

SIGNAL TIMINGS
ALICO ROAD @ THREE OAKS
PARKWAY

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COMMUNITY DEVELOPMENT

DCI 2018-10022

Lee County, FL



Signal Timing Plan for Alico Rd & Three Oaks Pkwy

702 - Alico Rd & Three Oaks Pkwy -- Econolite Type - ASC/3

Controller Timing Plan (MM) 2-1

Plan 1

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Direction	EBLT	WB	SBLT	NB	WBLT	EB	NBLT	SB								
Min Green	5	20	7	8	5	20	8	7	0	0	0	0	0	0	0	0
Bk Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CS Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk	0	7	0	7	0	7	0	7	0	0	0	0	0	0	0	0
Walk2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear	0	35	0	38	0	36	0	36	0	0	0	0	0	0	0	0
Ped Clear 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped CO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vehicle Ext	2.0	5.0	2.0	2.0	2.0	5.0	2.0	2.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Vehicle Ext 2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max1	7	50	20	25	50	50	25	20	0	0	0	0	0	0	0	0
Max2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Max3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DYM Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dym Step	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Yellow	4.0	5.0	4.0	4.0	4.0	5.0	4.0	4.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Red Clear	2.5	2.0	2.5	2.5	2.5	2.0	2.5	2.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red Max	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red Revert	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Act B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sec/Act	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max Int	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Time B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cars Wt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
STPTDuc	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TTReduc	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Min Gap	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

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702 - Allico Rd & Three Oaks Pkwy - - Econolite Type - ASC/3

Coordination Pattern Data

Coordinator Pattern Data (MM) 3-2

Coordinator Pattern # 41 - AM Peak Hour

Split Pattern	41	TS2 (Pat-Off)	13-2	Splits In	Percent
Cycle	120	Std (COS)	12	Offsets In	Percent
Offset Value	73%	Dwell/Add Time	0		
Actuated Coord	Yes	Timing Plan	0		
Actuated Walk Rest	No	Sequence	0		
Phase Reserve	No	Action Plan	0		
Max Select	None	Force Off	None		

Split Preference Phases

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Description	EBLT	WB	SBLT	NB	WBLT	EB	NBLT	SB								
Splits (Split Pat 41)	12	58	12	18	25	45	18	12	0	0	0	0	0	0	0	0
Pref 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pref 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Ring	1	2	3	4
Ring Split Ext	0	0	0	0
Ring Displacement	-	0	0	0
Split Sum	100%	100%	0%	0%

Misc. Data

Veh Perm 1	0	Veh Perm 2	0	Veh Perm 2 Disp	0
Split Demand Pat 1	0	Split Demand Pat 2	0	Crossing Arterial Pat	0

Split Pattern

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Coord Phase		X				X										
Vehicle Recall																
Pedestrian Recall																
Recall to Max. Time																
Omit Phase									X	X	X	X	X	X	X	X
Special Function Outputs																

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Coordinator Pattern # 43

Split Pattern	43	TS2 (Pat-Off)	14-1	Splits In	Percent
Cycle	120	Std (COS)	156	Offsets In	Percent
Offset Value	73%	Dwell/Add Time	0		
Actuated Coord	Yes	Timing Plan	0		
Actuated Walk Rest	No	Sequence	0		
Phase Reserve	No	Action Plan	0		
Max Select	None	Force Off	None		

Split Preference Phases

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Description	EBLT	WB	SBLT	NB	WBLT	EB	NBLT	SB								
Splits (Split Pat 43)	12	58	12	18	25	45	18	12	0	0	0	0	0	0	0	0
Pref 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pref 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Ring	1	2	3	4
Ring Split Ext	0	0	0	0
Ring Displacement	-	0	0	0
Split Sum	100%	100%	0%	0%

Misc. Data					
Veh Perm 1	0	Veh Perm 2	0	Veh Perm 2 Disp	0
Split Demand Pat 1	0	Split Demand Pat 2	0	Crossing Arterial Pat	0

Split Pattern

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Coord Phase		X				X										
Vehicle Recall																
Pedestrian Recall																
Recall to Max. Time																
Omit Phase									X	X	X	X	X	X	X	X
Special Function Outputs																

Coordinator Pattern # 61 ~ PM Peak Hour

Split Pattern	61	TS2 (Pat-Off)	0-0	Splits In	Percent
Cycle	130	Std (COS)	14	Offsets In	Percent
Offset Value	70%	Dwell/Add Time	0		
Actuated Coord	Yes	Timing Plan	0		
Actuated Walk Rest	No	Sequence	0		
Phase Reserve	No	Action Plan	0		
Max Select	None	Force Off	None		

Split Preference Phases

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Description	EBLT	WB	SBLT	NB	WBLT	EB	NBLT	SB								
Splits (Split Pat 61)	11	60	11	18	26	45	18	11	0	0	0	0	0	0	0	0
Pref 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pref 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Ring	1	2	3	4
Ring Split Ext	0	0	0	0
Ring Displacement	-	0	0	0
Split Sum	100%	100%	0%	0%

Misc. Data					
Veh Perm 1	0	Veh Perm 2	0	Veh Perm 2 Disp	0
Split Demand Pat 1	0	Split Demand Pat 2	0	Crossing Arterial Pat	0

Split Pattern

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Coord Phase		X				X										
Vehicle Recall																
Pedestrian Recall																
Recall to Max. Time																
Omit Phase									X	X	X	X	X	X	X	X
Special Function Outputs																

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HCS SUMMARY SHEETS

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THREE OAKS PARKWAY

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AM PEAK HOUR CONDITIONS

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HCS7 Two-Way Stop-Control Report

