviation (3) WITHDRAWN BY APPLICANT.

SECTION D. EXHIBITS AND STRAP NUMBER:

The following exhibits are attached to this resolution and incorporated by reference:

- Exhibit A: Legal description of the property
- Exhibit B: Zoning Map (with the subject parcel indicated)
- Exhibit C: The Master Concept Plan

The applicant has indicated that the STRAP numbers for the subject property are:
06-46-26-00-00001.0030; 06-46-26-00-000001.0040; 06-46-26-00-00001.0050 &
07-46-26-00001.0030

SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, and any other applicable code or regulation.
2. The rezoning, as approved:
 - a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request; and
 - b. is consistent with the densities, intensities and general uses set forth in the Lee Plan; and
 - c. is compatible with existing or planned uses in the surrounding area; and
 - d. will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development; and
 - e. will not adversely affect environmentally critical areas or natural resources.
3. The rezoning satisfies the following criteria:
 - a. the proposed use or mix of uses is appropriate at the subject location; and
 - b. the recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest; and
 - c. the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.
4. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.

5. The approved deviations, as conditioned, enhance achievement of the planned development objectives, and preserve and promote the general intent of LDC Chapter 34, to protect the public health, safety and welfare.

The foregoing resolution was adopted by the Lee County Board of Commissioners upon the motion of Commissioner Ray Judah, seconded by Commissioner Andrew W. Coy and, upon being put to a vote, the result was as follows:

Robert P. Janes	Aye
Douglas R. St. Cerny	Aye
Ray Judah	Aye
Andrew W. Coy	Aye
John E. Albion	Aye

DULY PASSED AND ADOPTED this 3rd day of May, 2004.

ATTEST:
CHARLIE GREEN, CLERK

BY: Cindy Morrison
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: John E. Albion
Chairman

Approved as to form by:

John J. Fredyma
John J. Fredyma
County Attorney's Office



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2004 MAY 18 AM 11:06

Done
5/9/03

Banks Engineering, Inc.

Professional Engineers, Planners & Land Surveyors
FORT MYERS ♦ NAPLES ♦ SARASOTA

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, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:


COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 6 THE SAME BEING THE NORTHWEST CORNER OF SECTION 7 OF SAID TOWNSHIP 46 SOUTH, RANGE 26 EAST; THENCE S.00°49'01"E. ALONG THE WESTERLY LINE OF SAID SECTION 7 FOR 622.26 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF ALICO ROAD (100' WIDE) AS DESCRIBED IN OFFICIAL RECORDS BOOK 399 AT PAGE 334 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N.89°00'24"E. ALONG SAID NORTHERLY LINE FOR 915.00 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF A ROADWAY AND PUBLIC UTILITY RIGHT-OF-WAY (100' WIDE) AS DESCRIBED IN OFFICIAL RECORDS BOOK 1398 AT PAGE 2147 OF SAID PUBLIC RECORDS OF LEE COUNTY AND THE POINT OF BEGINNING; THENCE N.00°49'01"W. ALONG SAID EASTERLY LINE FOR 620.17 FEET; THENCE N.00°54'31"W. ALONG SAID EASTERLY LINE FOR 3306.61 FEET; THENCE N.00°55'18"W. ALONG SAID EASTERLY LINE FOR 2641.21 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF SAID SECTION 6; THENCE N.89°22'23"E. ALONG SAID NORTHERLY LINE FOR 1591.45 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF THE WEST 1/2 OF SAID SECTION 6; THENCE S.01°03'15"E. ALONG SAID EASTERLY LINE FOR 6557.81 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID ALICO ROAD; THENCE S.89°00'24"W. ALONG SAID NORTHERLY LINE FOR 1608.48 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 240.96 ACRES MORE OR LESS.

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

ASSUMED NORTH BASED ON THE WESTERLY LINE OF SECTION 7, TOWNSHIP 46 SOUTH, RANGE 26 EAST AS BEARING S.00°49'01"E.

DESCRIPTION PREPARED 04-28-03.

 4/30/03
THOMAS R. LEHNERT, JR., P.S.M.
FLORIDA CERTIFICATION NO. 5541

DCI 2003-00033

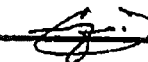
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COMMUNITY DEVELOPMENT

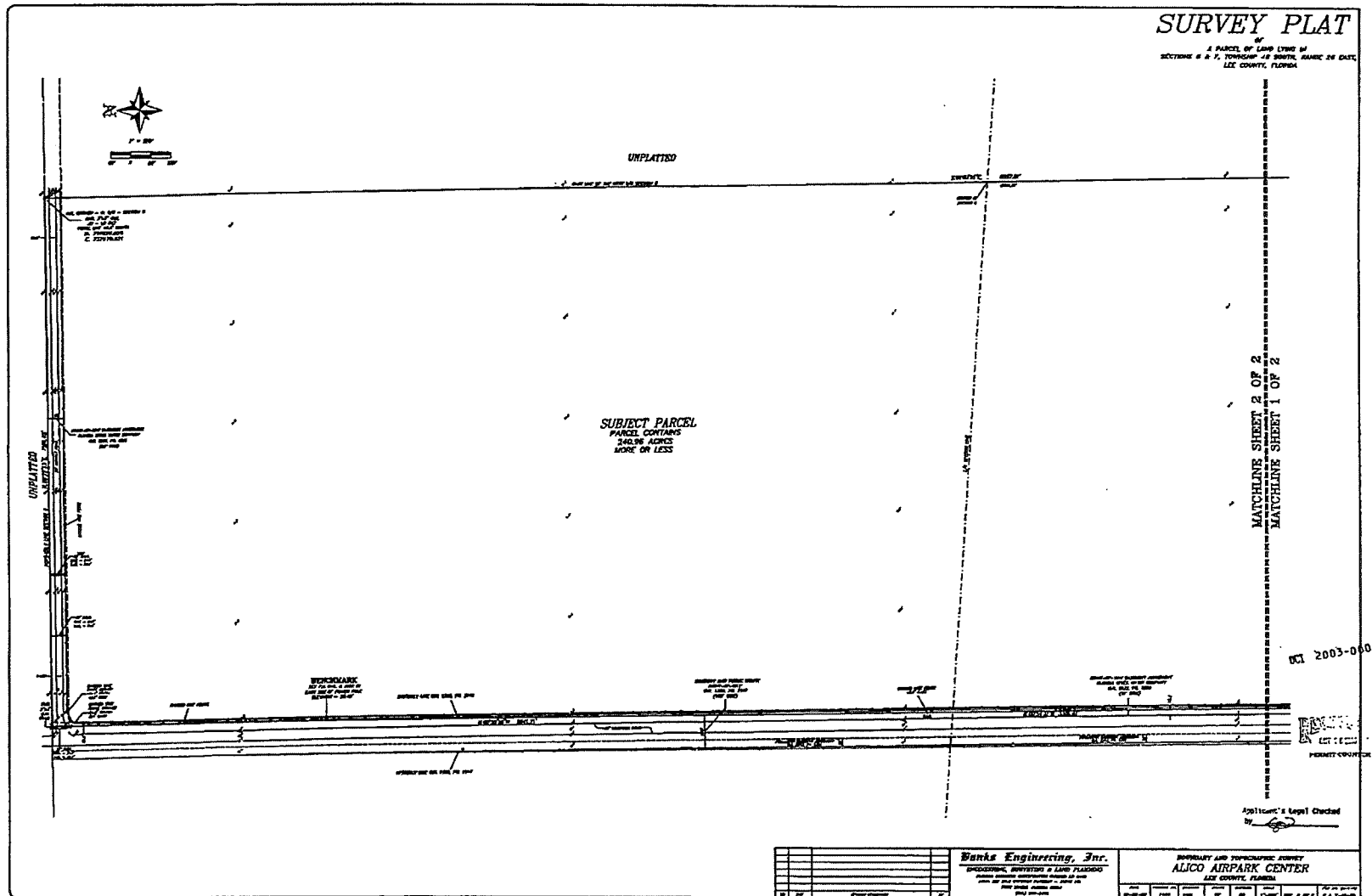
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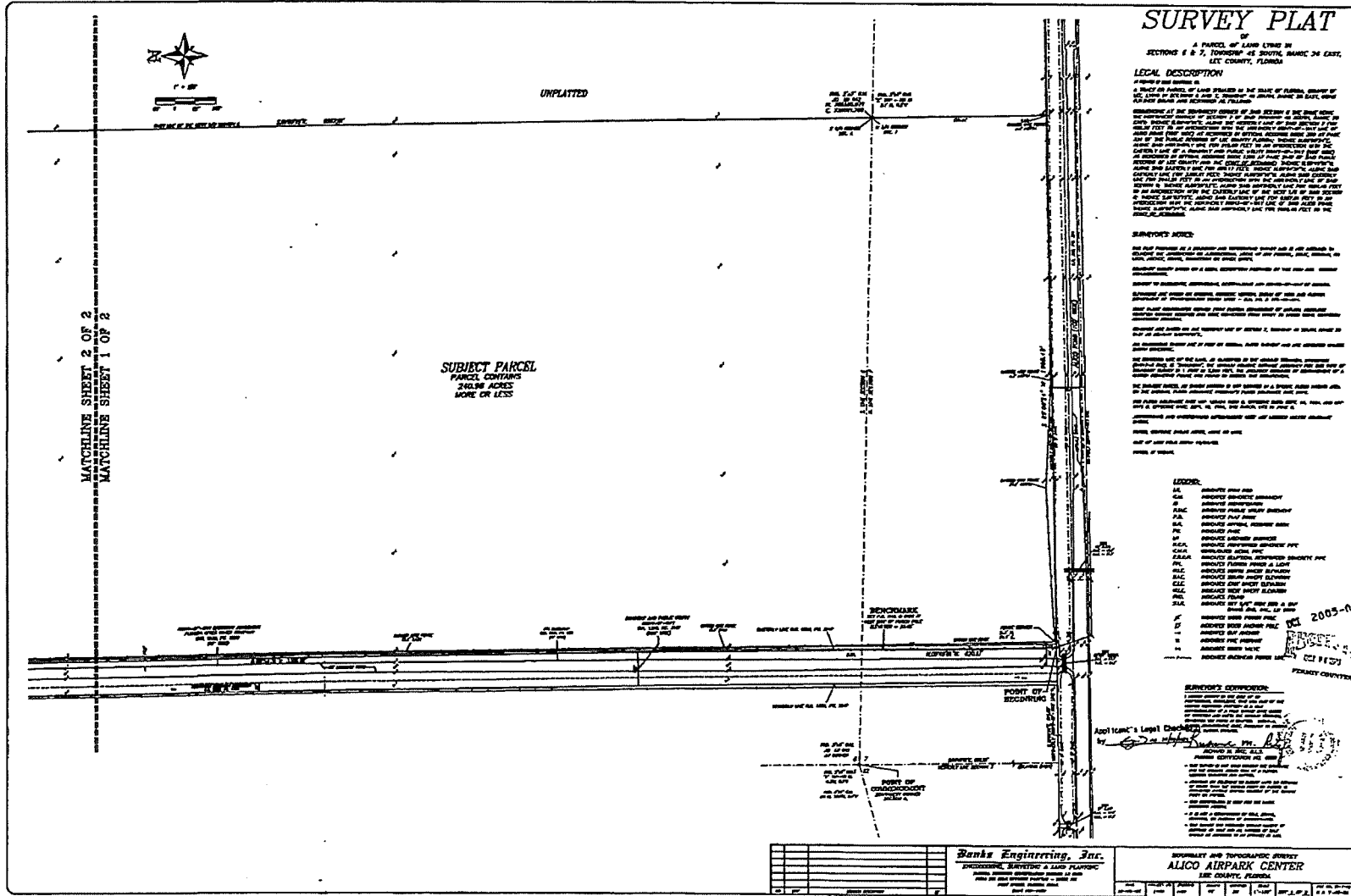
Applicant's Legal Checked

by  on 10/09/2003.

SHEET 1 OF 2

10511 Six Mile Cypress Pkwy, Suite 101, Ft Myers, Florida 333912 • (239) 939-5490 • Fax (239) 939-2923





ZONING MAP

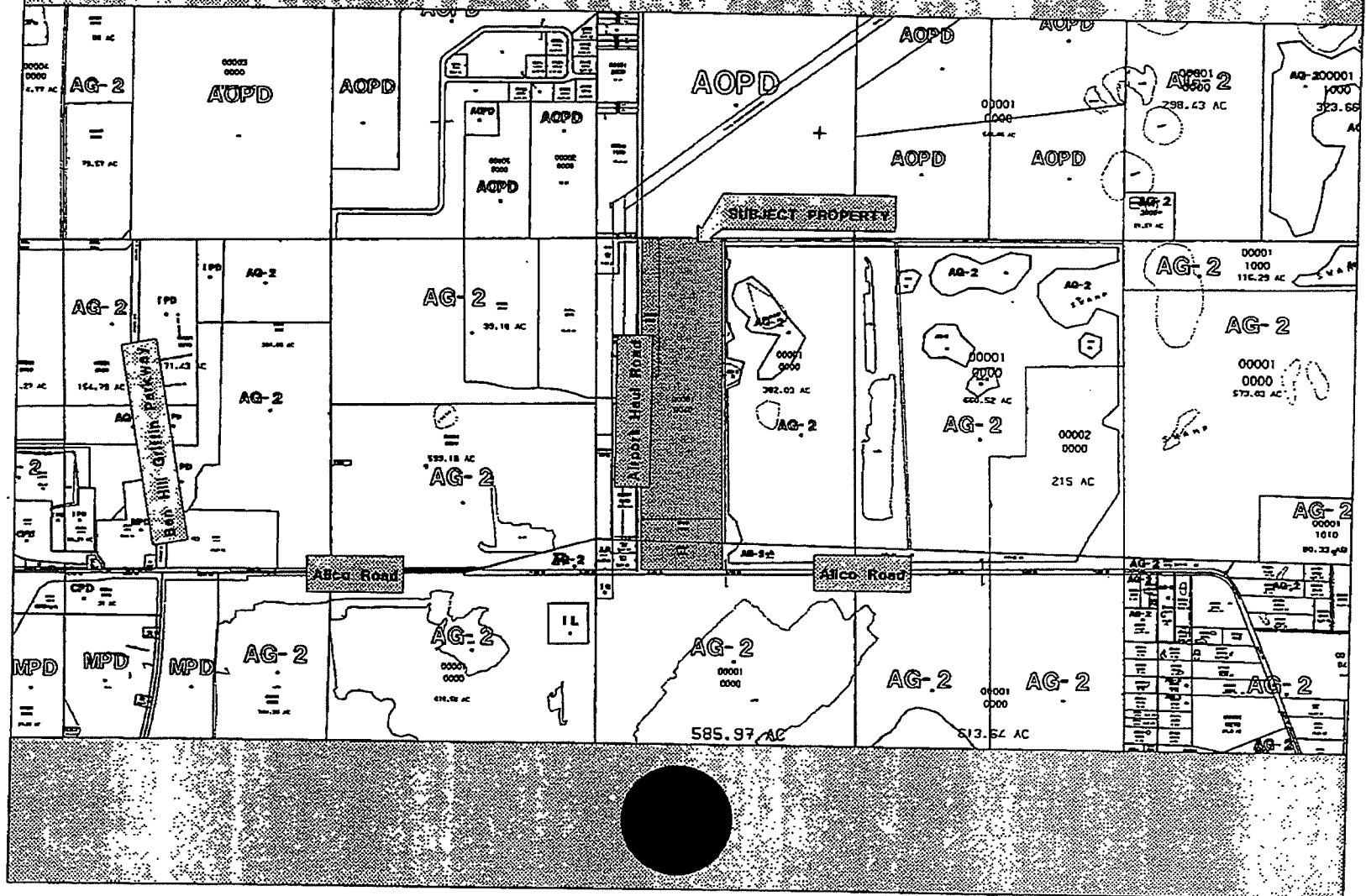
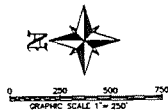
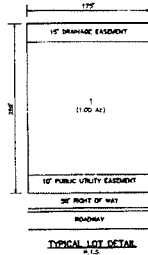


EXHIBIT "B"



