



WildBlue


Calling you home.

CPA2014-00004
Alico East Fund, LLC
12800 University Drive, Suite 275
Fort Myers, FL 33907



Charles J. Basinait, Esq., Henderson,
Franklin, Starnes & Holt, PA

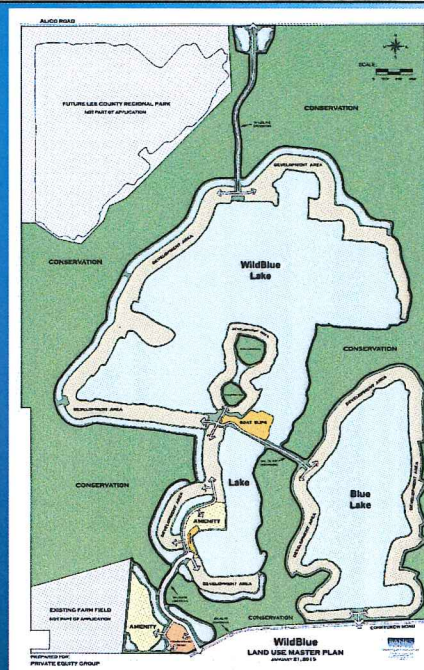
 Henderson|Franklin
ATTORNEYS AT LAW



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Professionals & Consultants

- Charles J. Basinait, Esq., Henderson, Franklin, Starnes & Holt, PA
- Donald R. Schrottenboer, President & CEO, Alico East Fund, LLC
- Kenneth C. Passarella, President, Passarella & Associates, Inc.
- Kirk Martin, PG, President, Water Sciences Associates, Inc.
- Mark Gillis, AICP, Sr. Vice President, David Plummer & Associates, Inc.
- Tina Ekblad, MPA, AICP, LEED® AP, Planning Director, Morris-Depew Associates, Inc.



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Request



- The requests are as follows:
 1. Amend numbering in Policy 1.4.5.
 2. Add the 'Environmental Enhancement and Preservation Overlay' to Policy 1.7.3.
 3. Amend Policy 33.2.1 to provide enabling language for restoration requirements in planned development zoning approvals.
 4. Amend Objective 33.3 to accommodate the Environmental Enhancement and Preservation Overlay.
 5. Add Policy 33.3.4 to establish an Environmental Enhancement and Preservation Overlay within the Density Reduction/Groundwater Resource Future Land Use Category to promote the restoration, preservation and enhancement of natural resources on properties with previous mining activity and approved residential uses.
 6. Add Transportation Policy 38.1.9 to authorize analysis of traffic infrastructure and establish funding responsibilities.
 7. Amend the Future Land Use Map Series, Maps 6 and 7 to place the project within the Service Areas.
 8. Amend Map 17 to incorporate the Environmental Enhancement and Preservation Overlay and the subject project.
 9. Amend Map 17 to eliminate a portion of the project from the Mixed Use Community.

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Donald R. Schrottenboer, President & CEO
Alico East Fund, LLC



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Introduction

- The property is a former agricultural operation and limerock mine
- Mining operation concluded in 2008
- Property was highly impacted by these activities over the past three decades.
- Representatives and consultants have undertaken an extensive public outreach effort – over 70 meetings with agencies, organizations and stakeholders



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WildBlue Regional Benefits



Project Benefit	Permitted Development	WildBlue	Comments
Development Footprint	1,403 Acres	754 Acres	46.3% reduction
Wetland Impacts	380 Acres	212 Acres	44.2% reduction/enhanced preservation efforts
Overall Preservation	968 Acres	1,329 Acres	36.2% increase; over \$7M in restoration & enhancements
Central Water & Sewer	No	Yes	Elimination of competing water use & septic systems; improved regional water control by LCU & reduction in potential pollution sources
Regional Park	No	Yes	471 acres donated for Lee County Regional Park
Wood Stork Habitat Creation	No	Yes	94 acres of farm fields restored to marsh; protected species management plan included
Primary Panther Habitat Preservation	963 Acres	1,245 Acres	29.3% increase