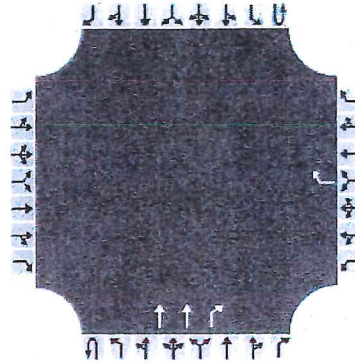
General Information

Analyst	YB
Agency/Co.	TR Transportation Cons.
Date Performed	3/20/2019
Analysis Year	2024
Time Analyzed	AM Pk Hr (W/ Alico Ac.)
Intersection Orientation	North-South
Project Description	F1809.01

Site Information

Intersection	Three Oaks Pkwy/South Acc
Jurisdiction	Lee County
East/West Street	South Access
North/South Street	Three Oaks Pkwy
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	0	1	0	0	2	1	0	0	0	0
Configuration								R			T	R				
Volume, V (veh/h)								28			548	147				
Percent Heavy Vehicles (%)								3								
Proportion Time Blocked																
Percent Grade (%)								0								
Right Turn Channelized		No				No				No				No		
Median Type/Storage								Undivided								

Critical and Follow-up Headways

Base Critical Headway (sec)								6.9								
Critical Headway (sec)								6.96								
Base Follow-Up Headway (sec)								3.3								
Follow-Up Headway (sec)								3.33								

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)								31								
Capacity, c (veh/h)								692								
v/c Ratio								0.04								
95% Queue Length, Q ₉₅ (veh)								0.1								
Control Delay (s/veh)								10.4								
Level of Service, LOS								B								
Approach Delay (s/veh)								10.4								
Approach LOS								B								

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HCS7 Two-Way Stop-Control Report

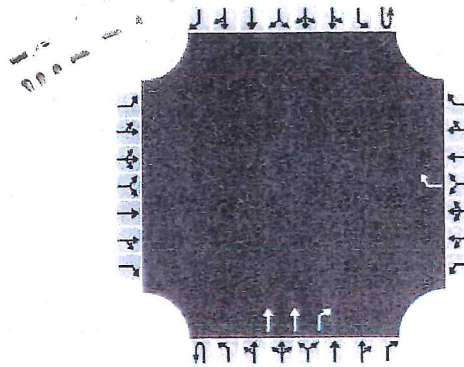
General Information

Analyst	YB
Agency/Co.	TR Transportation Cons.
Date Performed	3/20/2019
Analysis Year	2024
Time Analyzed	AM Pk Hr (W/O Alico Ac.)
Intersection Orientation	North-South
Project Description	F1809.01

Site Information

Intersection	Three Oaks Pkwy/South Acc
Jurisdiction	Lee County
East/West Street	South Access
North/South Street	Three Oaks Pkwy
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



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Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	0	1	0	0	2	1	0	0	0	0
Configuration								R			T	R				
Volume, V (veh/h)								28			569	189				
Percent Heavy Vehicles (%)								3								
Proportion Time Blocked																
Percent Grade (%)								0								
Right Turn Channelized		No				No				No				No		
Median Type/Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)								6.9								
Critical Headway (sec)								6.96								
Base Follow-Up Headway (sec)								3.3								
Follow-Up Headway (sec)								3.33								

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)								31								
Capacity, c (veh/h)								681								
v/c Ratio								0.05								
95% Queue Length, Q ₉₅ (veh)								0.1								
Control Delay (s/veh)								10.5								
Level of Service, LOS								B								
Approach Delay (s/veh)								10.5								
Approach LOS								B								

PM PEAK HOUR CONDITIONS

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HCS7 Two-Way Stop-Control Report

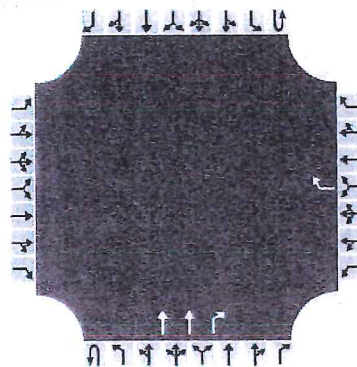
General Information

Analyst	YB
Agency/Co.	TR Transportation Cons.
Date Performed	3/20/2019
Analysis Year	2024
Time Analyzed	PM Pk Hr (W/ Alico Ac.)
Intersection Orientation	North-South
Project Description	F1809.01

Site Information

Intersection	Three Oaks Pkwy/South Acc
Jurisdiction	Lee County
East/West Street	South Access
North/South Street	Three Oaks Pkwy
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes



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Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	0	1	0	0	2	1	0	0	0	0
Configuration								R			T	R				
Volume, V (veh/h)								122			677	386				
Percent Heavy Vehicles (%)								3								
Proportion Time Blocked																
Percent Grade (%)								0								
Right Turn Channelized		No				No				No				No		
Median Type/Storage								Undivided								

Critical and Follow-up Headways

Base Critical Headway (sec)								6.9								
Critical Headway (sec)								6.96								
Base Follow-Up Headway (sec)								3.3								
Follow-Up Headway (sec)								3.33								

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)								131								
Capacity, c (veh/h)								630								
v/c Ratio								0.21								
95% Queue Length, Q ₉₅ (veh)								0.8								
Control Delay (s/veh)								12.2								
Level of Service, LOS								B								
Approach Delay (s/veh)								12.2								
Approach LOS								B								