ALICO AIRPARK CENTER



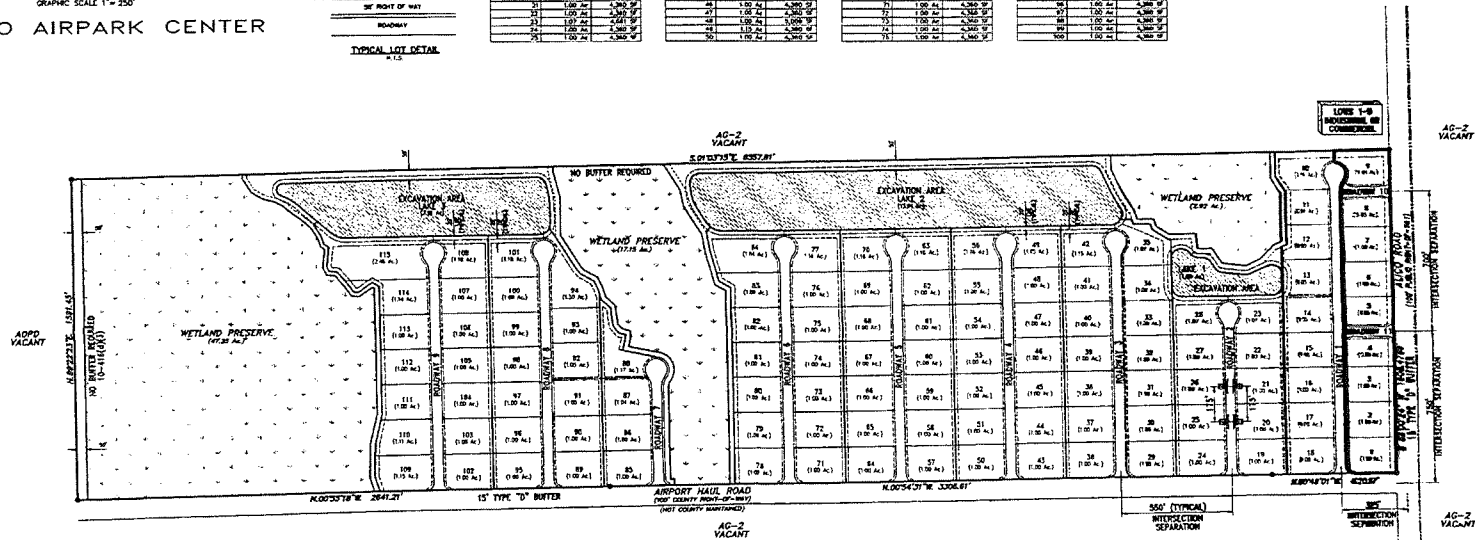
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OPEN SPACE TABLE			
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114	1.00	1.00	
115	1.00	1.00	



SUBDIVISION LAND USE AREAS:

101 AL. (101.00)	240 AL. (240.00)
102 AL. (102.00)	240 AL. (240.00)
103 AL. (103.00)	240 AL. (240.00)
104 AL. (104.00)	240 AL. (240.00)
105 AL. (105.00)	240 AL. (240.00)
106 AL. (106.00)	240 AL. (240.00)
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114 AL. (114.00)	240 AL. (240.00)
115 AL. (115.00)	240 AL. (240.00)

LAND USE:

101 AL. (101.00)	240 AL. (240.00)
102 AL. (102.00)	240 AL. (240.00)
103 AL. (103.00)	240 AL. (240.00)
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115 AL. (115.00)	240 AL. (240.00)

NOTES:

- NO LIE MAIN ROUTE.
- PLANNING, DELIVERY AND/OR SERVICE AREAS WILL BE LOCATED AT INDIVIDUAL SITES AT DEVELOPMENT DESIGN SUBMITTAL IN ACCORDANCE WITH SECTION 34-1000 AND CHAPTER 19 OF THE LEE COUNTY LAND DEVELOPMENT CODES.

OPEN SPACE:

- OPEN SPACE AREAS SHALL MEET MINIMUM DIMENSIONAL REQUIREMENTS FOR OPEN SPACE OF CHAPTER 19 OF THE LEE COUNTY DEVELOPMENT CODES.

DEVIATIONS = A

APPROVED:

Site Plan = 7-04-025 Page 1 of 1

Subject to conditions in Resolution 2-04-025

Date = 04/20/03 09:05

APR 21 2003

PREPARED FOR

V. PAUL SCOGGINS

2228 TREDAVON CIRCLE
FORT MYERS, FLORIDA 33907
PH: (239)-278-4428
FAX: (239)-278-0639

Banks Engineering, Inc.

Professional Engineers, Planners & Land Surveyors

FORT MYERS • NAPLES • SARASOTA

1001 N. W. LEE COUNTY PARKWAY - SUITE 101
FORT MYERS, FLORIDA 33901
PHONE: (239) 634-0000 FAX: (239) 634-0001
E-MAIL: INFO@BANKS-ENG.COM
WWW.BANKS-ENG.COM

MASTER CONCEPT PLAN

ALICO AIRPARK CENTER

LEE COUNTY, FLORIDA

DATE	PROJECT	ISSUED	DESIGNED	MINOR	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-P)
03-13-2003	148055	MCP	CHB	CHB	CHB	1"=250'	1	1	07-21-02

DCI2003-00033

EXHIBIT "C"

Master Concept Plan

(DCI2003-00033)



SOUTH FLORIDA WATER MANAGEMENT DISTRICT

LOWER WEST COAST REGIONAL SERVICE CENTER 2301 McGregor Boulevard, Fort Myers, FL 33901
(239) 338-2929 • FL WATS 1-800-248-1201 • Suncom 748-2929 • Fax (239) 338-2936 • www.sfwmd.gov/lwc/

January 5, 2010
Environmental Resource Regulation Department

Mr. John D. Backe
27680 Marina Isle Court
Bonita Springs, Florida 34134

RECEIVED
BY: _____

SUBJECT: Alico Airpark Center
Permit No. 36-05188-P / Application No. 030520-18
Application No: 091218-22
Lee County, Sections 6 and 7, Township 46S, Range 26E

Dear Mr. Backe:

This letter is to confirm your request to use the provisions of Section 14 of Chapter 2009-96 Laws of Florida for an extension of the permit duration of the Construction Authorization of Application Number 030520-18 under Permit Number 36-05188-P. This statute went into effect on July 1, 2009 and authorizes a time extension of up to two (2) years for permits that have an expiration date of September 1, 2008 through January 1, 2012 with certain exceptions.

The District received your timely request on December 18, 2009. The request indicates that the anticipated timeframes for acting on the activities authorized by the permit are delayed due to economic reasons. The applicant therefore meets the provisions of the statute and the extension of the expiration date of the permit is granted.

The new expiration date for the Construction Authorization is March 9, 2012. All other terms and conditions of the permit are still in effect. However, any work schedule dates for required submittal of documents are hereby extended concurrently with the permit duration.

If you have any questions, please call Mr. William Foley at 239-338-2929, extension 7728.

Sincerely,

CPA 2011-00019

Ricardo A. Valera, P.E., Division Director
Lower West Coast Regulatory Division

RV/ja

cc: Matt Dubois, Banks Engineering, Inc.

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Tradeport Future Land Use Category

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. Stand alone retail commercial uses intended to support and compliment the surrounding business and industrial land uses are permitted if they are as part of a Development of Regional impact (DRI) or Planned Development rezoning. Stand alone retail commercial uses are limited to 1 acre out of every 10 Tradeport and preserved wetland acres within the project. To provide an incentive to preserve upland habitat, Developments of Regional Impact or Planned Developments may also receive additional stand alone retail acres at the rate of 1 additional acre out of every 10 acres of preserved and stand alone retail acres at the rate of 1 additional acre out of every 10 acres of preserved and enhanced upland within the project that protect wetlands, flowways or occupied listed species habitat. Ancillary retail commercial uses, related directly to the sale of products manufactured or services provided in the Tradeport, 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 and multi-family dwelling units east of Airport Haul Road and south of Airport Road, 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, 2003 Henigar & Ray study entitled, "Groundwater Resource Protection Study" will be rebuttably presumed to be necessary to protect potential groundwater resources in the area.

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PL

SUBJECT
PROPERTY

PL

AIRPORT HAUL ROAD

ALICO ROAD

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SURVEY LICENSE # LB 6690
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AERIAL
INNOVATION HUB
LEE COUNTY, FLORIDA

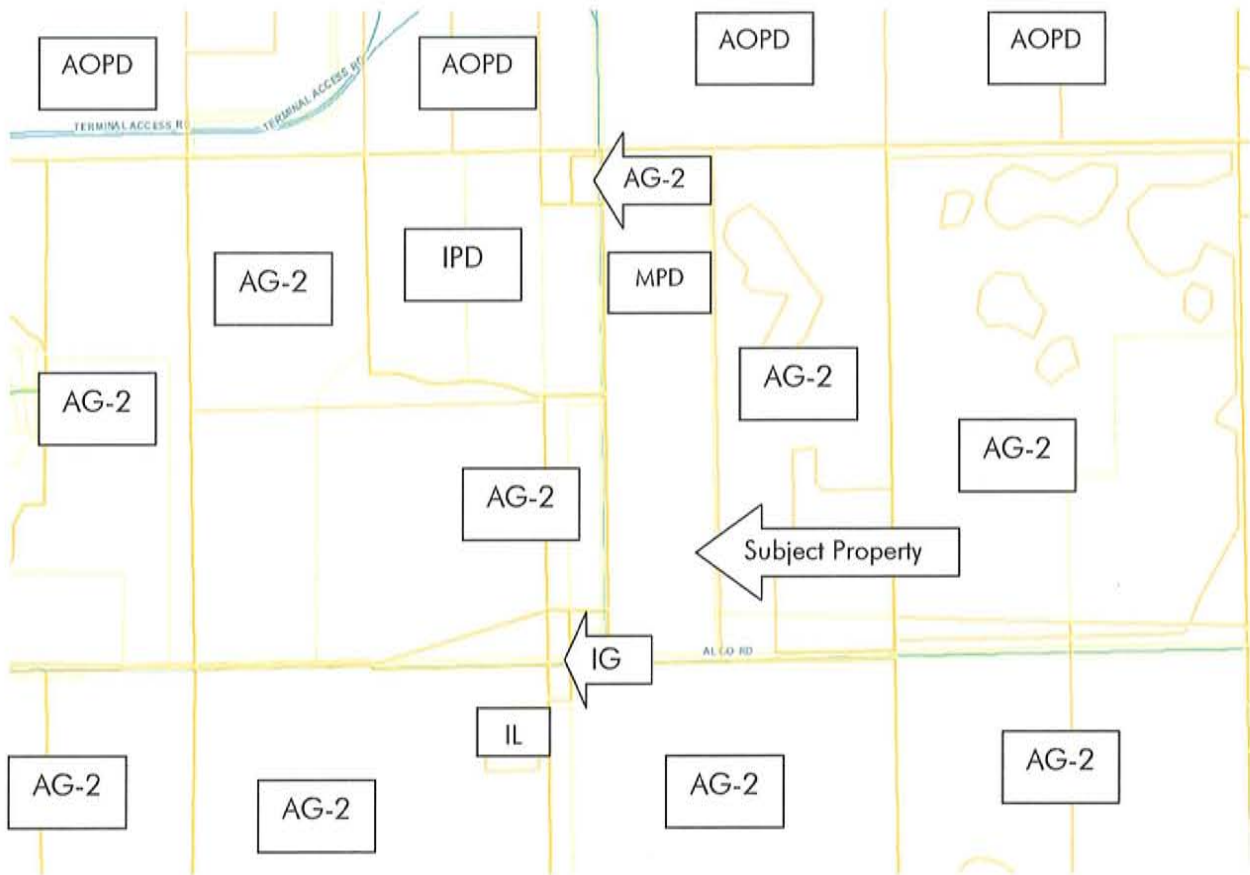
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
9/26/2011	1480	AER		SOJ		N.T.S.	1

COMMUNITY DEVELOPMENT CPA 2011-00019

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Zoning Map



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FLORIDA DEPARTMENT OF STATE
Glenda E. Hood
 Secretary of State
 DIVISION OF HISTORICAL RESOURCES

RECEIVED

JUN 23 2003

PASSARELLA AND ASSOCIATES, INC.

June 12, 2003

Mr. Harry Spotts
 Passarella and Associates, Inc.
 9110 College Pointe Court
 Fort Myers, Florida 33919

RE: DHR No.: 2003-4244
 Received by DHR: May 16, 2003 *ELC 6/12/03*
 Alico Airpark Center
 Passarella Project No.: 02VPS826
 Lee County

APPLICATION NUMBER

030520-18#

Dear Mr. Spotts:

Our office received and reviewed the above referenced project in accordance with Section 106 of the *National Historic Preservation Act of 1966* (Public Law 89-665), as amended in 1992, and 36 C.F.R., Part 800: *Protection of Historic Properties*, Chapter 267, *Florida Statutes*, Florida's Coastal Management Program, and implementing state regulations, for possible impact to historic properties listed, or eligible for listing, in the *National Register of Historic Places*, or otherwise of historical, architectural or archaeological value. The State Historic Preservation Officer is to advise and assist state and federal agencies when identifying historic properties, assessing effects upon them, and considering alternatives to avoid or minimize adverse effects.

Our review of the Florida Master Site File indicates that no significant archaeological or historical sites are recorded for, or likely to be present within, the area of potential effect for this project. Furthermore, because of the project's location it is unlikely that any such sites will be affected.

If there are any questions concerning our comments or recommendations, please contact Sarah Jalving, Historic Sites Specialist, at sjalving@dos.state.fl.us or at 850-245-6333 or 800-847-7278. Thank you for your interest in protecting Florida's historic properties.

Sincerely,

Frederick P. Gaskie, Deputy SHPO
 Janet Snyder Matthews, Ph.D., Director, and
 State Historic Preservation Officer

CPA 2011-00019

ADDL/REVISED SUBMITTAL

MAR 16 2004

FORT MYERS SERVICE CENTER

500 S. Bronough Street • Tallahassee, FL 32399-0250 • <http://www.flheritage.com>

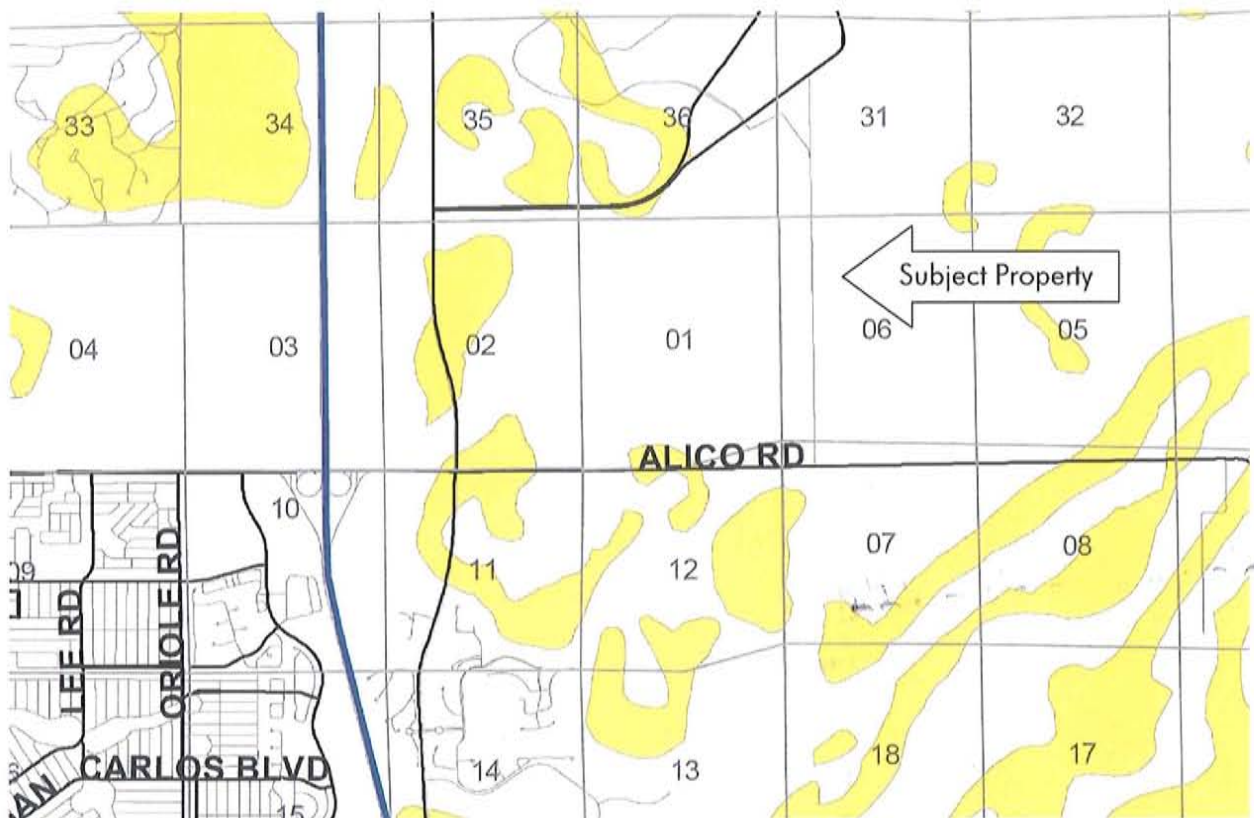
<input type="checkbox"/> Director's Office (850) 245-6300 • FAX: 245-6435	<input type="checkbox"/> Archaeological Research (850) 245-6444 • FAX: 245-6436	<input checked="" type="checkbox"/> Historic Preservation (850) 245-6333 • FAX: 245-6437	<input type="checkbox"/> Historical Museums (850) 245-6400 • FAX: 245-6433
<input type="checkbox"/> Palm Beach Regional Office (561) 279-1475 • FAX: 279-1476	<input type="checkbox"/> St. Augustine Regional Office (904) 825-5045 • FAX: 825-5044	<input type="checkbox"/> Tampa Regional Office (813) 272-3843 • FAX: 272-2340	

