

September 27, 2017

John Manning
District One

Cecil L Pendergrass
District Two

Larry Kiker
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Hearing Examiner

Paula McMichael
Hole Montes, Inc.
950 Encore Way
Naples, FL 34110

Re: Cemex Alico Quarry Extension
CPA2017-00002
Map Amendment Application

Ms. McMichael:

Planning staff finds the above mentioned submittal is insufficient and further information is needed. The following comments pertain to the section of the application indicated. A public hearing date will not be scheduled until a complete application is submitted. If you do not provide the requested supplements or corrections within 90 calendar days of this letter, this application will be considered withdrawn.

Misc - Environmental Comments

1. In review of the responses to Misc – Environmental Comments, the applicant has stated that the information requested will be provided at the time of MEPD. To date a MEPD application has not been filed with the information requested. Please be aware that until the requested data and analysis is supplied by the applicant, staff is unable to find the application sufficient.
2. The responses indicate a large buffer and wildlife corridor provided along the eastern boundary, please clarify where the large buffer and wildlife corridor area will be located and how this corridor will facilitate wildlife movement.

Misc - Natural Resources Comments

1. In review of the applicants response dated 8/11/2017 to Questions 1, 2, 3 (b,c,d,e and f), 4, 6 and 9 the applicant has stated that a response will be provided at time of MEPD, which has not yet been filed. Please be aware that that until the requested data and information is supplied by the applicant staff is unable to find the application sufficient.

During the rezoning process (MEPD), the applicant will be required to provide additional information under the Land Development Code specific to the MEPD.

2. Please review the requirements for wellfield protection found in Chapter 14, Article III of the LDC, and list all activities that will take place in and around the wellfield protection zones. Please provide staff with a location map of all fueling facilities, and electrical substations if one is required for the dragline. Staff cannot issue permits for activities in Protection Zone 1

or 2 if the amount of regulated substances in those zones exceeds what is allowed in the Ordinance.

Misc – Lee County Port Authority Comments

As a substantive issue, please see attached memorandum from the Lee County Port Authority.

If I can be of any assistance, or if you have any questions, please do not hesitate to call me at (239) 533-8585.

Sincerely,
Department of Community Development
Planning Section


Brandon D Dunn, Principal Planner

Cc: Planning file: CPA2017-00002



Direct Dial: 239-590-4609
Fax: 239-590-4688

July 13, 2017

JEFF MULDER, A.A.E.
EXECUTIVE DIRECTOR

RICHARD Wm. WESCH
PORT AUTHORITY ATTORNEY

Brandon Dunn, AICP
Principal Planner
Lee County Dept. of Community Development
1500 Monroe Street
Fort Myers, FL 33901

**BOARD OF
PORT COMMISSIONERS**

BRIAN HAMMAN

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CECIL L. PENDERGRASS

Re: Cemex Alico Quarry Extension Area – CPA2017-00002

Dear Mr. Dunn:

The Lee County Port Authority is providing comments related to the Cemex Mine request to expand their mining operation as described in CPA 2017-00002, which is on the southern boundary of Southwest Florida International Airport (RSW). This expansion will bring mining and associated blasting operations closer to both existing and planned critical Lee County Port Authority airport infrastructure including: the RSW Midfield Passenger Terminal, the multi-level parking garage, the chiller building, a concrete lined retention lake located south of the airport, the future south parallel runway, and the future Federal Aviation Administration (FAA) Airport Traffic Control Tower (ATCT). As a result, the Port Authority has serious concerns related to the 165 acre extension of mining activities which brings those blasting activities closer to airport structures.

In 2013 the Port Authority hired Kimley-Horn and Associates, who retained Wiss, Janney, Elstner Associates, Inc. (WJE), a firm that has extensive experience with seismic and structural assessments, to monitor unusual vibrations reported by LCPA staff at the RSW terminal building. These vibrations were very noticeable to people working in the terminal, particularly on the 3rd floor, to the point that they were strong enough to shake window blinds and other belongings in employee offices and operational areas. WJE was hired to monitor the vibrations; determine their intensity, cause and origin; and evaluate the possibility of structural damage. It was determined that from August 2014 through April 2015, all vibration events recorded within the terminal building originated from blasting at the Cemex Alico Road quarry. Since that time, vibrations from Cemex (along with other mines) have been determined to continue to be the cause of the vibrations. Additional terminal monitoring has also been performed since that time and continues to be evaluated today.

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT

11000 Terminal Access Road, Suite 8671 - Fort Myers, Florida 33913-8213
www.flylcpa.com

The Port Authority is continuing to monitor ground level vibrations at the terminal building and is providing a visual structural assessment within the terminal to determine if structural damage has occurred to date as a result of blasting activities. These activities include conducting additional vibration analysis within the upper levels of the terminal building at which the amplification of ground level vibrations are 2-3 times of those felt at the ground level.

Furthermore, WJE summarized that “Future quarry blasting located nearer to the retention lake could result in vibration amplitudes 1.25 to 1.50..., levels that may be damaging to the unreinforced concrete liner of the retention lake. Furthermore, this slab-on-grade is supported on a bedding layer of saturated sand which may be susceptible to movement under steady-state vibrations.” As a result, the Port Authority is installing vibration monitoring equipment at the southeast corner of the retention lake. It should be noted that there is also a concrete weir structure at the southwest corner of the retention lake that is an integral part of our stormwater management system.

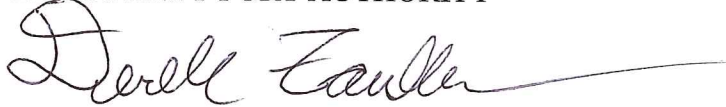
In addition to the hundreds of millions of dollars already invested into the RSW terminal/parking garage/retention lake infrastructure, the Port Authority is designing a new 208' ATCT, planned to begin construction in 2018, at a cost of \$62M. The ATCT will include very sensitive navigational equipment that may be compromised by excessive vibrations. In addition, excessive vibrations may detract ATCT personnel from performing their duties. As a result, additional geotechnical analysis, at a projected cost of \$75K, is currently being conducted as part of the project's design phase to determine whether any structural and architectural modifications need to be incorporated in order to mitigate blasting-related vibration effects.

In summary, as the Port Authority is responsible for safely maintaining the airport's assets, it is obligated to seek assurance from Lee County that no harm will come to any of the structures at the airport and no interruption in airport provided services will occur due to increased and closer blasting activity along the southern boundary of RSW. The Port Authority has already spent over \$131.1K to evaluate and analyze the effects of nearby blasting on airport infrastructure. Therefore, based on the information available at this time, the Port Authority objects to the proposed Cemex Alico Quarry Extension Area CPA2017-00002.

Once again, we appreciate the opportunity to comment on this matter. If you have any questions or require additional information, please do not hesitate to contact me at (239) 590-4609.

Sincerely,

LEE COUNTY PORT AUTHORITY

A handwritten signature in cursive script that reads "Derek Faulkner". The signature is written in black ink and extends to the right with a long, thin horizontal stroke.

Derek Faulkner

Airport Planner

Cc: Ellen Lindblad, Director – Planning & Environmental Compliance, LCPA