HCS7 Two-Way Stop-Control Report

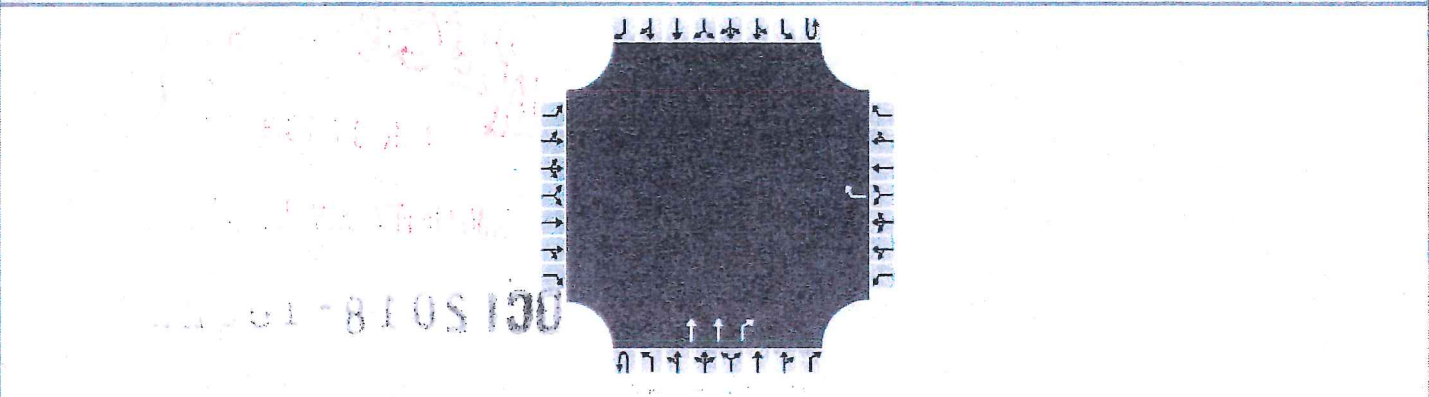
General Information

Analyst	YB
Agency/Co.	TR Transportation Cons.
Date Performed	3/20/2019
Analysis Year	2024
Time Analyzed	PM Pk Hr (W/O Alico Ac.)
Intersection Orientation	North-South
Project Description	F1809.01

Site Information

Intersection	Three Oaks Pkwy/South Acc
Jurisdiction	Lee County
East/West Street	South Access
North/South Street	Three Oaks Pkwy
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	0	1	0	0	2	1	0	0	0	0
Configuration								R			T	R				
Volume, V (veh/h)								122			735	494				
Percent Heavy Vehicles (%)								3								
Proportion Time Blocked																
Percent Grade (%)								0								
Right Turn Channelized		No				No				No				No		
Median Type/Storage								Undivided								

Critical and Follow-up Headways

Base Critical Headway (sec)								6.9								
Critical Headway (sec)								6.96								
Base Follow-Up Headway (sec)								3.3								
Follow-Up Headway (sec)								3.33								

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)								131								
Capacity, c (veh/h)								601								
v/c Ratio								0.22								
95% Queue Length, Q ₉₅ (veh)								0.8								
Control Delay (s/veh)								12.6								
Level of Service, LOS								B								
Approach Delay (s/veh)								12.6								
Approach LOS								B								

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THREE OAKS PARKWAY

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NORTH SITE ACCESS

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AM PEAK HOUR CONDITIONS

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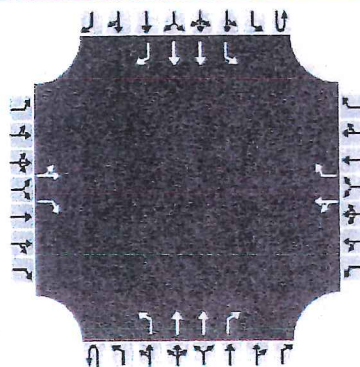
General Information

Analyst	YB
Agency/Co.	TR Transportation Cons.
Date Performed	3/20/2019
Analysis Year	2024
Time Analyzed	AM Pk Hr (W/ Alico Ac.)
Intersection Orientation	North-South
Project Description	F1809.01

Site Information

Intersection	Three Oaks Pwky/North Acc
Jurisdiction	Lee County
East/West Street	North Access
North/South Street	Three Oaks Pkwy
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

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Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	10	1	2	3	4	4	5	6
Number of Lanes		0	1	1		0	1	1	0	1	2	1	0	1	2	1
Configuration		LT		R		LT		R		L	T	R		L	T	R
Volume, V (veh/h)		0	0	21		155	0	0	28	49	469	79		0	469	0
Percent Heavy Vehicles (%)		3	3	3		3	3	3	3	3				3		
Proportion Time Blocked																
Percent Grade (%)		0				0										
Right Turn Channelized		No				No				No				No		
Median Type/Storage		Left Only								2						

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5	6.5	6.9		7.5	6.5	6.9	6.4	4.1				4.1		
Critical Headway (sec)		7.56	6.56	6.96		7.56	6.56	6.96	6.46	4.16				4.16		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3	2.5	2.2				2.2		
Follow-Up Headway (sec)		3.53	4.03	3.33		3.53	4.03	3.33	2.53	2.23				2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0		23		170		0		85				0		
Capacity, c (veh/h)		0		738		327		738		855				965		
v/c Ratio				0.03		0.52		0.00		0.10				0.00		
95% Queue Length, Q ₉₅ (veh)				0.1		2.8		0.0		0.3				0.0		
Control Delay (s/veh)		5.0		10.0		27.3		9.9		9.7				8.7		
Level of Service, LOS		A		B		D		A		A				A		
Approach Delay (s/veh)		10.0				27.3				1.2				0.0		
Approach LOS		B				D										

HCS7 Two-Way Stop-Control Report

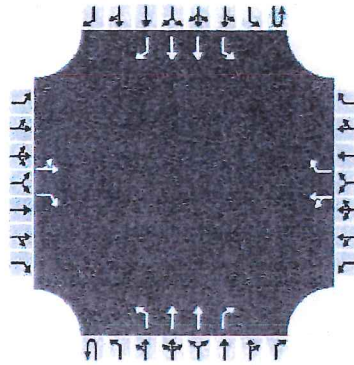
General Information

Analyst	YB
Agency/Co.	TR Transportation Cons.
Date Performed	3/20/2019
Analysis Year	2024
Time Analyzed	AM Pk Hr (W/O Alico Ac.)
Intersection Orientation	North-South
Project Description	F1809.01