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Lee County Archaeological Sensitivity Map

 Sensitivity Level 1  Sensitivity Level 2  Previously Surveyed



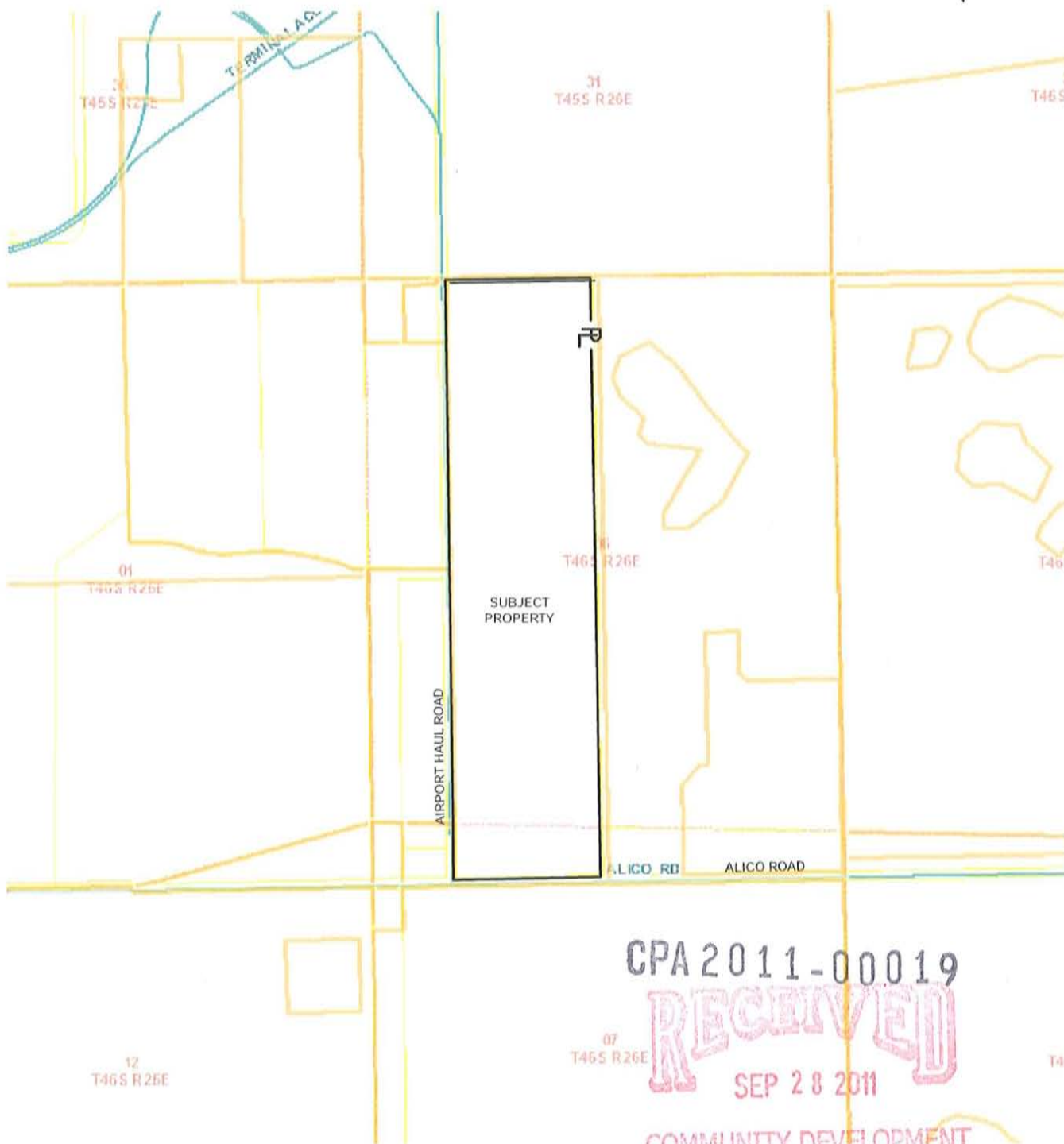
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SURVEY LICENSE # LB 6690
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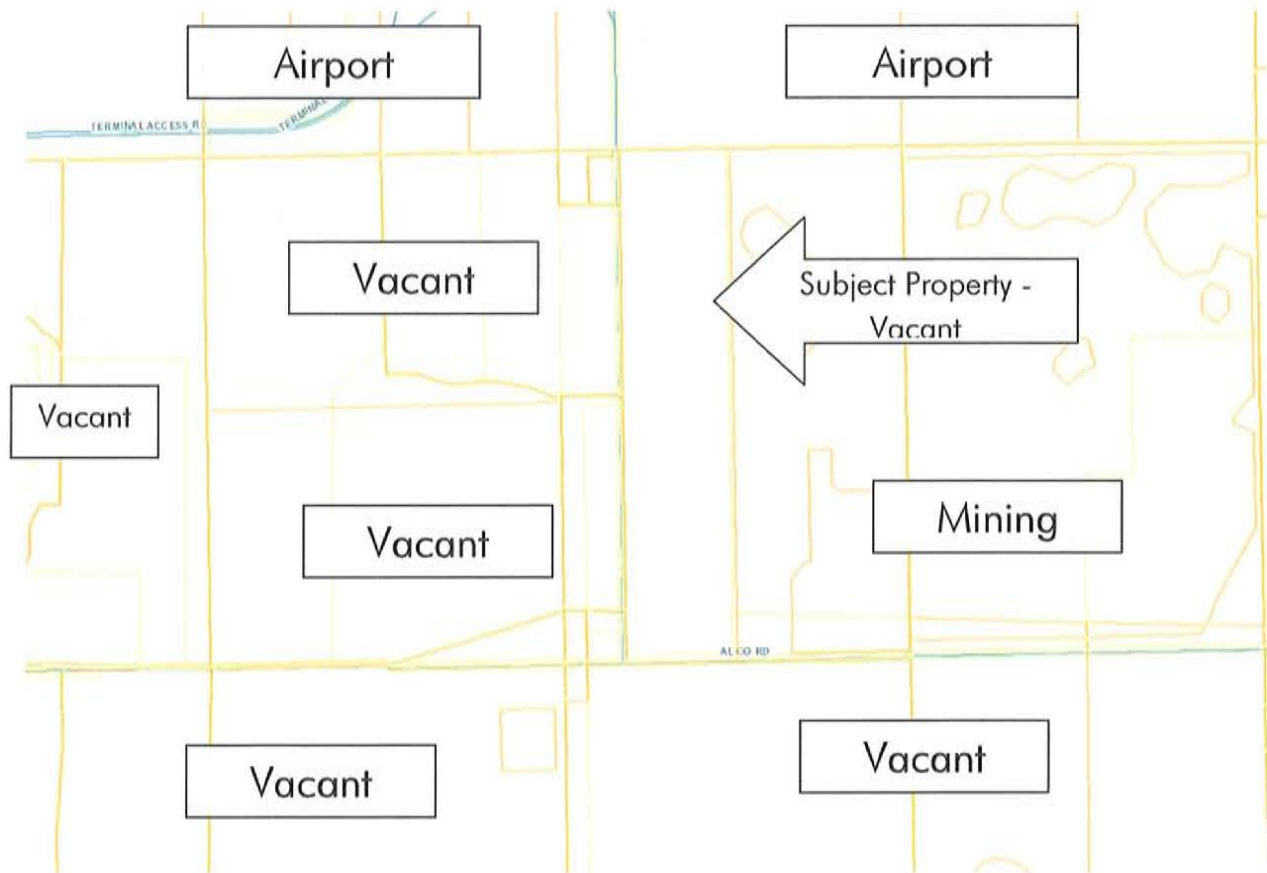
AREA LOCATION MAP INNOVATION HUB LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
9/26/2011	1480	LOC		SDJ		N.T.S.	1



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Existing Land Uses



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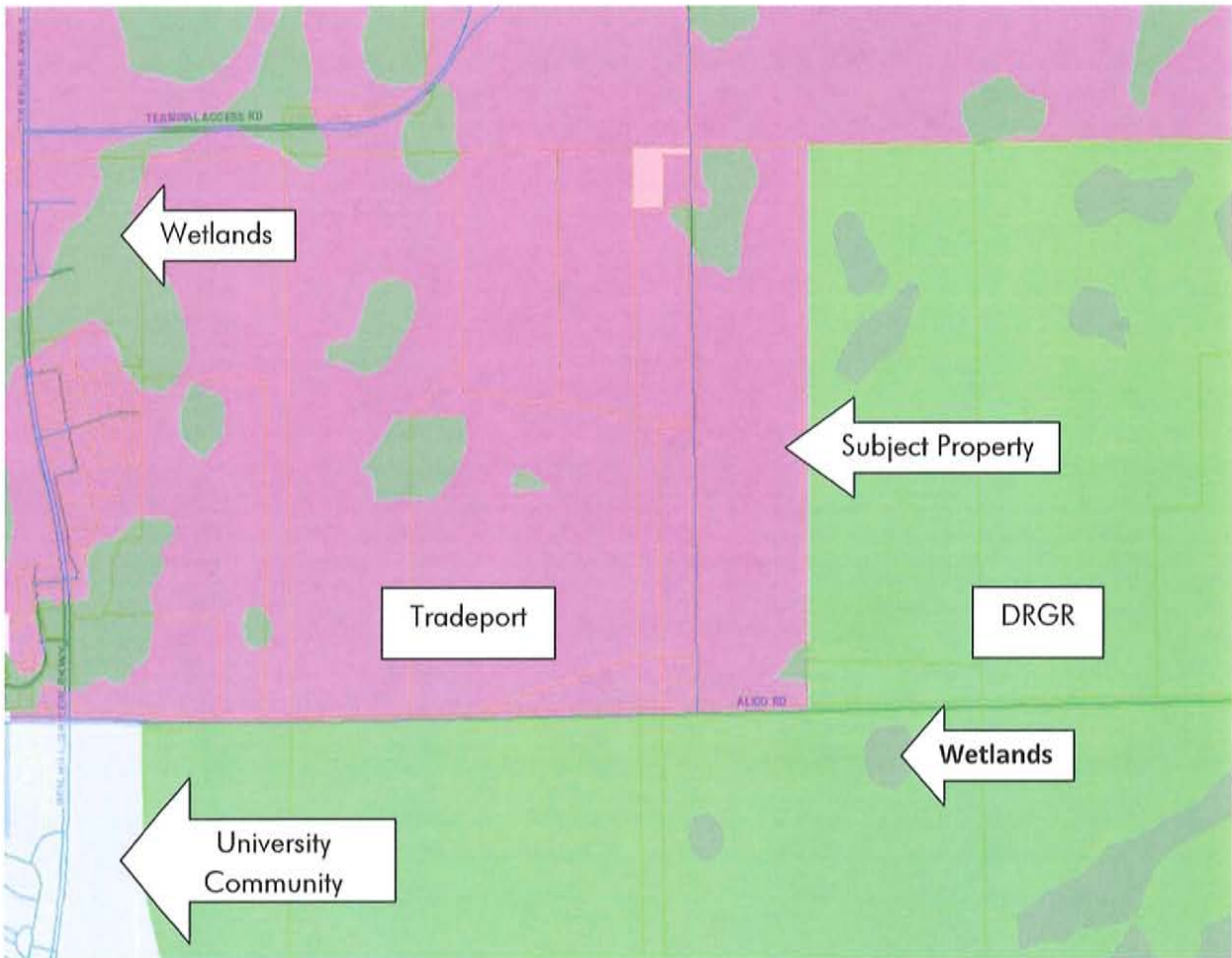
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Future Land Use Map



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**ALICO AIRPARK CENTER
LEE COUNTY
PROTECTED SPECIES SURVEY**

April 2003

CPA 2011-00019

Prepared For:

Banks Engineering, Inc.
10511 Six Mile Cypress Parkway
Suite 101
Fort Myers, Florida 33912
(239) 939-5490

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COMMUNITY DEVELOPMENT

Prepared By:

Passarella and Associates, Inc.
9110 College Pointe Court
Fort Myers, Florida 33919
(239) 274-0067

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INTRODUCTION

Passarella and Associates, Inc. conducted a Lee County protected species survey on the Alico Airpark Center on January 9, 2003. The survey was conducted to meet Lee County Land Development Code (LDC) Chapter 10, Article III, Division 8 (Protection of Habitat) standards.

The Alico Airpark Center parcel totals 239.21± acres and is located in Section 6, Township 46 South, Range 26 East, Lee County (Figure 1). Haul Road runs along the west property boundary. The access road to the Green Meadows water treatment plant runs along the north property boundary. The site is currently undeveloped. The surrounding land uses consist of undeveloped land to the east and west, the Southwest Florida International Airport to the north, and the Rinker Materials Ft. Myers Mine to the south.