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Lee Plan Consistency

- Proposal includes the donation of 488 acres to Lee County for the purpose of infrastructure improvements and a Regional Park
- Proposal also includes the extinguishment of density on three adjacent parcels.
 1. Southwest of WildBlue: 107 acre farm field
 2. Northwest of WildBlue: 488 acres of land donation
 3. North of WildBlue: 579 acre mining site
- Extinguishes 110 DR/GR units



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CPA Transportation Policy

- DRGR Transportation Study – Policy 38.1.9
 - Cumulative analysis
 - Improvements and financing strategy
 - Completed July 1, 2017
- Planned Development
 - Pays proportionate share of needed improvements – Policy 33.3.4:2.k.

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Fiscal Impacts



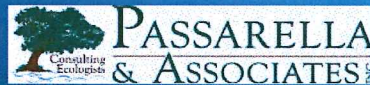
TOTAL FEES & TAXES	
One-time	\$16,798,790.00
Annual	\$9,796,150.00
REGIONAL BENEFITS	
Restoration & Maintenance of Flowways & Wildlife Corridors	\$7,428,137.00
Dedication of 471 Ac. Park (9/2014 appraisal)	\$2,885,919.03
Dedication of 8 Ac. EMS, San Carlos Fire & Lee Co. Sheriff	\$48,979.28
Dedication of 9 Ac. Alico Road ROW	\$55,101.69

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Kenneth C. Passarella, President
Passarella & Associates, Inc.



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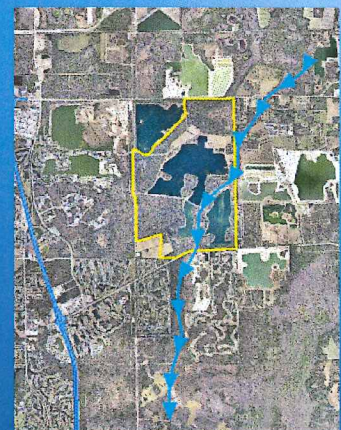
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Sloughs

- Northern, Stewart Cypress Slough
 - Originates northeast of the property
 - Flows under Alico Road
 - Across the WildBlue property
 - Under I-75 & into Estero River
- Southern, Unnamed Slough
 - Fragmented
 - Originates to the northeast
 - Flows through the Devore Lane area
 - Across the WildBlue property
 - Under Corkscrew Road & to the Edison Farms property



Stewart Cypress Slough



Unnamed Slough



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Existing Conditions

- Property is highly disturbed as a result of farming and mining activities
- Berming/ditching/diking around perimeter of farm fields and mining areas
- Geotechnical lines cut across the property
- Haul roads constructed across the sloughs
- Disturbance to sheet flow and historic hydrological conditions
- Ginn development plan was permitted in 2004-2006
 - Relocation of Stewart Cypress Slough
 - Canal connection through the Southern Slough
 - Impacts to previously permitted mitigation areas
 - Acreage of wetland impacts (380 acres)
 - Impacts from the proposed golf course
 - Inadequacy of wildlife corridors across the property
 - Buffering between residential and preserves
 - Additional mining acreage



Ginn Plan

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Existing Conditions

- High level of exotic infestation (areas with greater than 50% exotics)
- A major feature of the property are the three lakes - ±876 acres
- ± 978 acres of wetlands with 65% highly disturbed (> than 50% exotics)
- Upland habitat also highly impacted



Exotic Infestation



Wetlands



Uplands
Disturbed Uplands (orange)
Remnant Native Uplands (green)



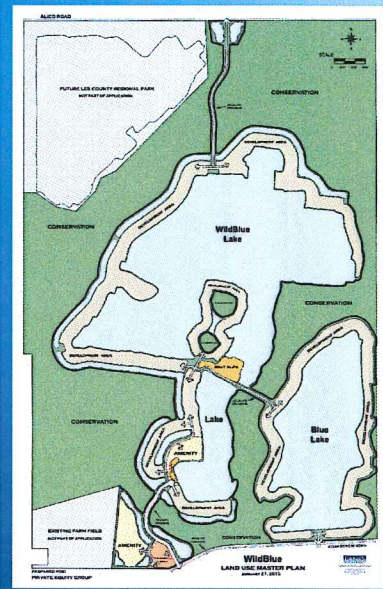
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Site Plan Improvements