Site Information

Intersection	Three Oaks Pwky/North Acc
Jurisdiction	Lee County
East/West Street	North Access
North/South Street	Three Oaks Pkwy
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	1		0	1	1	0	1	2	1	0	1	2	1
Configuration		LT		R		LT		R		L	T	R		L	T	R
Volume, V (veh/h)		0	0	21		155	0	0	28	49	469	100		0	469	0
Percent Heavy Vehicles (%)		3	3	3		3	3	3	3	3				3		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Left Only								2							

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5	6.5	6.9		7.5	6.5	6.9	6.4	4.1				4.1		
Critical Headway (sec)		7.56	6.56	6.96		7.56	6.56	6.96	6.46	4.16				4.16		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3	2.5	2.2				2.2		
Follow-Up Headway (sec)		3.53	4.03	3.33		3.53	4.03	3.33	2.53	2.23				2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0		23		170		0		85				0	
Capacity, c (veh/h)		0		738		327		738		855				946	
v/c Ratio				0.03		0.52		0.00		0.10				0.00	
95% Queue Length, Q ₉₅ (veh)				0.1		2.8		0.0		0.3				0.0	
Control Delay (s/veh)		5.0		10.0		27.3		9.9		9.7				8.8	
Level of Service, LOS		A		B		D		A		A				A	
Approach Delay (s/veh)		10.0				27.3				1.2				0.0	
Approach LOS		B				D									

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HCS7 Two-Way Stop-Control Report

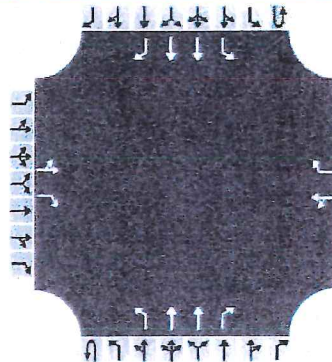
General Information

Analyst	YB
Agency/Co.	TR Transportation Cons.
Date Performed	3/20/2019
Analysis Year	2024
Time Analyzed	PM Pk Hr (W/ Alico Ac.)
Intersection Orientation	North-South
Project Description	F1809.01

Site Information

Intersection	Three Oaks Pkwy/North Acc
Jurisdiction	Lee County
East/West Street	North Access
North/South Street	Three Oaks Pkwy
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes



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Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	1		0	1	1	0	1	2	1	0	1	2	1
Configuration		LT		R		LT		R		L	T	R		L	T	R
Volume, V (veh/h)		0	0	124		690	0	0	122	260	469	208		0	469	0
Percent Heavy Vehicles (%)		3	3	3		3	3	3	3	3				3		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Left Only								2							

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5	6.5	6.9		7.5	6.5	6.9	6.4	4.1				4.1		
Critical Headway (sec)		7.56	6.56	6.96		7.56	6.56	6.96	6.46	4.16				4.16		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3	2.5	2.2				2.2		
Follow-Up Headway (sec)		3.53	4.03	3.33		3.53	4.03	3.33	2.53	2.23				2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0		133		742		0		411				0		
Capacity, c (veh/h)		0		745		74		745		822				865		
v/c Ratio				0.18		9.96		0.00		0.50				0.00		
95% Queue Length, Q ₉₅ (veh)				0.6		86.7		0.0		2.8				0.0		
Control Delay (s/veh)		5.0		10.9		4139.5		9.8		13.7				9.2		
Level of Service, LOS		A		B		F		A		B				A		
Approach Delay (s/veh)	10.9			4139.5				4.9			0.0					
Approach LOS	B			F												

HCS7 Two-Way Stop-Control Report

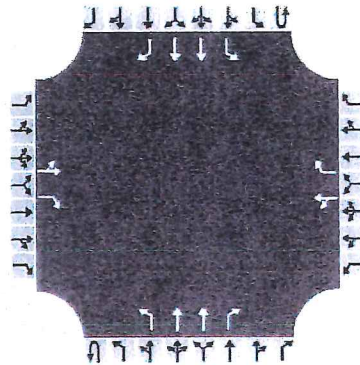
General Information

Analyst	YB
Agency/Co.	TR Transportation Cons.
Date Performed	3/20/2019
Analysis Year	2024
Time Analyzed	PM Pk Hr (W/O Alico Ac.)
Intersection Orientation	North-South
Project Description	F1809.01

Site Information

Intersection	Three Oaks Pkwy/North Acc
Jurisdiction	Lee County
East/West Street	North Access
North/South Street	Three Oaks Pkwy
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes



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Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	1		0	1	1	0	1	2	1	0	1	2	1
Configuration		LT		R		LT		R		L	T	R		L	T	R
Volume, V (veh/h)		0	0	124		690	0	0	122	260	469	266		0	469	0
Percent Heavy Vehicles (%)		3	3	3		3	3	3	3	3				3		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Left Only								2							

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5	6.5	6.9		7.5	6.5	6.9	6.4	4.1				4.1		
Critical Headway (sec)		7.56	6.56	6.96		7.56	6.56	6.96	6.46	4.16				4.16		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3	2.5	2.2				2.2		
Follow-Up Headway (sec)		3.53	4.03	3.33		3.53	4.03	3.33	2.53	2.23				2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0		133		742		0		411				0		
Capacity, c (veh/h)		0		745		74		745		822				820		
v/c Ratio				0.18		9.96		0.00		0.50				0.00		
95% Queue Length, Q ₉₅ (veh)				0.6		86.7		0.0		2.8				0.0		
Control Delay (s/veh)		5.0		10.9		4139.5		9.8		13.7				9.4		
Level of Service, LOS		A		B		F		A		B				A		
Approach Delay (s/veh)		10.9				4139.5				4.7				0.0		
Approach LOS		B				F										

SYNCHRO SUMMARY SHEETS

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ALICO ROAD

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THREE OAKS PARKWAY

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Lanes, Volumes, Timings
3: Three Oaks Pkwy & Alico Rd