LAND USES AND VEGETATION ASSOCIATIONS

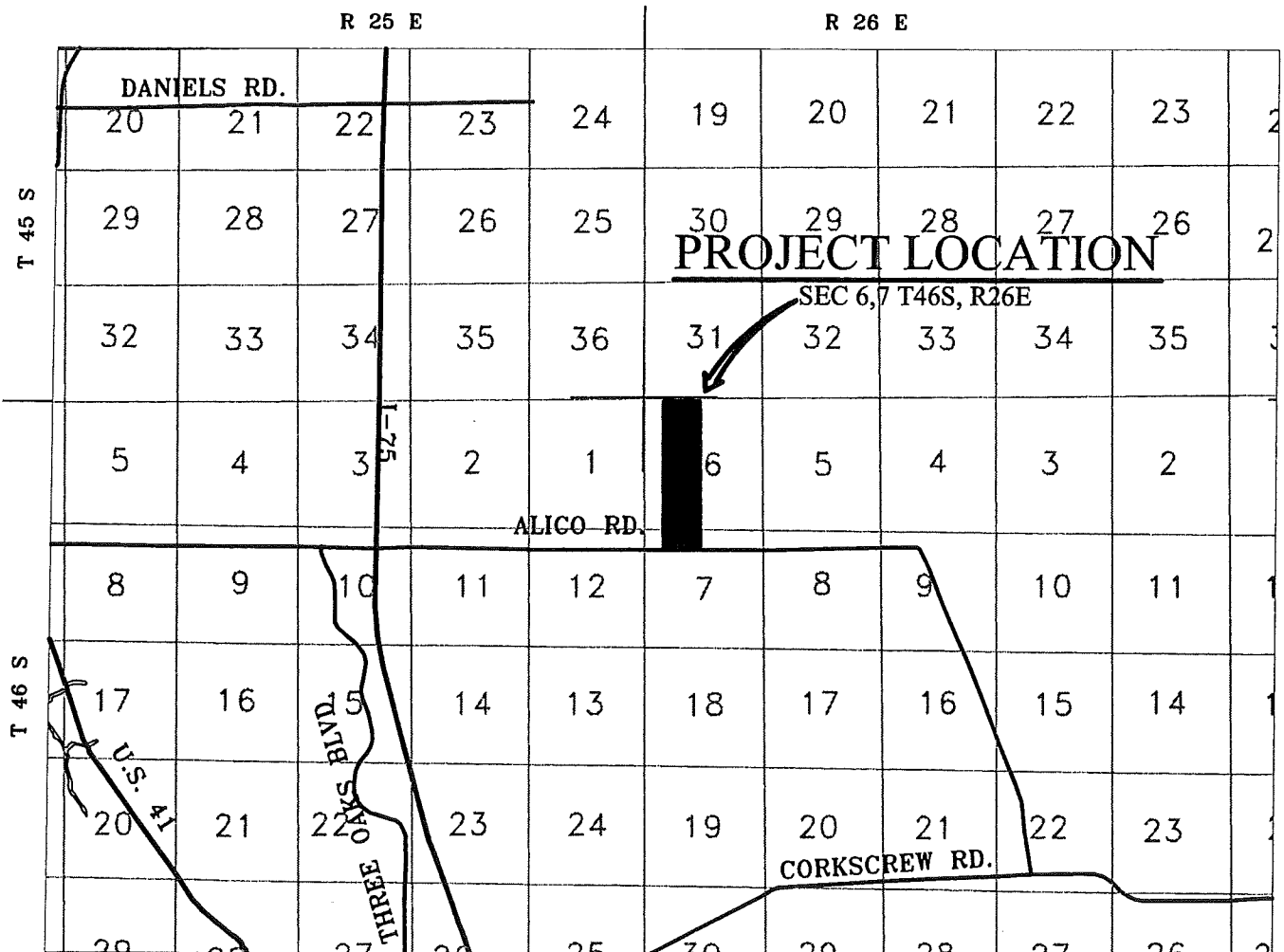
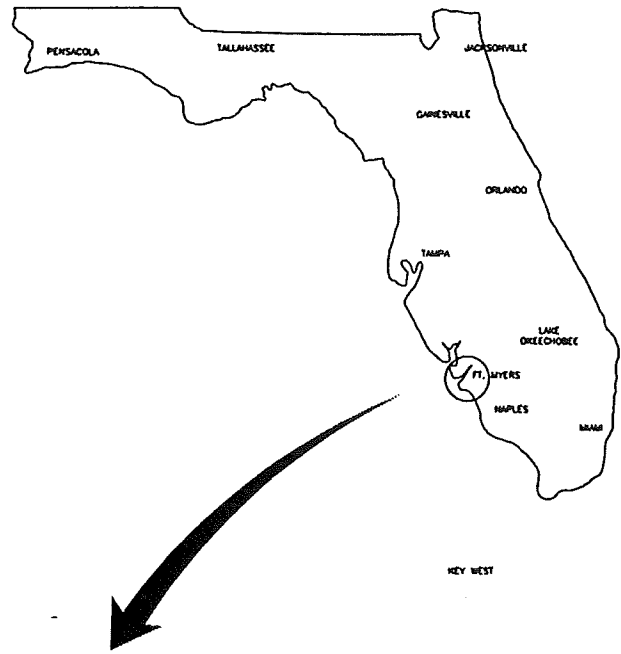
The vegetation associations for the property were delineated using 1999 unrectified Lee County blue-line aeriels (scale 1" = 200') and on-site field surveys conducted on March 12, 2002. During the surveys, lines were drawn on the aerial delineating the different vegetation associations. These delineations were classified based on the nomenclature of the Florida Land Use, Cover and Forms Classification System (FLUCFCS), Level III and IV (Florida Department of Transportation 1999). The FLUCFCS lines were then transferred to a November 2002 rectified aerial photograph. The FLUCFCS map is provided in Figure 2. Table 1 outlines the various cover types delineated on-site and their associated acreages, while a brief description of each of the FLUCFCS classifications follows. The FLUCFCS delineations depicted on a 2002 aerial photograph are provided as Appendix A.

Table 1. Existing Land Use and Cover Summary

FLUCFCS Code	Description	Acreage	Percent of Total
4119 E1	Pine Flatwoods, Disturbed (0 - 24% Exotics)	5.53	2.3
4119 E2	Pine Flatwoods, Disturbed (25 - 49% Exotics)	80.49	33.6
4119 E3	Pine Flatwoods, Disturbed (50 - 75% Exotics)	14.84	6.2
4119 E4	Pine Flatwoods, Disturbed (76 - 100% Exotics)	2.80	1.2
4241	Melaleuca, Hydric	21.40	8.9
4291 E1	Wax-Myrtle/Willow (0 - 24% Exotics)	0.24	0.1
4291 E2	Wax-Myrtle/Willow (25 - 49% Exotics)	5.58	2.3
4349 E2	Hardwood/Conifer, Disturbed (25 - 49% Exotics)	2.92	1.2
514	Ditch	0.26	0.1
6219 E1	Cypress, Disturbed (0 - 24 % Exotics)	4.81	2.0
6219 E2	Cypress, Disturbed (25 - 49% Exotics)	1.46	0.6
6219 E3	Cypress, Disturbed (50 - 75 % Exotics)	0.51	0.2
6249 E2	Pine-Cypress Disturbed (25 - 49% Exotics)	5.41	2.3
6249 E3	Pine-Cypress Disturbed (50 - 75% Exotics)	1.14	0.5
6259 E2	Hydric Pine Flatwoods, Disturbed (25 - 49% Exotics)	54.50	22.8



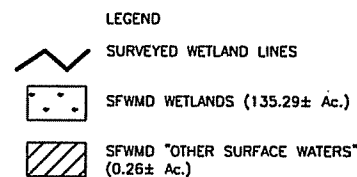
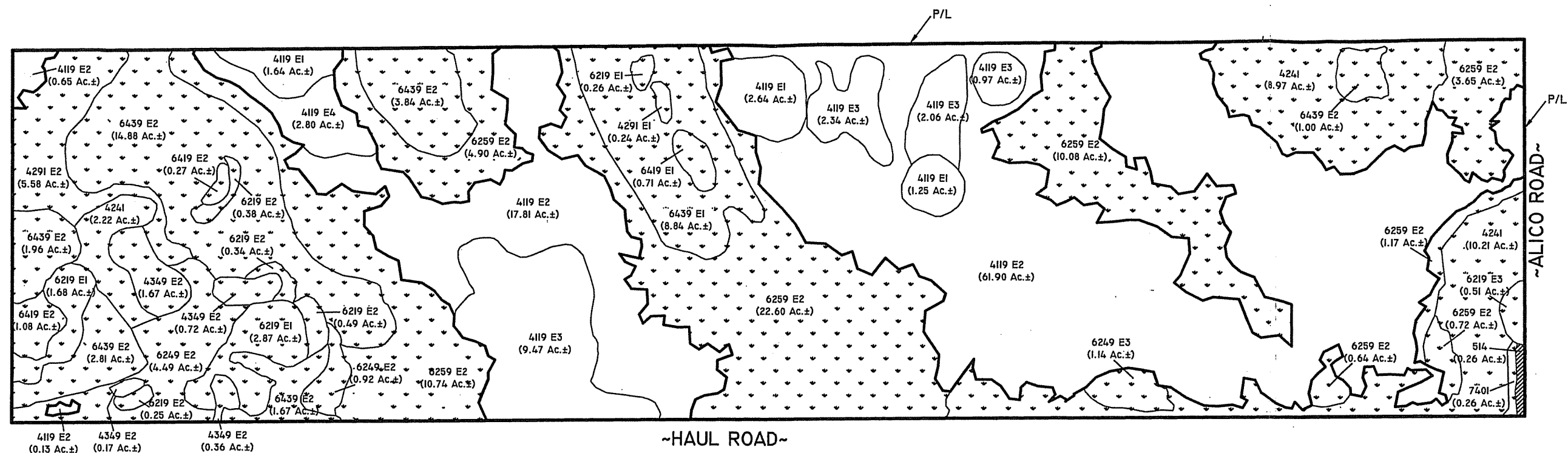
N.T.S.



PASSARELLA and ASSOCIATES, INC.
Consulting Ecologists

DRAWN BY: P.F. DATE: 4/24/03

FIGURE 1. PROJECT LOCATION MAP



FLUCFCS CODES	DESCRIPTIONS	ACREAGES	% OF TOTAL
4119 E1	PINE FLATWOODS, DISTURBED (0-24% EXOTICS)	5.53 Ac.±	2.3%
4119 E2	PINE FLATWOODS, DISTURBED (25-49% EXOTICS)	80.49 Ac.±	33.6%
4119 E3	PINE FLATWOODS, DISTURBED (50-75% EXOTICS)	14.84 Ac.±	6.2%
4119 E4	PINE FLATWOODS, DISTURBED (76-100% EXOTICS)	2.80 Ac.±	1.2%
4241	MELALEUCA, HYDRIC	21.40 Ac.±	8.9%
4291 E1	WAX MYRTLE-WILLOW, HYDRIC (0-24% EXOTICS)	0.24 Ac.±	0.1%
4291 E2	WAX MYRTLE-WILLOW, HYDRIC (25-49% EXOTICS)	5.58 Ac.±	2.3%
4349 E2	HARDWOOD/CONIFER, DISTURBED (25-49% EXOTICS)	2.92 Ac.±	1.2%
514	DITCH	0.26 Ac.±	0.1%
6219 E1	CYPRESS, DISTURBED (0-24% EXOTICS)	4.81 Ac.±	2.0%
6219 E2	CYPRESS, DISTURBED (25-49% EXOTICS)	1.46 Ac.±	0.6%
6219 E3	CYPRESS, DISTURBED (50-75% EXOTICS)	0.51 Ac.±	0.2%
6249 E2	PINE-CYPRESS, DISTURBED (25-49% EXOTICS)	5.41 Ac.±	2.3%
6249 E3	PINE-CYPRESS, DISTURBED (50-75% EXOTICS)	1.14 Ac.±	0.5%
6259 E2	HYDRIC PINE FLATWOOD, DISTURBED (25-49% EXOTICS)	54.50 Ac.±	22.8%
6419 E1	FRESHWATER MARSH, DISTURBED (0-24% EXOTICS)	0.71 Ac.±	0.3%
6419 E2	FRESHWATER MARSH, DISTURBED (25-49% EXOTICS)	1.35 Ac.±	0.6%
6439 E1	WET PRAIRE, DISTURBED (0-24% EXOTICS)	8.84 Ac.±	3.7%
6439 E2	WET PRAIRE, DISTURBED (25-49% EXOTICS)	26.16 Ac.±	10.9%
7401	DISTURBED LAND, HYDRIC	0.26 Ac.±	0.1%
TOTAL		239.21 Ac.±	100.0%

NOTES:

FLUCFCS LINES ESTIMATED FROM 1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).

PROJECT BOUNDARY AND WETLAND LINES PER BANKS ENGINEERING, INC. DRAWING No. 1480_HAUL_WET2.dwg DATED 5/23/02.

SFWM WETLAND LINES SHOWN HAVE BEEN FIELD VERIFIED BY CRAIG SCHMITTLER ON MARCH 19, 2002 AND LINES HAVE BEEN SURVEY LOCATED.

REVISIONS

DESIGNED BY	DATE	HORIZONTAL SCALE
K.C.P.	4/24/03	1"=500'
CHECKED BY	DATE	VERTICAL SCALE
K.C.P.	4/24/03	N/A
DRAWN BY	DATE	SEC./TWP./RNG.
C.C., P.F.	4/24/03	

PASSARELLA and ASSOCIATES, INC.
Consulting Ecologists
9110 College Pointe Court, Fort Myers, Florida 33919

ALICO AIRPARK CENTER
FLUCFCS AND WETLANDS MAP

DRAWING No.:
02VPS826
EXHIBIT No.:
FIGURE 2

Table 1. (Continued)

FLUCFCS Code	Description	Acreage	Percent of Total
6419 E1	Freshwater Marsh, Disturbed (0 - 24% Exotics)	0.71	0.3
6419 E2	Freshwater Marsh, Disturbed (25 - 49% Exotics)	1.35	0.6
6439 E1	Wet Prairie, Disturbed (0 - 24% Exotics)	8.84	3.7
6439 E2	Wet Prairie, Disturbed (25 - 49% Exotics)	26.16	10.9
7401	Disturbed Land, Hydric	0.26	0.1
TOTALS		239.21	100.0

Pine Flatwoods, Disturbed (0 - 24% Exotics) (FLUCFCS Code 4119 E1)

This upland habitat type occupies 5.53± acres or 2.3 percent of the property. The canopy is dominated by slash pine (*Pinus elliottii*) with widely scattered melaleuca (*Melaleuca quinquenervia*). The sub-canopy consists of melaleuca, wax-myrtle (*Myrica cerifera*), myrsine (*Rapanea punctata*), and dahoon holly (*Ilex cassine*). The ground cover includes gulf muhly (*Muhlenbergia capillaris*), rosy camphorweed (*Pluchea rosea*), and saw palmetto (*Serenoa repens*).

Pine Flatwoods, Disturbed (25 - 49% Exotics) (FLUCFCS Code 4119 E2)

This upland habitat type occupies 80.49± acres or 33.6 percent of the property. The canopy is dominated by melaleuca and slash pine. The sub-canopy consists of melaleuca, wax-myrtle, myrsine, and dahoon holly. The ground cover includes gulf muhly, rosy camphorweed, and saw palmetto.

Pine Flatwoods, Disturbed (50 - 75% Exotics) (FLUCFCS Code 4119 E3)

This upland habitat type occupies 14.84± acres or 6.2 percent of the property. The canopy is dominated by melaleuca and scattered slash pine. The sub-canopy consists of melaleuca and scattered wax-myrtle. The ground cover includes rosy camphorweed and scattered saw palmetto.

Pine Flatwoods, Disturbed (76 - 100% Exotics) (FLUCFCS Code 4119 E4)

This upland habitat type occupies 2.80± acres or 1.2 percent of the property. Canopy vegetation is dominated by melaleuca. The sub-canopy consists of melaleuca and Brazilian pepper (*Schinus terebinthifolius*). Ground cover includes scattered rosy camphorweed and saw palmetto.

Melaleuca, Hydric (FLUCFCS Code 4241)

This wetland habitat makes up 21.40± acres or 8.9 percent of the property. The canopy is dominated by greater than 75 percent melaleuca with widely scattered slash pine. The sub-canopy contains melaleuca. The ground cover consists of bare ground with melaleuca, yellow-eyed grass (*Xyris* sp.), hatpins (*Eriocaulon decangulare*), rush fuirena (*Fuirena scirpoidea*), little blue maidencane (*Amphicarpum muhlenbergianum*), and sandweed (*Hypericum fasciculatum*).

Wax-Myrtle/Willow, Hydric (0 - 24% Exotics) (FLUCFCS Code 4291 E1)

This wetland community type occupies 0.24± acre or 0.1 percent of the property. The canopy is open with scattered cypress (*Taxodium distichum*). The sub-canopy contains wax-myrtle, willow

(*Salix caroliniana*), buttonbush (*Cephalanthus occidentalis*), flowering dogwood (*Cornus florida*), Brazilian pepper, and swamp laurel oak (*Quercus laurifolia*). The ground cover includes pepper vine (*Ampelopsis arborea*), grapevine (*Vitis rotundifolia*), iris (*Iris* sp.), sawgrass (*Cladium jamaicense*), and asiatic pennywort (*Centella asiatica*).

Wax-Myrtle/Willow, Hydric (25 - 49% Exotics) (FLUCFCS Code 4291 E2)

This wetland community type occupies 5.58± acres or 2.3 percent of the property. The canopy is open with scattered cypress. The sub-canopy contains wax-myrtle, willow, buttonbush, flowering dogwood, and Brazilian pepper. The ground cover includes pepper vine, grapevine, iris, sawgrass, and asiatic pennywort.