- Elimination of the proposal to relocate the Stewart Cypress slough and elimination of impacts to existing mitigation areas
- Minimization of the number of slough crossings
- Elimination of canal connection across the southern slough
- Wildlife crossings where roads cross corridors
- Elimination of the golf course
- Restoration of farm fields to create wetlands for wading bird habitat
- Elimination of development around the northwest lake (donation to County through developers agreement) Elimination of the pinch point at the north end of the southern wildlife corridor/slough
- Limiting development to one side of the sloughs/wildlife corridors
- Lake buffers and fencing to address human-panther interactions
- Development of a human-wildlife coexistence plan
- Minimization of wetland impacts (reduced from 380 acres to 211 acres)
- Wetland/upland restoration of 1,329 acres at an estimated cost of \$7,400,000



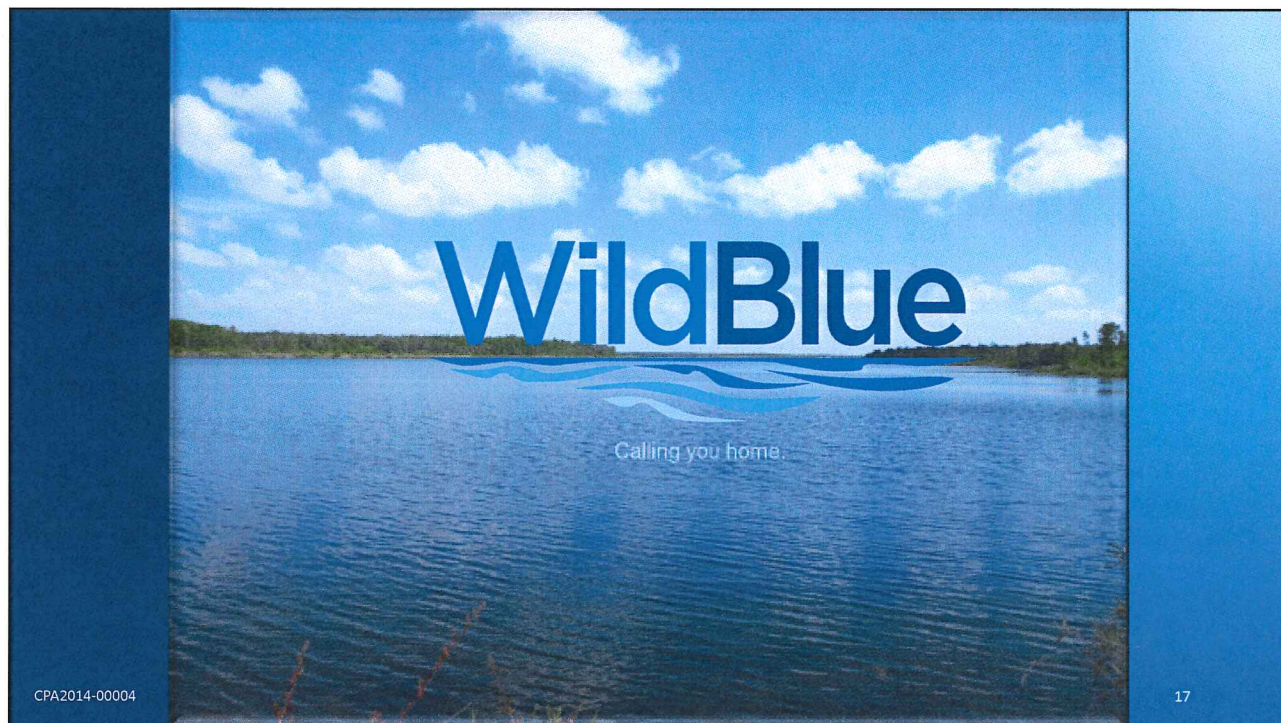
Ginn Plan



Regional Connectivity

Providing the missing landscape link (i.e., the hole in the doughnut) to establish connectivity for regional level flow-ways and wildlife corridors





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