2024 AM Peak Hr Background
03/20/2019

	↖	→	↘	↙	←	↖	↙	↑	↘	↙	↓	↘
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↑↑↑	↘	↙	↑↑↑	↘	↙	↑↑	↘	↙	↑↑	↘
Traffic Volume (vph)	132	1846	169	306	1929	199	438	138	550	242	65	162
Future Volume (vph)	132	1846	169	306	1929	199	438	138	550	242	65	162
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	385		385	650		490	570		240	478		0
Storage Lanes	1		1	2		1	2		1	2		1
Taper Length (ft)	50			50			50			50		
Lane Util. Factor	1.00	0.91	1.00	0.97	0.91	1.00	0.97	0.95	1.00	0.97	0.95	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	5085	1583	3433	5085	1583	3433	3539	1583	3433	3539	1583
Flt Permitted	0.950			0.950			0.950			0.950		
Satd. Flow (perm)	1770	5085	1583	3433	5085	1583	3433	3539	1583	3433	3539	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			268			216			260			273
Link Speed (mph)		45			45			45			45	
Link Distance (ft)		1327			1351			1319			1127	
Travel Time (s)		20.1			20.5			20.0			17.1	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	143	2007	184	333	2097	216	476	150	598	263	71	176
Shared Lane Traffic (%)												
Lane Group Flow (vph)	143	2007	184	333	2097	216	476	150	598	263	71	176
Turn Type	Prot	NA	Perm	Prot	NA	Perm	Prot	NA	Perm	Prot	NA	Perm
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases			4			8			2			6
Detector Phase	7	4	4	3	8	8	5	2	2	1	6	6
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.5	25.0	25.0	11.5	25.0	25.0	11.5	24.5	24.5	11.5	24.5	24.5
Total Split (s)	14.0	54.0	54.0	30.0	70.0	70.0	22.0	22.0	22.0	14.0	14.0	14.0
Total Split (%)	11.7%	45.0%	45.0%	25.0%	58.3%	58.3%	18.3%	18.3%	18.3%	11.7%	11.7%	11.7%
Maximum Green (s)	7.5	47.0	47.0	23.5	63.0	63.0	15.5	15.5	15.5	7.5	7.5	7.5
Yellow Time (s)	4.0	5.0	5.0	4.0	5.0	5.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.5	2.0	2.0	2.5	2.0	2.0	2.5	2.5	2.5	2.5	2.5	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.5	7.0	7.0	6.5	7.0	7.0	6.5	6.5	6.5	6.5	6.5	6.5
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	None	None	None	None	None	None	None	C-Max	C-Max	None	C-Max	C-Max
Walk Time (s)		7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0
Flash Dont Walk (s)		11.0	11.0		11.0	11.0		11.0	11.0		11.0	11.0
Pedestrian Calls (#/hr)		0	0		0	0		0	0		0	0
Act Effct Green (s)	7.5	53.6	53.6	16.9	63.0	63.0	15.5	15.5	15.5	7.5	7.5	7.5
Actuated g/C Ratio	0.06	0.45	0.45	0.14	0.52	0.52	0.13	0.13	0.13	0.06	0.06	0.06
v/c Ratio	1.30	0.88	0.22	0.69	0.79	0.23	1.07	0.33	1.39	1.23	0.32	0.50
Control Delay	230.4	36.5	0.8	56.6	25.7	2.5	113.4	49.7	212.4	183.4	58.0	4.9
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	230.4	36.5	0.8	56.6	25.7	2.5	113.4	49.7	212.4	183.4	58.0	4.9

Baseline

Synchro 9 Report
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Lanes, Volumes, Timings
3: Three Oaks Pkwy & Alico Rd

2024 AM Peak Hr Background
03/20/2019

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
LOS	F	D	A	E	C	A	F	D	F	F	E	A
Approach Delay		45.6			27.7			154.0			104.3	
Approach LOS		D			C			F			F	
Queue Length 50th (ft)	~141	509	0	128	463	0	~211	56	~433	~129	28	0
Queue Length 95th (ft)	#275	#664	3	170	527	37	#319	90	#659	#216	53	0
Internal Link Dist (ft)		1247			1271			1239			1047	
Turn Bay Length (ft)	385		385	650		490	570		240	478		
Base Capacity (vph)	110	2273	855	672	2669	933	443	457	430	214	221	354
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	1.30	0.88	0.22	0.50	0.79	0.23	1.07	0.33	1.39	1.23	0.32	0.50

Intersection Summary

Area Type: Other

Cycle Length: 120

Actuated Cycle Length: 120

Offset: 0 (0%), Referenced to phase 2:NBT and 6:SBT, Start of Green

Natural Cycle: 140

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 1.39

Intersection Signal Delay: 62.8

Intersection Capacity Utilization 93.3%

Analysis Period (min) 15

Intersection LOS: E

ICU Level of Service F

~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 3: Three Oaks Pkwy & Alico Rd

01	02 (R)	03	04
14 s	22 s	30 s	54 s
05	06 (R)	07	08
22 s	14 s	14 s	70 s

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Lanes, Volumes, Timings
3: Three Oaks Pkwy & Alico Rd