Hardwood/Conifer, Disturbed (25 - 49% Exotics) (FLUCFCS Code 4349 E2)

This wetland habitat type occupies 2.92± acres or 1.2 percent of the property. The canopy contains slash pine, live oak (*Quercus virginiana*), and cabbage palm (*Sabal palmetto*). The sub-canopy contains cabbage palm. The ground cover includes bahia grass (*Paspalum notatum*), ceasar weed (*Urena lobata*), Brazilian pepper, and cabbage palm.

Ditch (FLUCFCS Code 514)

This habitat type occupies 0.26± acre or 0.1 percent of the property. The canopy is open. The sub-canopy contains Brazilian pepper, wax-myrtle, and willow. The ground cover contains dotted smartweed (*Polygonum punctatum*) and cattail (*Typha* sp.).

Cypress, Disturbed (0 - 24% Exotics) (FLUCFCS Code 6219 E1)

This wetland community type occupies 4.81± acres or 2.0 percent of the property. The canopy contains cypress and cabbage palm. The sub-canopy contains Brazilian pepper, cabbage palm, myrsine, and wax-myrtle. The ground cover includes swamp fern (*Blechnum serrulatum*).

Cypress, Disturbed (25 - 49% Exotics) (FLUCFCS Code 6219 E2)

This wetland community type occupies 1.46± acres or 0.6 percent of the property. The canopy contains cypress. The sub-canopy contains Brazilian pepper. The ground cover includes saw grass, dahoon holly, and willow.

Cypress, Disturbed (50 - 75% Exotics) (FLUCFCS Code 6219 E3)

This wetland community type occupies 0.51± acre or 0.2 percent of the property. The canopy contains cypress and Brazilian pepper. The sub-canopy is dominated by Brazilian pepper. The ground cover includes swamp fern and chain fern (*Woodwardia* sp.).

Pine-Cypress, Disturbed (25 - 49% Exotics) (FLUCFCS Code 6249 E2)

This wetland habitat type occupies 5.41± acres or 2.3 percent of the property. The canopy contains slash pine, cypress, and melaleuca. The sub-canopy contains Brazilian pepper and cabbage palm. The ground cover includes swamp fern and cabbage palm.

Pine-Cypress, Disturbed (50 - 75% Exotics) (FLUCFCS Code 6249 E3)

This wetland habitat type occupies 1.14± acres or 0.5 percent of the property. The canopy contains Brazilian pepper, cypress, slash pine, and melaleuca. The sub-canopy contains swamp

bay (*Persea palustris*) and wild coffee (*Psychotria* sp.). The ground cover includes chain fern and poison ivy (*Toxicodendron radicans*).

Hydric Pine Flatwoods, Disturbed (25 - 49% Exotics) (FLUCFCS Code 6259 E2)

This wetland habitat makes up 54.50± acres or 22.8 percent of the property. The canopy is dominated by slash pine and melaleuca. The sub-canopy contains swamp laurel oak and wax-myrtle. The ground cover consists of bare ground with melaleuca, yellow-eyed grass, hatpins, rush fuirena, little blue maidencane, and sandweed.

Freshwater Marsh, Disturbed (0 - 24% Exotics) (FLUCFCS Code 6419 E1)

This wetland habitat occupies 0.71± acre or 0.3 percent of the property. The canopy contains widely scattered willow. The sub-canopy is open. The ground cover includes wax-myrtle, Brazilian pepper, dahoon holly, swamp fern, and fireflag (*Thalia geniculata*).

Freshwater Marsh, Disturbed (25 - 49% Exotics) (FLUCFCS Code 6419 E2)

This wetland habitat occupies 1.35± acres or 0.6 percent of the property. The canopy is open with widely scattered cabbage palm. The sub-canopy is open with scattered Brazilian pepper. The ground cover includes iris, water dropwort (*Oxypolis* sp.), torpedo grass (*Panicum repens*), asiatic pennywort, frog fruit (*Phyla nodiflora*), mock bishop's weed (*Ptilimnium capillaceum*), and smart weed (*Polygonum punctatum*).

Wet Prarie, Disturbed (0 - 24% Exotics) (FLUCFCS Code 6439 E1)

This wetland area occupies 8.84± acres or 3.7 percent of the property. The canopy is open with widely scattered slash pine, melaleuca, and cypress. The sub-canopy is scattered with myrsine. The ground cover includes maidencane (*Panicum hemitomon*), marsh fleabane (*Pluchea rosea*), rush fuirena, pineland heliotrope (*Heliotropium polyphyllum*), gulfdune paspalum, (*Paspalum monostachyum*), and dog fennel (*Eupatorium capillifolium*).

Wet Prarie, Disturbed (25 - 49% Exotics) (FLUCFCS Code 6439 E2)

This wetland area occupies 26.16± acres or 10.9 percent of the property. The canopy is open with widely scattered slash pine, melaleuca, and cypress. The sub-canopy is scattered with melaleuca and myrsine. The ground cover includes maidencane, marsh fleabane, rush fuirena, pineland heliotrope, gulfdune paspalum, and dog fennel.

Disturbed Land, Hydric (FLUCFCS Code 7401)

This wetland area occupies 0.26± acre or 0.1 percent of the property. The canopy contains melaleuca. The sub-canopy contains melaleuca. The ground cover includes melaleuca, frog fruit, maidencane, sawgrass, swamp fern, rosy camphorweed, chain fern, yellow-eyed grass, asiatic pennywort, bushy bluestem (*Andropogon glomeratus*), goldenrod (*Solidago* sp.), poison ivy, and St. John's wort (*Hypericum* sp.).

METHODOLOGY AND DISCUSSION

Surveys for Lee County protected species are based on the presence of specific vegetation associations and habitat types noted on-site, as outlined in the LDC. The frequency of transects

performed in these habitats, unless otherwise discussed, were designed to meet the 80 percent minimum coverage requirement. A cursory review was also conducted in those habitats not technically required to be surveyed per the LDC. Based on experience and past conversations with Lee County's Environmental Sciences staff, these areas were reviewed for certain protected species as a precautionary measure. Table 2 outlines the protected species that may inhabit or utilize a particular vegetation association, according to the LDC, as well as those habitats reviewed as a precautionary measure.

Table 2. Potential Lee County Protected Species by Habitat Type

FLUCFCS Code and Description		Potential Protected Species
4119 E1 Pine Flatwoods (0 - 24% Exotics) 4119 E2 Pine Flatwoods (25 - 49% Exotics) 4119 E3 Pine Flatwoods (50 - 75% Exotics)		Eastern indigo snake (<i>Drymarchon corais couperi</i>)
		Gopher tortoise (<i>Gopherus polyphemus</i>)
		Gopher frog (<i>Rana areolata</i>)
		Southeastern American kestrel (<i>Falco sparverius paulus</i>)
		Red-cockaded woodpecker (<i>Picoides borealis</i>)
		Florida panther (<i>Felis concolor coryi</i>)
		Big Cypress fox squirrel (<i>Sciurus niger avicennia</i>)
		Florida black bear (<i>Ursus americanus floridanus</i>)
		Fakahatchee burmannia (<i>Burmannia flava</i>)
		Satinleaf (<i>Chrysophyllum divaeforme</i>)
		Beautiful pawpaw (<i>Deeringothamnus pulchellus</i>)
4241 Melaleuca, Hydric** 4291 E1 Wax-Myrtle/Willow (0 – 24% Exotics) 4291 E2 Wax Myrtle/Willow (25 – 49% Exotics)		Florida coontie (<i>Zamia floridana</i>)
		Big Cypress fox squirrel (<i>Sciurus niger avicennia</i>)
		Little blue heron (<i>Egretta caerulea</i>)
		Snowy Egret (<i>Egretta thula</i>)
		Tricolored heron (<i>Egretta tricolor</i>)
		Little blue heron (<i>Egretta caerulea</i>)
		Snowy egret (<i>Egretta thula</i>)
		Tricolored heron (<i>Egretta tricolor</i>)
		Gopher frog (<i>Rana areolata</i>)
		Arctic peregrine falcon (<i>Falco peregrinus tundrius</i>)
		Everglades mink (<i>Mustela vison evergladensis</i>)
6219 E1 Cypress, Disturbed (0 – 24% Exotics) 6219 E2 Cypress, Disturbed (25 – 49% Exotics) 6219 E3 Cypress, Disturbed (50 – 75% Exotics)		Big Cypress fox squirrel (<i>Sciurus niger avicennia</i>)
		American alligator (<i>Alligator mississippiensis</i>)
		Limpkin (<i>Aramus Guarana</i>)
		Wood stork (<i>Mycteria mericana</i>)
		Florida panther (<i>Felis concolor coryi</i>)
		Florida black bear (<i>Ursus Americana floridanus</i>)

Table 2. (Continued)

FLUCFCS Code and Description		Potential Protected Species
4349 E2	Hardwood/Conifer, Disturbed (25 – 49% Exotics)	Little blue heron (<i>Egretta caerulea</i>)
		Snowy egret (<i>Egretta thula</i>)
		Tricolored heron (<i>Egretta tricolor</i>)
		Gopher frog (<i>Rana areolata</i>)
		Gopher tortoise (<i>Gopherus polyphemus</i>)
6249 E2	Pine-Cypress, Disturbed (25 – 49% Exotics)	Arctic peregrine falcon (<i>Falco peregrinus tundrius</i>)
		Everglades mink (<i>Mustela vison evergladensis</i>)
		Big Cypress fox squirrel (<i>Sciurus niger avicennia</i>)
6249 E3	Pine-Cypress, Disturbed (50 – 75% Exotics)	Florida black bear (<i>Ursus americanus floridanus</i>)
		Florida panther (<i>Felis concolor coryi</i>)
		Fakahatchee burmania (<i>Burmania flava</i>)
6259 E2	Hydric Pine Flatwoods, Disturbed (25 – 49% Exotics)	Satinleaf (<i>Chrysophyllum olivaeforme</i>)
		Beautiful pawpaw (<i>Deeringothamnus pulchellus</i>)
		Florida coontie (<i>Zamia floridana</i>)
		Eastern indigo snake (<i>Drymarchon corais couperi</i>)
		Southeastern American kestrel (<i>Falco sparverius paulus</i>)
6419 E1	Freshwater Marsh, Disturbed (0 – 24% Exotics)	Red-cockaded woodpecker (<i>Picoides Borealis</i>)
		Little blue heron (<i>Egretta caerulea</i>)
		Snowy egret (<i>Egretta thula</i>)
6419 E2	Freshwater Marsh, Disturbed (25 – 49% Exotics)	Tricolored heron (<i>Egretta Tricolor</i>)
		Wood stork (<i>Myceteria Americana</i>)
		Reddish egret (<i>Egretta rufescens</i>)
6439 E1	Wet Prairie, Disturbed (0 – 24% Exotics)	American alligator (<i>Alligator mississippiensis</i>)
		Limpkin (<i>Aramus guarana</i>)
6439 E2	Wet Prairie, Disturbed (25 – 49% Exotics)	Florida sandhill crane (<i>Grus Canadensis pratensis</i>)
		Snail kite (<i>Rostrhamus sociabilis</i>)
		Everglades mink (<i>Mustela vison evergladensis</i>)

*Habitat surveyed for the species noted as a precautionary measure although not required per the LDC.

The protected species survey was conducted by Passarella and Associates, Inc. The type of survey utilized included meandering pedestrian transects, per Southern Biomes EIS methodology previously approved by Lee County. The survey was conducted January 9, 2003. The weather was sunny and clear in the mid 60's with light winds out of the southwest.

Visibility in the surveyed habitats varied due to the density of vegetation. A summary of the limits of visibility, number, length of transects walked, and percent of coverage by habitat type is provided in Table 3.

Table 3. Summary of Habitat Coverage

FLUCFCS Code and Description	Total Area (Acres)	Transect Length (Feet)	Average Visibility (Feet)*	Percent Coverage
4119 E1 Pine Flatwoods, Disturbed (0 – 24% Exotics)	5.53	2,559	40	85
4119 E2 Pine Flatwoods, Disturbed (25 – 49% Exotics)	80.49	37,252	40	85
4119 E3 Pine Flatwoods, Disturbed (50 – 75% Exotics)	14.84	6,868	40	85
4119 E4 Pine Flatwoods, Disturbed (76 – 100% Exotics)	2.80	1,220	25	50
4241 Melaleuca, Hydric**	21.40	9,322	25	50
4291 E1 Wax-Myrtle/Willow (0 – 24% Exotics)	0.24	111	40	85
4291 E2 Wax-Myrtle/Willow (25 – 49% Exotics)	5.58	2,583	40	85
4349 E2 Hardwood/Conifer, Disturbed (25 – 49% Exotics)	2.92	1351	40	85
514 Ditch	0.26	2,945	40	85
6219 E1 Cypress, Disturbed (0 – 24 % Exotics)	4.81	2,095	40	80
6219 E2 Cypress, Disturbed (25 – 49% Exotics)	1.46	636	40	80
6219 E3 Cypress, Disturbed (50 – 75 % Exotics)	0.51	222	40	80
6249 E2 Pine-Cypress Disturbed (25 – 49% Exotics)	5.41	2,504	40	85
6249 E3 Pine-Cypress Disturbed (50 – 75% Exotics)	1.14	497	40	80
6259 E2 Hydric Pine Flatwoods, Disturbed (25 – 49% Exotics)	54.50	25,224	40	85
6419 E1 Freshwater Marsh, Disturbed (0 – 24% Exotics)	0.71	309	40	80
6419 E2 Freshwater Marsh, Disturbed (0 – 24% Exotics)	26.16	14,244	40	80
6439 E1 Wet Prairie, Disturbed (0 – 24% Exotics)	8.84	3,851	40	80
6439 E2 Wet Prairie, Disturbed (25 – 49% Exotics)	26.16	11,395	40	80

* Average visibility to one side of transect

** Habitat surveyed as a precautionary measure although not required per the LDC

SURVEY RESULTS

No listed plant or wildlife species were identified on the Alico Airpark Center parcel. The protected species survey did identify eight squirrel nests on the site; however, no squirrels were observed. The nests were also very small in size, which is a good indication the nests are utilized by gray squirrels rather than Big Cypress fox squirrels. Table 4 summarizes the protected species survey findings. A copy of a 2002 aerial with the survey transects is provided in Appendix A.

Table 4. Lee County Protected Species Survey Summary

Protected Species	FLUCFCS Code/Area	% Area Surveyed	Individuals Present	Individuals Absent	Density (Acre)
Reptiles					
American Alligator	6219 E2			X	
	6419 E1			X	
Eastern Indigo Snake	4119 E2			X	
	4119 E3			X	
	6259 E2			X	
	6259 E3			X	
Gopher Frog	4119 E2			X	
	4119 E3			X	
	6219 E2			X	
	6259 E2			X	
	6259 E3			X	
Gopher Tortoise	4119 E2			X	
	4119 E3			X	
	6259 E2			X	
	6259 E3			X	
Birds					
Limpkin	6219 E2			X	
	6419 E1			X	
Little Blue Heron	6219 E2			X	
	6259 E2			X	
	6259 E3			X	
	6419 E1			X	
Red-cockaded Woodpecker	4119 E2			X	
	4119 E3			X	
	6259 E2			X	
	6259 E3			X	
Reddish Egret	6419 E1			X	
Snowy Egret	6219 E2			X	
	6259 E2			X	
	6259 E3			X	
	6419 E1			X	

Table 4. (Continued)

Protected Species	FLUCFCS Code/Area	% Area Surveyed	Individuals Present	Individuals Absent	Density (Acre)
Southeastern American Kestrel	4119 E2			X	
	4119 E3			X	
	6259 E2			X	
	6259 E3			X	
Tricolored Heron	6219 E2			X	
	6259 E2			X	
	6259 E3			X	
	6419 E1			X	
Snail Kite	6419 E1			X	
Arctic Peregrine Falcon	6219 E2			X	
	6259 E2			X	
	6259 E3			X	
Wood Stork	6219 E2			X	
	6419 E1			X	
Mammals					
Everglades Mink	6219 E2			X	
	6259 E2			X	
	6259 E3			X	
	6419 E1			X	
Big Cypress Fox Squirrel	4119 E2			X	
	4119 E3			X	
	4241			X	
	6219 E2			X	
	6259 E2			X	
	6259 E3			X	
Florida Black Bear	4119 E2			X	
	4119 E3			X	
	6219 E2			X	
	6259 E2			X	
	6259 E3			X	
Florida Panther	4119 E2			X	
	4119 E3			X	
	6219 E2			X	
	6259 E2			X	
	6259 E3			X	
Plants					
Fakahatchee Burmannia	4119 E2			X	
	4119 E3			X	
	6259 E2			X	
	6259 E3			X	

Table 4. (Continued)

Protected Species	FLUCFCS Code/Area	% Area Surveyed	Individuals Present	Individuals Absent	Density (Acre)
Satinleaf	4119 E2			X	
	4119 E3			X	
	6259 E2			X	
	6259 E3			X	
Beautiful Paw-Paw	4119 E2			X	
	4119 E3			X	
	6259 E2			X	
	6259 E3			X	
Florida Coontie	4119 E2			X	
	4119 E3			X	
	6259 E2			X	
	6259 E3			X	

MANAGEMENT PLAN

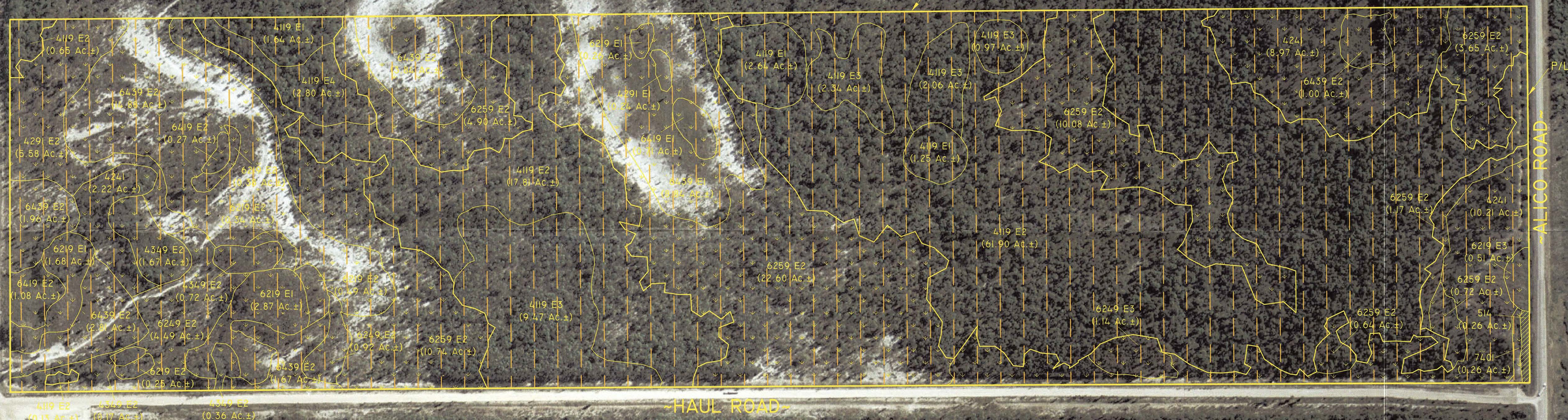
A management plan is not required since no Lee County protected species were identified on the site.

REFERENCES

Florida Department of Transportation. 1999. Florida Land Use, Cover and Forms Classification System. Procedure No. 550-010-001-a. Third Edition.

APPENDIX A

**AERIAL PHOTOGRAPH WITH FLUCFCS MAPPING AND
SURVEY TRANSECTS**



LEGEND

SURVEYED WETLAND LINES

APPROXIMATE WALKED TRANSECT

SFWMD WETLANDS (135.29± Ac.)

SFWMD "OTHER SURFACE WATERS"
(0.26± Ac.)

FLUCFCS CODES	DESCRIPTIONS	ACREAGES	% OF TOTAL
4119 E1	PINE FLATWOODS, DISTURBED (0-24% EXOTICS)	5.53 Ac.±	2.3%
4119 E2	PINE FLATWOODS, DISTURBED (25-49% EXOTICS)	80.49 Ac.±	33.6%
4119 E3	PINE FLATWOODS, DISTURBED (50-75% EXOTICS)	14.84 Ac.±	6.2%
4119 E4	PINE FLATWOODS, DISTURBED (76-100% EXOTICS)	2.80 Ac.±	1.2%
4241	MELALEUCA, HYDRIC	21.40 Ac.±	8.9%
4291 E1	WAX MYRTLE-WILLOW, HYDRIC (0-24% EXOTICS)	0.24 Ac.±	0.1%
4291 E2	WAX MYRTLE-WILLOW, HYDRIC (25-49% EXOTICS)	5.58 Ac.±	2.3%
4349 E2	HARDWOOD\CONIFER, DISTURBED (25-49% EXOTICS)	2.92 Ac.±	1.2%
514	DITCH	0.26 Ac.±	0.1%
6219 E1	CYPRESS, DISTURBED (0-24% EXOTICS)	4.81 Ac.±	2.0%
6219 E2	CYPRESS, DISTURBED (25-49% EXOTICS)	1.46 Ac.±	0.6%
6219 E3	CYPRESS, DISTURBED (50-75% EXOTICS)	0.51 Ac.±	0.2%
6249 E2	PINE-CYPRESS, DISTURBED (25-49% EXOTICS)	5.41 Ac.±	2.3%
6249 E3	PINE-CYPRESS, DISTURBED (50-75% EXOTICS)	1.14 Ac.±	0.5%
6259 E2	HYDRIC PINE FLATWOOD, DISTURBED (25-49% EXOTICS)	54.50 Ac.±	22.8%
6419 E1	FRESHWATER MARSH, DISTURBED (0-24% EXOTICS)	0.71 Ac.±	0.3%
6419 E2	FRESHWATER MARSH, DISTURBED (25-49% EXOTICS)	1.35 Ac.±	0.6%
6439 E1	WET PRAIRE, DISTURBED (0-24% EXOTICS)	8.84 Ac.±	3.7%
6439 E2	WET PRAIRE, DISTURBED (25-49% EXOTICS)	26.16 Ac.±	10.9%
7401	DISTURBED LAND, HYDRIC	0.26 Ac.±	0.1%
	TOTAL	239.21 Ac.±	100.0%

NOTES:

AERIAL PHOTOGRAPHS WERE
OBTAINED FROM AERIALS EXPRESS,
Inc. WITH A FLIGHT DATE OF
NOVEMBER 2002.

FLUCFCS LINES ESTIMATED FROM
1"=200' AERIAL PHOTOGRAPHS AND
LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE,
COVER AND FORMS CLASSIFICATION
SYSTEM (FLUCFCS) (FDOT 1999).

PROJECT BOUNDARY AND WETLAND LINES
PER BANKS ENGINEERING, INC. DRAWING
No. 1480_HAUL_WET2.dwg DATED 5/23/02.

SFWMD WETLAND LINES SHOWN HAVE BEEN
FIELD VERIFIED BY CRAIG SCHMITTLER ON
MARCH 19, 2002 AND LINES HAVE BEEN
SURVEY LOCATED.

CPA 2011-00019

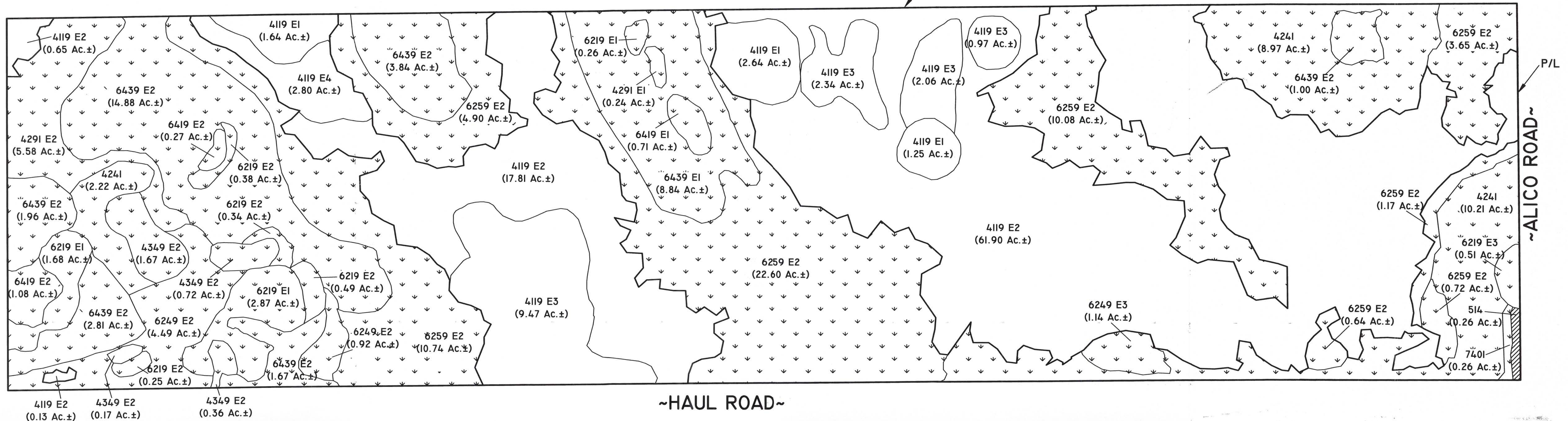
RECEIVED
SEP 28 2011
COMMUNITY DEVELOPMENT

REVISED		DESIGNED BY K.C.P.	DATE 4/24/03	HORIZONTAL SCALE 1"=200'
		CHECKED BY K.C.P.	DATE 4/24/03	VERTICAL SCALE N/A
		DRAWN BY C.C., P.F.	DATE 4/24/03	SEC./TWP./RNG.

PASSARELLA and ASSOCIATES, INC.
Consulting Ecologists
9110 College Pointe Court, Fort Myers, Florida 33919

ALICO AIRPARK CENTER
AERIAL PHOTOGRAPH WITH FLUCFCS MAPPING AND
SURVEY TRANSECTS

DRAWING No.:	02VPS826
EXHIBIT No.:	APPENDIX A



FLUCFCS CODES	DESCRIPTIONS	ACREAGES	% OF TOTAL
4119 E1	PINE FLATWOODS, DISTURBED (0-24% EXOTICS)	5.53 Ac.±	2.3%
4119 E2	PINE FLATWOODS, DISTURBED (25-49% EXOTICS)	80.49 Ac.±	33.6%
4119 E3	PINE FLATWOODS, DISTURBED (50-75% EXOTICS)	14.84 Ac.±	6.2%
4119 E4	PINE FLATWOODS, DISTURBED (76-100% EXOTICS)	2.80 Ac.±	1.2%
4241	MELALEUCA, HYDRIC	21.40 Ac.±	8.9%
4291 E1	WAX MYRTLE-WILLOW, HYDRIC (0-24% EXOTICS)	0.24 Ac.±	0.1%
4291 E2	WAX MYRTLE-WILLOW, HYDRIC (25-49% EXOTICS)	5.58 Ac.±	2.3%
4349 E2	HARDWOOD/CONIFER, DISTURBED (25-49% EXOTICS)	2.92 Ac.±	1.2%
514	DITCH	0.26 Ac.±	0.1%
6219 E1	CYPRESS, DISTURBED (0-24% EXOTICS)	4.81 Ac.±	2.0%
6219 E2	CYPRESS, DISTURBED (25-49% EXOTICS)	1.46 Ac.±	0.6%
6219 E3	CYPRESS, DISTURBED (50-75% EXOTICS)	0.51 Ac.±	0.2%
6249 E2	PINE-CYPRESS, DISTURBED (25-49% EXOTICS)	5.41 Ac.±	2.3%
6249 E3	PINE-CYPRESS, DISTURBED (50-75% EXOTICS)	1.14 Ac.±	0.5%
6259 E2	HYDRIC PINE FLATWOOD, DISTURBED (25-49% EXOTICS)	54.50 Ac.±	22.8%
6419 E1	FRESHWATER MARSH, DISTURBED (0-24% EXOTICS)	0.71 Ac.±	0.3%
6419 E2	FRESHWATER MARSH, DISTURBED (25-49% EXOTICS)	1.35 Ac.±	0.6%
6439 E1	WET PRAIRE, DISTURBED (0-24% EXOTICS)	8.84 Ac.±	3.7%
6439 E2	WET PRAIRE, DISTURBED (25-49% EXOTICS)	26.16 Ac.±	10.9%
7401	DISTURBED LAND, HYDRIC	0.26 Ac.±	0.1%
TOTAL		239.21 Ac.±	100.0%

NOTES:

FLUCFCS LINES ESTIMATED FROM 1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).

PROJECT BOUNDARY AND WETLAND LINES PER BANKS ENGINEERING, INC. DRAWING No. 1480_HAUL_WET2.dwg DATED 5/23/02.

SFWMD WETLAND LINES SHOWN HAVE BEEN FIELD VERIFIED BY CRAIG SCHMITTLER ON MARCH 19, 2002 AND LINES HAVE BEEN SURVEY LOCATED.

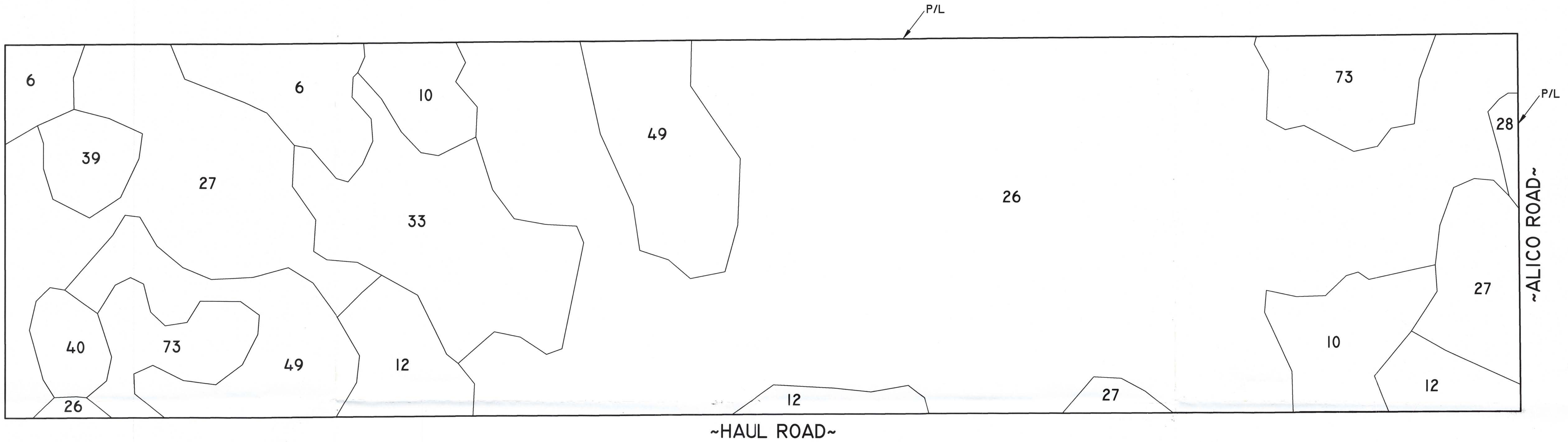
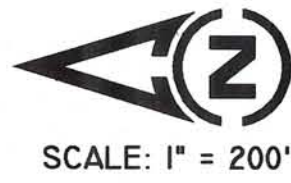
CPA2011-00019

RECEIVED

SEP 28 2011

COMMUNITY DEVELOPMENT

REVISIONS	DESIGNED BY K.C.P.	DATE 4/24/03	HORIZONTAL SCALE 1"=200'	<div>PASSARELLA and ASSOCIATES, INC. Consulting Ecologists 9110 College Pointe Court, Fort Myers, Florida 33919</div>	<div>ALICO AIRPARK CENTER FLUCFCS AND WETLANDS MAP</div>	DRAWING No.: 02VPS826
	CHECKED BY K.C.P.	DATE 4/24/03	VERTICAL SCALE N/A			EXHIBIT No.: EXHIBIT III-C-6
	DRAWN BY C.C., P.F.	DATE 4/24/03	SEC./TWP./RNG.			