2024 AM Peak Hr Background + Project (W/ Alico Access)
03/20/2019

	↖	→	↘	↙	←	↖	↗	↑	↘	↙	↓	↘
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↑↑↑	↗	↖	↑↑↑	↗	↖	↑↑	↗	↖	↑↑	↗
Traffic Volume (vph)	252	1818	169	306	1929	225	435	218	541	308	109	235
Future Volume (vph)	252	1818	169	306	1929	225	435	218	541	308	109	235
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	385		385	650		490	570		240	478		0
Storage Lanes	1		1	2		1	2		1	2		1
Taper Length (ft)	50			50			50			50		
Lane Util. Factor	1.00	0.91	1.00	0.97	0.91	1.00	0.97	0.95	1.00	0.97	0.95	1.00
Frts			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	5085	1583	3433	5085	1583	3433	3539	1583	3433	3539	1583
Flt Permitted	0.950			0.950			0.950			0.950		
Satd. Flow (perm)	1770	5085	1583	3433	5085	1583	3433	3539	1583	3433	3539	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			268			245			260			273
Link Speed (mph)		45			45			45			45	
Link Distance (ft)		1327			1351			1319			1127	
Travel Time (s)		20.1			20.5			20.0			17.1	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	274	1976	184	333	2097	245	473	237	588	335	118	255
Shared Lane Traffic (%)												
Lane Group Flow (vph)	274	1976	184	333	2097	245	473	237	588	335	118	255
Turn Type	Prot	NA	Perm	Prot	NA	Perm	Prot	NA	Perm	Prot	NA	Perm
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases			4			8			2			6
Detector Phase	7	4	4	3	8	8	5	2	2	1	6	6
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.5	25.0	25.0	11.5	25.0	25.0	11.5	24.5	24.5	11.5	24.5	24.5
Total Split (s)	14.0	54.0	54.0	30.0	70.0	70.0	22.0	22.0	22.0	14.0	14.0	14.0
Total Split (%)	11.7%	45.0%	45.0%	25.0%	58.3%	58.3%	18.3%	18.3%	18.3%	11.7%	11.7%	11.7%
Maximum Green (s)	7.5	47.0	47.0	23.5	63.0	63.0	15.5	15.5	15.5	7.5	7.5	7.5
Yellow Time (s)	4.0	5.0	5.0	4.0	5.0	5.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.5	2.0	2.0	2.5	2.0	2.0	2.5	2.5	2.5	2.5	2.5	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.5	7.0	7.0	6.5	7.0	7.0	6.5	6.5	6.5	6.5	6.5	6.5
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	None	None	None	None	None	None	None	C-Max	C-Max	None	C-Max	C-Max
Walk Time (s)		7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0
Flash Dont Walk (s)		11.0	11.0		11.0	11.0		11.0	11.0		11.0	11.0
Pedestrian Calls (#/hr)		0	0		0	0		0	0		0	0
Act Effect Green (s)	7.5	53.3	53.3	16.9	62.7	62.7	15.8	15.5	15.5	7.8	7.5	7.5
Actuated g/C Ratio	0.06	0.44	0.44	0.14	0.52	0.52	0.13	0.13	0.13	0.06	0.06	0.06
v/c Ratio	2.49	0.88	0.22	0.69	0.79	0.26	1.04	0.52	1.37	1.50	0.53	0.72
Control Delay	720.7	36.2	0.8	56.6	26.0	2.5	104.8	53.3	202.5	284.0	63.9	17.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	720.7	36.2	0.8	56.6	26.0	2.5	104.8	53.3	202.5	284.0	63.9	17.3

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COMMUNITY DEVELOPMENT

Lanes, Volumes, Timings
3: Three Oaks Pkwy & Alico Rd

2024 AM Peak Hr Background + Project (W/ Alico Access)
03/20/2019

	↖	→	↘	↙	←	↖	↗	↑	↘	↙	↓	↘
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
LOS	F	D	A	E	C	A	F	D	F	F	E	B
Approach Delay		110.5			27.7			139.7			151.2	
Approach LOS		F			C			F			F	
Queue Length 50th (ft)	~353	496	0	128	463	0	~208	91	~416	~189	47	0
Queue Length 95th (ft)	#525	#646	3	170	527	39	#315	134	#641	#284	80	#72
Internal Link Dist (ft)		1247			1271			1239			1047	
Turn Bay Length (ft)	385		385	650		490	570		240	478		
Base Capacity (vph)	110	2258	852	672	2669	947	453	457	430	224	221	354
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	2.49	0.88	0.22	0.50	0.79	0.26	1.04	0.52	1.37	1.50	0.53	0.72

Intersection Summary

Area Type: Other

Cycle Length: 120

Actuated Cycle Length: 120

Offset: 0 (0%), Referenced to phase 2:NBT and 6:SBT, Start of Green

Natural Cycle: 150

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 2.49

Intersection Signal Delay: 88.8

Intersection Capacity Utilization 94.1%

Analysis Period (min) 15

Intersection LOS: F

ICU Level of Service F

~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 3: Three Oaks Pkwy & Alico Rd

↖ Ø1	↑ Ø2 (R)	↘ Ø3	→ Ø4
1+ s	22 s	30 s	5+ s
↙ Ø5	↓ Ø6 (R)	↖ Ø7	← Ø8
22 s	1+ s	1+ s	70 s

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Lanes, Volumes, Timings
3: Three Oaks Pkwy & Alico Rd