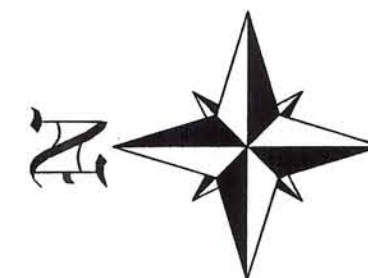
Soil Unit	Description
6	HALLANDALE FINE SAND
10	POMPANO FINE SAND
12	FELDA FINE SAND
26	PINEDA FINE SAND
27	POMPANO FINE SAND, DEPRESSIONAL
28	IMMOKALEE SAND
33	OLDSMAR SAND
39	ISLES FINE SAND, DEPRESSIONAL
40	ANCLOTE SAND, DEPRESSIONAL
49	FELDA FINE SAND, DEPRESSIONAL
73	PINEDA FINE SAND, DEPRESSIONAL

NOTES:
SOILS MAP SCANNED FROM NRCS LEE COUNTY
SOIL SURVEY.
PROJECT BOUNDARY PER BANKS ENGINEERING,
INC. DRAWING No. 1480_HAUL_WET2.dwg DATED
5/23/02.

RECEIVED
SEP 28 2011
COMMUNITY DEVELOPMENT
CPA 2011-00019

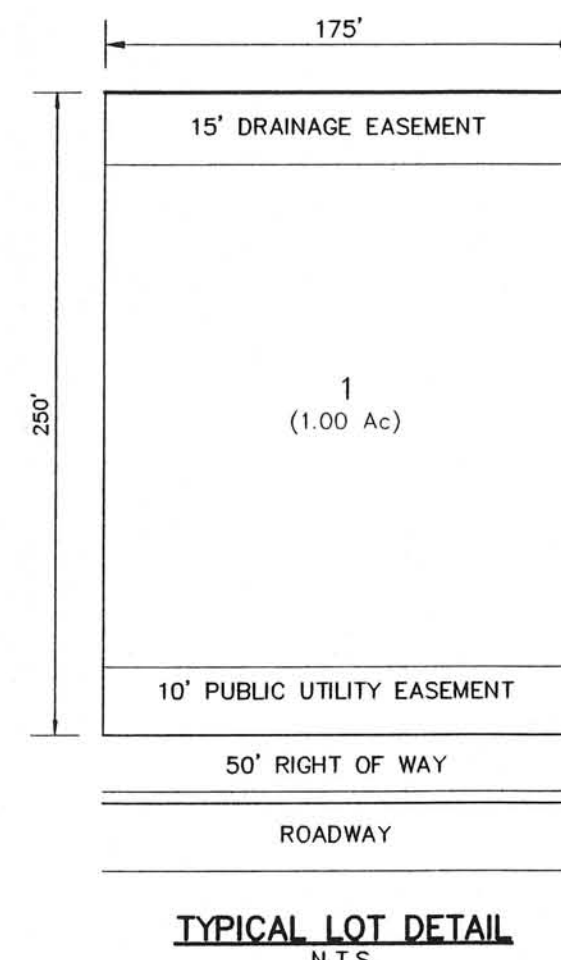
REVISIONS	DESIGNED BY	DATE	HORIZONTAL SCALE	<i>PASSARELLA and ASSOCIATES, INC.</i> <i>Consulting Ecologists</i> <i>9110 College Pointe Court, Fort Myers, Florida 33919</i>	ALICO AIRPARK CENTER SOILS MAP	DRAWING No.:
	K.C.P.	4/24/03	1"=200'			02VPS826
	CHECKED BY	DATE	VERTICAL SCALE			EXHIBIT No.:
	K.C.P.	4/24/03	N/A			EXHIBIT III-C-5
	DRAWN BY	DATE	SEC./TWP./RNG.			
	P.F.	4/24/03				

1480SC ALICO AIRPARK CENTER



0 250 500 750
GRAPHIC SCALE 1" = 250'

ALICO AIRPARK CENTER



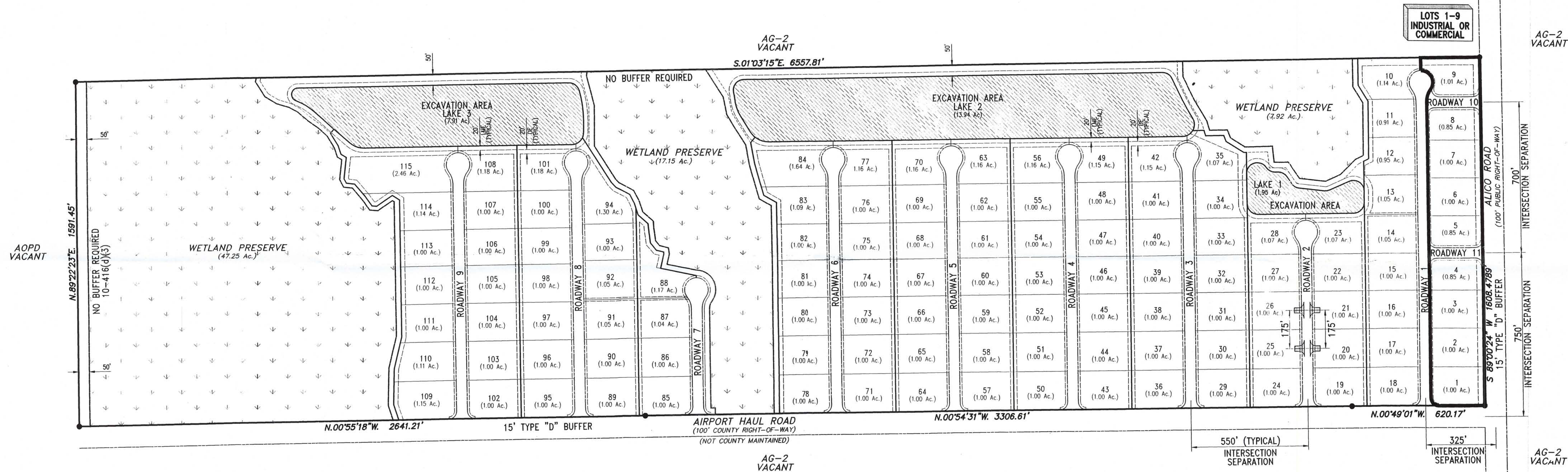
OPEN SPACE TABLE			
LOT NO.	TOTAL ACREAGE	REQUIRED OPEN SPACE	
1	1.00 Ac	4,360 SF	
2	1.00 Ac	4,360 SF	
3	1.00 Ac	4,360 SF	
4	0.85 Ac	3,703 SF	
5	0.85 Ac	3,703 SF	
6	1.00 Ac	4,360 SF	
7	1.00 Ac	4,360 SF	
8	0.85 Ac	3,703 SF	
9	1.01 Ac	4,400 SF	
10	1.14 Ac	4,966 SF	
11	1.00 Ac	4,360 SF	
12	0.95 Ac	4,138 SF	
13	1.05 Ac	4,574 SF	
14	1.05 Ac	4,574 SF	
15	1.00 Ac	4,360 SF	
16	1.00 Ac	4,360 SF	
17	1.00 Ac	4,360 SF	
18	1.00 Ac	4,360 SF	
19	1.00 Ac	4,360 SF	
20	1.00 Ac	4,360 SF	
21	1.00 Ac	4,360 SF	
22	1.00 Ac	4,360 SF	
23	1.07 Ac	4,661 SF	
24	1.00 Ac	4,360 SF	
25	1.00 Ac	4,360 SF	

OPEN SPACE TABLE			
LOT NO.	TOTAL ACREAGE	REQUIRED OPEN SPACE	
26	1.00 Ac	4,360 SF	
27	1.00 Ac	4,360 SF	
28	1.07 Ac	4,661 SF	
29	1.00 Ac	4,360 SF	
30	1.00 Ac	4,360 SF	
31	1.00 Ac	4,360 SF	
32	1.00 Ac	4,360 SF	
33	1.00 Ac	4,360 SF	
34	1.00 Ac	4,360 SF	
35	1.07 Ac	4,661 SF	
36	1.00 Ac	4,360 SF	
37	1.00 Ac	4,360 SF	
38	1.00 Ac	4,360 SF	
39	1.00 Ac	4,360 SF	
40	1.00 Ac	4,360 SF	
41	1.00 Ac	4,360 SF	
42	1.15 Ac	5,009 SF	
43	1.00 Ac	4,360 SF	
44	1.00 Ac	4,360 SF	
45	1.00 Ac	4,360 SF	
46	1.00 Ac	4,360 SF	
47	1.00 Ac	4,360 SF	
48	1.00 Ac	5,009 SF	
49	1.15 Ac	4,360 SF	
50	1.00 Ac	4,360 SF	

OPEN SPACE TABLE			
LOT NO.	TOTAL ACREAGE	REQUIRED OPEN SPACE	
51	1.00 Ac	4,360 SF	
52	1.00 Ac	4,360 SF	
53	1.00 Ac	4,360 SF	
54	1.00 Ac	4,360 SF	
55	1.00 Ac	4,360 SF	
56	1.16 Ac	5,053 SF	
57	1.00 Ac	4,360 SF	
58	1.00 Ac	4,360 SF	
59	1.00 Ac	4,360 SF	
60	1.00 Ac	4,360 SF	
61	1.00 Ac	4,360 SF	
62	1.00 Ac	4,360 SF	
63	1.16 Ac	5,053 SF	
64	1.00 Ac	4,360 SF	
65	1.00 Ac	4,360 SF	
66	1.00 Ac	4,360 SF	
67	1.00 Ac	4,360 SF	
68	1.00 Ac	4,360 SF	
69	1.00 Ac	4,360 SF	
70	1.16 Ac	5,053 SF	
71	1.00 Ac	4,360 SF	
72	1.00 Ac	4,360 SF	
73	1.00 Ac	4,360 SF	
74	1.15 Ac	4,360 SF	
75	1.00 Ac	4,360 SF	

OPEN SPACE TABLE			
LOT NO.	TOTAL ACREAGE	REQUIRED OPEN SPACE	
76	1.00 Ac	4,360 SF	
77	1.16 Ac	5,053 SF	
78	1.00 Ac	4,360 SF	
79	1.00 Ac	4,360 SF	
80	1.00 Ac	4,360 SF	
81	1.00 Ac	4,360 SF	
82	1.00 Ac	4,360 SF	
83	1.09 Ac	4,748 SF	
84	1.64 Ac	7,144 SF	
85	1.00 Ac	4,360 SF	
86	1.00 Ac	4,360 SF	
87	1.04 Ac	4,530 SF	
88	1.17 Ac	5,097 SF	
89	1.00 Ac	4,360 SF	
90	1.00 Ac	4,360 SF	
91	1.05 Ac	4,574 SF	
92	1.05 Ac	4,574 SF	
93	1.00 Ac	4,360 SF	
94	1.30 Ac	5,663 SF	
95	1.00 Ac	4,360 SF	
96	1.00 Ac	4,360 SF	
97	1.00 Ac	4,360 SF	
98	1.00 Ac	4,360 SF	
99	1.00 Ac	4,360 SF	
100	1.00 Ac	4,360 SF	

OPEN SPACE TABLE			
LOT NO.	TOTAL ACREAGE	REQUIRED OPEN SPACE	
101	1.18 Ac	5,140 SF	
102	1.00 Ac	4,360 SF	
103	1.00 Ac	4,360 SF	
104	1.00 Ac	4,360 SF	
105	1.00 Ac	4,360 SF	
106	1.00 Ac	4,360 SF	
107	1.00 Ac	4,360 SF	
108	1.18 Ac	5,140 SF	
109	1.15 Ac	5,009 SF	
110	1.11 Ac	4,835 SF	
111	1.00 Ac	4,360 SF	
112	1.00 Ac	4,360 SF	
113	1.00 Ac	4,360 SF	
114	1.14 Ac	4,966 SF	
115	2.46 Ac	10,716 SF	



SUBDIVISION LAND USE AREAS:

TOTAL SITE:	240.96 Ac. (100.0%)
OPEN AREA:	107.74 Ac. (45%)
LAKE:	23.80 Ac.
WETLANDS:	72.32 Ac.
RIGHT-OF-WAY:	12.97 Ac.
BUILDABLE TRACT:	120.25 Ac.
COMMON/BUFFER:	11.62 Ac.
INDUSTRIAL:	1,000,000 SF
STAND ALONE RETAIL / COMMERCIAL (LOTS 1-9):	50,000 SF
TOTAL ANCILLARY / RETAIL / COMMERCIAL:	190,000 SF
LAND USE:	
AIRPORT COMMERCE (FUTURE URBAN)	
WETLAND	

NOTES:

- NO LEE TRAN ROUTE.
- PARKING, DELIVERY AND/OR SERVICE AREAS WILL BE LOCATED AT INDIVIDUAL SITES AT DEVELOPMENT ORDER SUBMITTAL IN ACCORDANCE WITH SECTION 34-1986 AND CHAPTER 10 OF THE LEE COUNTY LAND DEVELOPMENT CODES.

OPEN SPACE:

- OPEN SPACE AREAS SHALL MEET MINIMUM DIMENSIONAL REQUIREMENTS FOR OPEN SPACE OF CHAPTER 10 OF THE LEE COUNTY DEVELOPMENT CODES.

DEVIATIONS =

APPROVED
Master Concept Plan

Site Plan • Z-04-025 Page 1 of 1
Subject to conditions in Resolution Z-04-025
Case • DCI 2003-00033

RECEIVED
SEP 28 2011
COMMUNITY DEVELOPMENT

CPA 2011-00019

APR 21 2004

PREPARED FOR:

V. PAUL SCOGGINS

2228 TREEHAVEN CIRCLE
FORT MYERS, FLORIDA 33907
PH: (239)-278-4625
FAX: (239)-278-0639

Banks Engineering, Inc.

Professional Engineers, Planners & Land Surveyors
FORT MYERS ♦ NAPLES ♦ SARASOTA
10511 SIX MILE CYPRESS PARKWAY - SUITE 101
FORT MYERS, FLORIDA 33912
PHONE: (239) 939-5490 FAX: (239) 939-2523
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690

MASTER CONCEPT PLAN

ALICO AIRPARK CENTER

LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
03-13-2003	1480SC	MCP	CMD	CMD		1"=250'	1	1	06-46-26 07-46-26

DCI 2003-00033

Banks Engineering

Professional Engineers, Planners & Land Surveyors
FORT MYERS ♦ PORT CHARLOTTE ♦ SARASOTA

DESCRIPTION
OF A
PARCEL OF LAND
LYING IN
SECTIONS 6 & 7, TOWNSHIP 46 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

EXHIBIT "A"

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, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

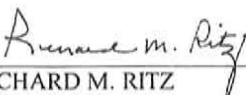
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 6 THE SAME BEING THE NORTHWEST CORNER OF SECTION 7 OF SAID TOWNSHIP 46 SOUTH, RANGE 26 EAST; THENCE S.00°49'01"E. ALONG THE WESTERLY LINE OF SAID SECTION 7 FOR 622.26 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF ALICO ROAD (100' WIDE) AS DESCRIBED IN OFFICIAL RECORDS BOOK 399 AT PAGE 334 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N.89°00'24"E. ALONG SAID NORTHERLY LINE FOR 915.00 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF A ROADWAY AND PUBLIC UTILITY RIGHT-OF-WAY (100' WIDE) AS DESCRIBED IN OFFICIAL RECORDS BOOK 1398 AT PAGE 2147 OF SAID PUBLIC RECORDS OF LEE COUNTY AND THE **POINT OF BEGINNING**; THENCE N.00°49'01"W. ALONG SAID EASTERLY LINE FOR 620.17 FEET; THENCE N.00°54'31"W. ALONG SAID EASTERLY LINE FOR 3306.61 FEET; THENCE N.00°55'18"W. ALONG SAID EASTERLY LINE FOR 2641.21 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF SAID SECTION 6; THENCE N.89°22'23"E. ALONG SAID NORTHERLY LINE FOR 1591.45 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF THE WEST 1/2 OF SAID SECTION 6; THENCE S.01°03'15"E. ALONG SAID EASTERLY LINE AND THE SOUTHERLY PROLONGATION THEREOF FOR 6557.81 FEET PASSING THROUGH THE NORTH QUARTER CORNER OF SAID SECTION 7 AT 6032.36 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID ALICO ROAD; THENCE S.89°00'24"W. ALONG SAID NORTHERLY LINE FOR 1608.48 FEET TO THE **POINT OF BEGINNING**.

PARCEL CONTAINS 240.96 ACRES MORE OR LESS.

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

ASSUMED NORTH BASED ON THE WEST LINE OF SECTION 7, TOWNSHIP 46 SOUTH, RANGE 26 EAST AS BEARING S.00°49'01"E.

DESCRIPTION PREPARED 01-18-10



RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4009
DATE SIGNED: 9-28-11

RECEIVED
SEP 28 2011
COMMUNITY DEVELOPMENT

S:\JOBS\14xx\1480SC\SURVEYING\DESCRIPTIONS\1480 R-1 R-2 SK1 EXB-A.doc
S:\JOBS\14xx\1480SC\SURVEYING\DESCRIPTIONS\1480 R-1 R-2 SK1 EXB-A.dwg

CPA2011-00019

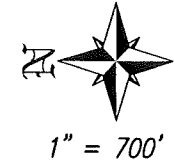
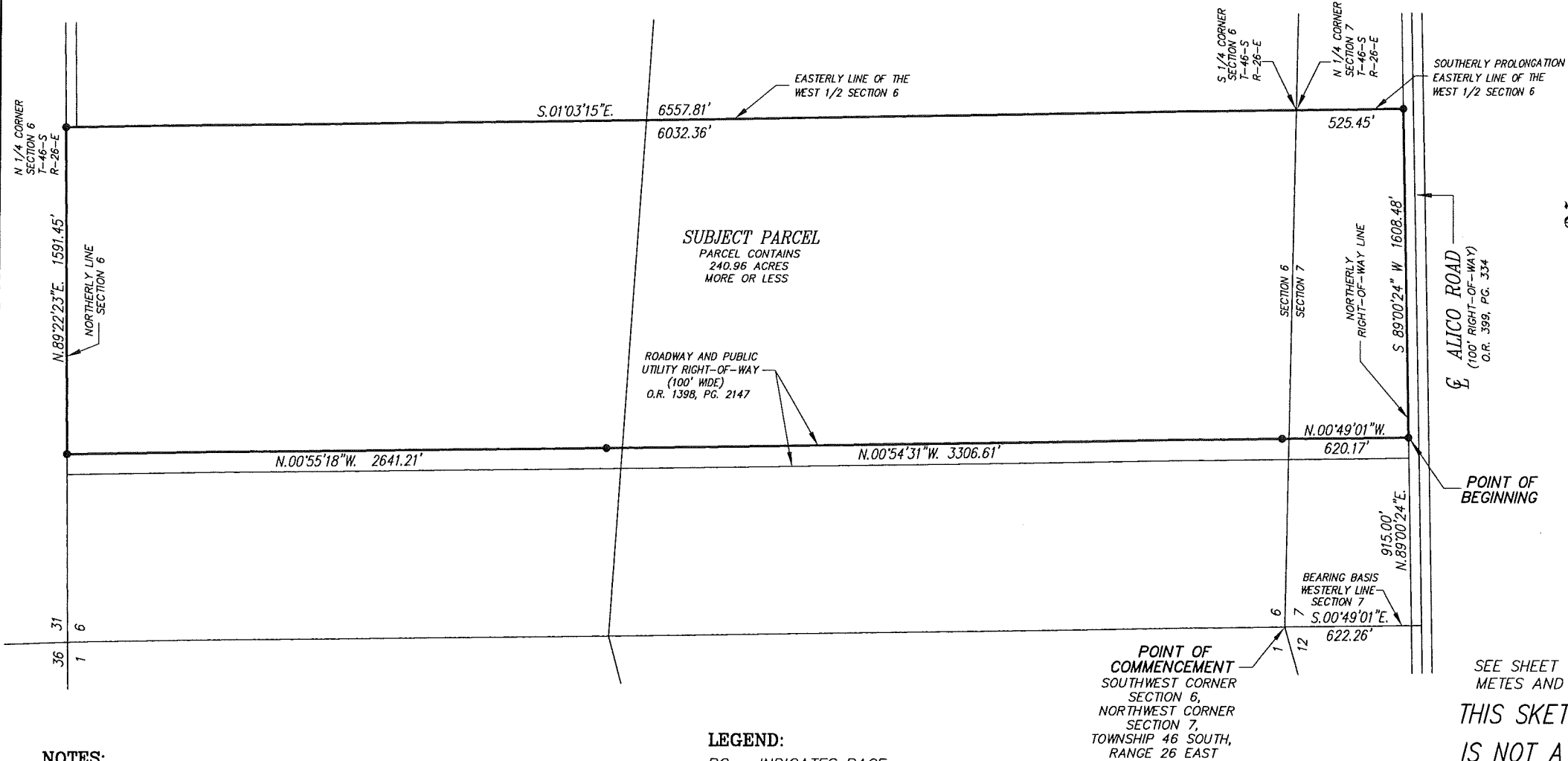
SHEET 1 OF 2

Banks Engineering

PROFESSIONAL ENGINEERS, LAND SURVEYORS & PLANNERS
FLORIDA BUSINESS CERTIFICATION NUMBER LB 6690
10511 SIX MILE CYPRESS PARKWAY - SUITE 101
FORT MYERS, FLORIDA 33966
(239) 939-5490

SKETCH OF DESCRIPTION

OF
A TRACT OR PARCEL OF LAND LYING IN
SECTIONS 6 AND 7, TOWNSHIP 46 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA



NOTES:

- 1.) SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
- 2.) ASSUMED NORTH BASED ON THE WESTERLY LINE OF SECTION 7, TOWNSHIP 46 SOUTH, RANGE 26 EAST AS BEARING S 00°49'01" E.

LEGEND:

PG. INDICATES PAGE
O.R. INDICATES OFFICIAL RECORDS BOOK

SEE SHEET 1 OF 2 FOR COMPLETE
METES AND BOUNDS DESCRIPTION.

THIS SKETCH OF DESCRIPTION
IS NOT A BOUNDARY SURVEY

Richard M. Ritz

RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4009
- DATE SIGNED: 9-28-2011
- THIS SKETCH OF DESCRIPTION IS NOT VALID
WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

EXHIBIT "A"
PREPARED 01-18-10
SHEET 2 OF 2

SURVEY PLAT

A PARCEL OF LAND LYING IN SECTIONS 6 & 7, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

LEGAL DESCRIPTION

AS PREPARED BY BANKS ENGINEERING, INC. 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, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 6 THE SAME BEING THE NORTHWEST CORNER OF SECTION 7 OF SAID TOWNSHIP 46 SOUTH, RANGE 26 EAST; THENCE S.00°49'01"E. ALONG THE WESTERLY LINE OF SAID SECTION 7 FOR 622.26 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF ALICO ROAD (100' WIDE) AS DESCRIBED IN OFFICIAL RECORDS BOOK 399 AT PAGE 334 OF THE PUBLIC RECORDS OF LEE COUNTY FLORIDA; THENCE N.89°00'24"E. ALONG SAID NORTHERLY LINE FOR 915.00 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF A ROADWAY AND PUBLIC UTILITY RIGHT-OF-WAY (100' WIDE) AS DESCRIBED IN OFFICIAL RECORDS BOOK 1398 AT PAGE 2147 OF SAID PUBLIC RECORDS OF LEE COUNTY AND THE POINT OF BEGINNING; THENCE N.00°49'01"W. ALONG SAID EASTERLY LINE FOR 620.17 FEET; THENCE N.00°54'31"W. ALONG SAID EASTERLY LINE FOR 3306.61 FEET; THENCE N.00°55'18"W. ALONG SAID EASTERLY LINE FOR 2641.21 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF SAID SECTION 6; THENCE N.89°22'23"E. ALONG SAID NORTHERLY LINE FOR 1591.45 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF THE WEST 1/2 OF SAID SECTION 6; THENCE S.01°03'15"E. ALONG SAID EASTERLY LINE FOR 6557.81 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID ALICO ROAD; THENCE S.89°00'24"W. ALONG SAID NORTHERLY LINE FOR 1608.48 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

THIS PLAT PREPARED AS A BOUNDARY AND TOPOGRAPHIC SURVEY AND IS NOT INTENDED TO DELINEATE THE JURISDICTION OR JURISDICTIONAL AREAS OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.

BOUNDARY SURVEY BASED ON A LEGAL DESCRIPTION PREPARED BY THIS FIRM AND EXISTING MONUMENTATION.

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

ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND FLORIDA DEPARTMENT OF TRANSPORTATION BENCH MARK - R.M. NO. 2 175-81-A24.

STATE PLANE COORDINATES DERIVED FROM FLORIDA DEPARTMENT OF NATURAL RESOURCES CERTIFIED CORNER RECORDS AND WERE CONVERTED FROM NAD27 TO NAD83 USING CORPSCON CONVERSION PROGRAM.

BEARINGS ARE BASED ON THE WESTERLY LINE OF SECTION 7, TOWNSHIP 46 SOUTH, RANGE 26 EAST AS BEARING S.00°49'01"E.

ALL DIMENSIONS SHOWN ARE IN FEET OR DECIMAL PARTS THEREOF AND ARE MEASURED UNLESS SHOWN OTHERWISE.

THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (61017-6 FAC), IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.

THE SUBJECT PARCEL AS SHOWN HEREON IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAPS.

PER FLOOD INSURANCE RATE MAP 125124 0350 B, EFFECTIVE DATE: SEPT. 19, 1984, AND MAP 0475 B, EFFECTIVE DATE: SEPT. 19, 1984, THIS PARCEL LIES IN ZONE B.

ABOVEGROUND AND UNDERGROUND IMPROVEMENTS WERE NOT LOCATED UNLESS OTHERWISE SHOWN.

PARCEL CONTAINS 240.96 ACRES, MORE OR LESS.

DATE OF LAST FIELD WORK: 12/06/02.

PARCEL IS VACANT.

LEGEND:

- I.R. INDICATES IRON ROD
- C.M. INDICATES CONCRETE MONUMENT
- ID INDICATES IDENTIFICATION
- P.U.E. INDICATES PUBLIC UTILITY EASEMENT
- P.B. INDICATES PLAT BOOK
- O.R. INDICATES OFFICIAL RECORDS BOOK
- PG. INDICATES PAGE
- LB INDICATES LICENSED BUSINESS
- R.C.P. INDICATES REINFORCED CONCRETE PIPE
- C.M.P. CORRUGATED METAL PIPE
- E.R.C.P. INDICATES ELLIPTICAL REINFORCED CONCRETE PIPE
- FPL INDICATES FLORIDA POWER & LIGHT
- N.I.E. INDICATES NORTH INVERT ELEVATION
- S.I.E. INDICATES SOUTH INVERT ELEVATION
- E.I.E. INDICATES EAST INVERT ELEVATION
- W.I.E. INDICATES WEST INVERT ELEVATION
- FND. INDICATES FOUND
- S.I.R. INDICATES SET 5/8" IRON ROD & CAP
- BANKS ENG. INC., LB 6690
- INDICATES WOOD POWER POLE
- INDICATES WOOD ANCHOR POLE
- INDICATES GUY ANCHOR
- INDICATES FIRE HYDRANT
- INDICATES WATER VALVE
- INDICATES OVERHEAD POWER LINE

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, THAT THIS PLAT OF THE HEREIN DESCRIBED PROPERTY IS A TRUE REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 61017-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CPA2011-00019

RICHARD M. RITZ, R.L.S.
FLORIDA CERTIFICATION NO. 4009
DATE SIGNED: 9-28-2011

RECEIVED
SEP 28 2011
COMMUNITY DEVELOPMENT

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON.

IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM OF ENCUMBRANCES.

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT OF TITLE AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

CERTIFIED TO:

ALICO AIRPARK, LLC
HAUL VENTURES, LLC
HENDERSON FRANKLIN
SALVATORI & WOOD, P.L.
RONALD W. RITCHIE, P.A.
AM SOUTH BANK, ITS SUCCESSORS AND/OR ASSIGNS
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Banks Engineering, Inc.

ENGINEERING, SURVEYING & LAND PLANNING
FLORIDA BUSINESS CERTIFICATION NUMBER LE 6690
10011 SIX MILE CYPRESS PARKWAY - SUITE 101
FORT MYERS, FLORIDA 33912
(239) 939-5490

BOUNDARY AND TOPOGRAPHIC SURVEY

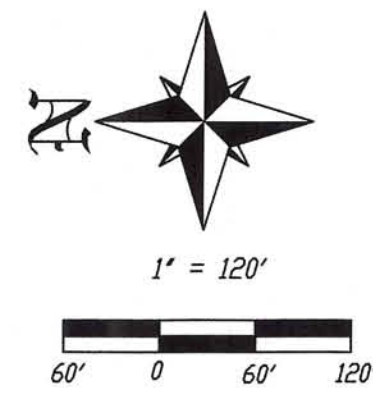
ALICO AIRPARK CENTER
LEE COUNTY, FLORIDA

DATE	PROJECT NO.	DRAWING	DRAWN	CHECKED	SCALE	SHT. 1 OF 2	FILE NO. (S-T-R)
12-06-02	1480	1480	WF	RR	1"=120'	6 & 7-46-26	

NO.	DATE	ADD. CERTIFICATIONS	BY
1	1-05-05		RR
		REVISION DESCRIPTION	

SURVEY PLAT

OF
A PARCEL OF LAND LYING IN
SECTIONS 6 & 7, TOWNSHIP 46 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA



UNPLATTED

EAST LINE OF THE WEST 1/2 SECTION 6

S.01°03'15"E. 6557.81'
6032.36'

CENTER OF
SECTION 6

N.E. CORNER - W. 1/2 - SECTION 6
FND. 3"x3" C.M.
J.E. - LB 642
FENCE LINE 46.5' SOUTH
N. 791626.829
E. 737970.521

RIGHT-OF-WAY EASEMENT AGREEMENT
FLORIDA CITIES WATER COMPANY
O.R. 1532, PG. 1016
(50' WIDE)

UNPLATTED
NORTHERLY LINE SECTION 6
N.89°22'23"E. 1591.45'

BARBED WIRE FENCE

36" R.C.P.
N.I.E. = 20.5'
S.I.E. = 20.7'

36" R.C.P.
N.I.E. = 20.4'
S.I.E. = 20.6'

BARBED WIRE FENCE CORNER
46.4' SOUTH
45.2' EAST
FND. 3"x3" C.M.
J.E. - LB 642
BARBED WIRE FENCE CORNER
46.4' SOUTH
8.4' EAST

BENCHMARK
SET P.K. NAIL & DISC IN
EAST SIDE OF POWER POLE
ELEVATION = 26.46'

EASTERLY LINE O.R. 1398, PG. 2147

N.00°55'18"W. 2641.21'

30' LIME ROCK ROAD

ROADWAY AND PUBLIC UTILITY
RIGHT-OF-WAY
O.R. 1398, PG. 2147
(100' WIDE)

BARBED WIRE FENCE
13.4' EAST

RIGHT-OF-WAY EASEMENT AGREEMENT
FLORIDA CITIES WATER COMPANY
O.R. 1532, PG. 1020
(12' WIDE)

N.00°54'31"W. 3306.61'

PERMANENT EASEMENT AGREEMENT
O.R. 2563, PG. 1395

PERMANENT EASEMENT AGREEMENT
O.R. 2563, PG. 1395

SUBJECT PARCEL
PARCEL CONTAINS
240.96 ACRES
MORE OR LESS

MATCHLINE SHEET 2 OF 2
MATCHLINE SHEET 1 OF 2

NO.	DATE	REVISION DESCRIPTION	BY

Banks Engineering, Inc.
ENGINEERING, SURVEYING & LAND PLANNING
FLORIDA BUSINESS CERTIFICATION NUMBER LB 8890
10611 SIX MILE CYPRESS PARKWAY - SUITE 101
FORT MYERS, FLORIDA 33912
(941) 939-5490

BOUNDARY AND TOPOGRAPHIC SURVEY
ALICO AIRPARK CENTER
LEE COUNTY, FLORIDA

DATE	PROJECT NO.	DRAWING	DRAWN	CHECKED	SCALE	SHT.	FILE NO.
12-06-02	1480	1480	WF	RR	1"=120'	2 OF 2	6 & 7-46-26