2024 AM Peak Hr Background + Project (W/o Alico Access)

03/20/2019

	↖	→	↘	↙	←	↖	↘	↑	↗	↘	↓	↙
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↑↑↑	↘	↙	↑↑↑	↘	↙	↑↑	↘	↙	↑↑	↘
Traffic Volume (vph)	252	1818	169	306	1908	288	435	218	541	308	109	235
Future Volume (vph)	252	1818	169	306	1908	288	435	218	541	308	109	235
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	385		385	650		490	570		240	478		0
Storage Lanes	1		1	2		1	2		1	2		1
Taper Length (ft)	50			50			50			50		
Lane Util. Factor	1.00	0.91	1.00	0.97	0.91	1.00	0.97	0.95	1.00	0.97	0.95	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	5085	1583	3433	5085	1583	3433	3539	1583	3433	3539	1583
Flt Permitted	0.950			0.950			0.950			0.950		
Satd. Flow (perm)	1770	5085	1583	3433	5085	1583	3433	3539	1583	3433	3539	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			268			313			260			273
Link Speed (mph)		45			45			45			45	
Link Distance (ft)		1327			1351			1319			1127	
Travel Time (s)		20.1			20.5			20.0			17.1	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	274	1976	184	333	2074	313	473	237	588	335	118	255
Shared Lane Traffic (%)												
Lane Group Flow (vph)	274	1976	184	333	2074	313	473	237	588	335	118	255
Turn Type	Prot	NA	Perm	Prot	NA	Perm	Prot	NA	Perm	Prot	NA	Perm
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases			4			8			2			6
Detector Phase	7	4	4	3	8	8	5	2	2	1	6	6
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.5	25.0	25.0	11.5	25.0	25.0	11.5	24.5	24.5	11.5	24.5	24.5
Total Split (s)	14.0	54.0	54.0	30.0	70.0	70.0	22.0	22.0	22.0	14.0	14.0	14.0
Total Split (%)	11.7%	45.0%	45.0%	25.0%	58.3%	58.3%	18.3%	18.3%	18.3%	11.7%	11.7%	11.7%
Maximum Green (s)	7.5	47.0	47.0	23.5	63.0	63.0	15.5	15.5	15.5	7.5	7.5	7.5
Yellow Time (s)	4.0	5.0	5.0	4.0	5.0	5.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.5	2.0	2.0	2.5	2.0	2.0	2.5	2.5	2.5	2.5	2.5	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.5	7.0	7.0	6.5	7.0	7.0	6.5	6.5	6.5	6.5	6.5	6.5
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	None	None	None	None	None	None	None	C-Max	C-Max	None	C-Max	C-Max
Walk Time (s)		7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0
Flash Dont Walk (s)		11.0	11.0		11.0	11.0		11.0	11.0		11.0	11.0
Pedestrian Calls (#/hr)		0	0		0	0		0	0		0	0
Act Effct Green (s)	7.5	53.3	53.3	16.9	62.7	62.7	15.8	15.5	15.5	7.8	7.5	7.5
Actuated g/C Ratio	0.06	0.44	0.44	0.14	0.52	0.52	0.13	0.13	0.13	0.06	0.06	0.06
v/c Ratio	2.49	0.88	0.22	0.69	0.78	0.32	1.04	0.52	1.37	1.50	0.53	0.72
Control Delay	720.7	36.2	0.8	56.6	25.7	2.5	104.8	53.3	202.5	284.0	63.9	17.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	720.7	36.2	0.8	56.6	25.7	2.5	104.8	53.3	202.5	284.0	63.9	17.3

Baseline

DCI 2018-10022

Synchro 9 Report

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COMMUNITY DEVELOPMENT

Lanes, Volumes, Timings
3: Three Oaks Pkwy & Alico Rd

2024 AM Peak Hr Background + Project (W/o Alico Access)
03/20/2019

	→	→	↘	↙	←	↖	↗	↑	↘	↙	↓	↘
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
LOS	F	D	A	E	C	A	F	D	F	F	E	B
Approach Delay		110.5			26.8			139.7			151.2	
Approach LOS		F			C			F			F	
Queue Length 50th (ft)	~353	496	0	128	454	0	~208	91	~416	~189	47	0
Queue Length 95th (ft)	#525	#646	3	170	518	43	#315	134	#641	#284	80	#72
Internal Link Dist (ft)		1247			1271			1239			1047	
Turn Bay Length (ft)	385		385	650		490	570		240	478		
Base Capacity (vph)	110	2258	852	672	2669	979	453	457	430	224	221	354
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	2.49	0.88	0.22	0.50	0.78	0.32	1.04	0.52	1.37	1.50	0.53	0.72

Intersection Summary

Area Type: Other

Cycle Length: 120

Actuated Cycle Length: 120

Offset: 0 (0%), Referenced to phase 2:NBT and 6:SBT, Start of Green

Natural Cycle: 150

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 2.49

Intersection Signal Delay: 88.0

Intersection LOS: F

Intersection Capacity Utilization 94.1%

ICU Level of Service F

Analysis Period (min) 15

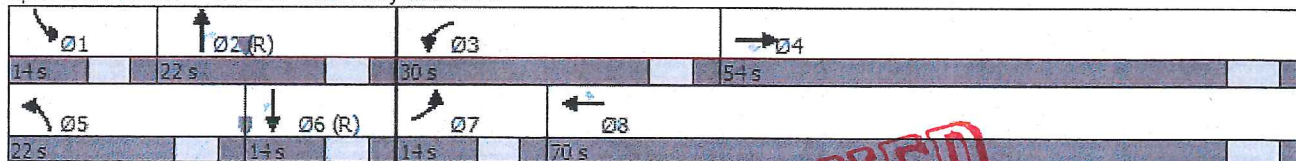
~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 3: Three Oaks Pkwy & Alico Rd



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






DCI 2018-10022

PM PEAK HOUR CONDITIONS

SS001 8105130

Lanes, Volumes, Timings
3: Three Oaks Pkwy & Alico Rd

2024 PM Peak Background
03/20/2019

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	145	2300	170	623	2368	217	284	107	464	211	118	140
Future Volume (vph)	145	2300	170	623	2368	217	284	107	464	211	118	140
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	385		385	650		490	570		240	478		0
Storage Lanes	1		1	2		1	2		1	2		1
Taper Length (ft)	50			50			50			50		
Lane Util. Factor	1.00	0.91	1.00	0.97	0.91	1.00	0.97	0.95	1.00	0.97	0.95	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	5085	1583	3433	5085	1583	3433	3539	1583	3433	3539	1583
Flt Permitted	0.950			0.950			0.950			0.950		
Satd. Flow (perm)	1770	5085	1583	3433	5085	1583	3433	3539	1583	3433	3539	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			248			236			285			252
Link Speed (mph)		45			45			45			45	
Link Distance (ft)		1327			1351			1319			1127	
Travel Time (s)		20.1			20.5			20.0			17.1	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	158	2500	185	677	2574	236	309	116	504	229	128	152
Shared Lane Traffic (%)												
Lane Group Flow (vph)	158	2500	185	677	2574	236	309	116	504	229	128	152
Turn Type	Prot	NA	Perm	Prot	NA	Perm	Prot	NA	Perm	Prot	NA	Perm
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases			4			8			2			6
Detector Phase	7	4	4	3	8	8	5	2	2	1	6	6
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.5	25.0	25.0	11.5	25.0	25.0	11.5	24.5	24.5	11.5	24.5	24.5
Total Split (s)	14.0	59.0	59.0	34.0	79.0	79.0	23.0	23.0	23.0	14.0	14.0	14.0
Total Split (%)	10.8%	45.4%	45.4%	26.2%	60.8%	60.8%	17.7%	17.7%	17.7%	10.8%	10.8%	10.8%
Maximum Green (s)	7.5	52.0	52.0	27.5	72.0	72.0	16.5	16.5	16.5	7.5	7.5	7.5
Yellow Time (s)	4.0	5.0	5.0	4.0	5.0	5.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.5	2.0	2.0	2.5	2.0	2.0	2.5	2.5	2.5	2.5	2.5	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.5	7.0	7.0	6.5	7.0	7.0	6.5	6.5	6.5	6.5	6.5	6.5
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	None	None	None	None	None	None	None	C-Max	C-Max	None	C-Max	C-Max
Walk Time (s)		7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0
Flash Dont Walk (s)		11.0	11.0		11.0	11.0		11.0	11.0		11.0	11.0
Pedestrian Calls (#/hr)		0	0		0	0		0	0		0	0
Act Effct Green (s)	7.5	52.3	52.3	27.2	72.0	72.0	15.4	16.5	16.5	7.5	8.6	8.6
Actuated g/C Ratio	0.06	0.40	0.40	0.21	0.55	0.55	0.12	0.13	0.13	0.06	0.07	0.07
v/c Ratio	1.55	1.22	0.24	0.94	0.91	0.24	0.76	0.26	1.12	1.16	0.55	0.45
Control Delay	328.7	139.5	1.5	72.9	32.5	2.3	68.1	52.9	102.6	165.1	68.7	4.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	328.7	139.5	1.5	72.9	32.5	2.3	68.1	52.9	102.6	165.1	68.7	4.2

Baseline

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Synchro 9 Report
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COMMUNITY DEVELOPMENT

Lanes, Volumes, Timings
3: Three Oaks Pkwy & Alico Rd

2024 PM Peak Background
03/20/2019

	↖	→	↘	↙	←	↖	↙	↑	↘	↙	↓	↘
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
LOS	F	F	A	E	C	A	E	D	F	F	E	A
Approach Delay		141.0			38.3			84.9			92.8	
Approach LOS		F			D			F			F	
Queue Length 50th (ft)	~187	~950	0	291	689	0	130	47	~266	~117	56	0
Queue Length 95th (ft)	#331	#1040	13	#405	768	37	181	77	#486	#203	91	0
Internal Link Dist (ft)		1247			1271			1239			1047	
Turn Bay Length (ft)	385		385	650		490	570		240	478		
Base Capacity (vph)	102	2046	785	726	2816	982	435	449	449	198	233	339
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	1.55	1.22	0.24	0.93	0.91	0.24	0.71	0.26	1.12	1.16	0.55	0.45

Intersection Summary

Area Type: Other

Cycle Length: 130

Actuated Cycle Length: 130

Offset: 0 (0%), Referenced to phase 2:NBT and 6:SBT, Start of Green

Natural Cycle: 150

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 1.55

Intersection Signal Delay: 85.0

Intersection LOS: F

Intersection Capacity Utilization 95.9%

ICU Level of Service F

Analysis Period (min) 15

~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 3: Three Oaks Pkwy & Alico Rd

↖ Ø1	↑ Ø2(R)	↙ Ø3	→ Ø4
14 s	23 s	34 s	59 s
↙ Ø5	↓ Ø6(R)	↖ Ø7	← Ø8
23 s	14 s	14 s	29 s

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COMMUNITY DEVELOPMENT

DCI 2018-10022

Lanes, Volumes, Timings
3: Three Oaks Pkwy & Alico Rd

2024 PM Peak Background + Project (W/ Alico Access)

03/20/2019

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		  		 	  		 	 		 	 	
Traffic Volume (vph)	458	2211	170	623	2347	289	276	316	432	520	298	463
Future Volume (vph)	458	2211	170	623	2347	289	276	316	432	520	298	463
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	385		385	650		490	570		240	478		0
Storage Lanes	1		1	2		1	2		1	2		1
Taper Length (ft)	50			50			50			50		
Lane Util. Factor	1.00	0.91	1.00	0.97	0.91	1.00	0.97	0.95	1.00	0.97	0.95	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	5085	1583	3433	5085	1583	3433	3539	1583	3433	3539	1583
Flt Permitted	0.950			0.950			0.950			0.950		
Satd. Flow (perm)	1770	5085	1583	3433	5085	1583	3433	3539	1583	3433	3539	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			248			314			285			252
Link Speed (mph)		45			45			45			45	
Link Distance (ft)		1327			1351			1319			1127	
Travel Time (s)		20.1			20.5			20.0			17.1	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	498	2403	185	677	2551	314	300	343	470	565	324	503
Shared Lane Traffic (%)												
Lane Group Flow (vph)	498	2403	185	677	2551	314	300	343	470	565	324	503
Turn Type	Prot	NA	Perm	Prot	NA	Perm	Prot	NA	Perm	Prot	NA	Perm
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases			4			8			2			6
Detector Phase	7	4	4	3	8	8	5	2	2	1	6	6
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.5	25.0	25.0	11.5	25.0	25.0	11.5	24.5	24.5	11.5	24.5	24.5
Total Split (s)	14.0	59.0	59.0	34.0	79.0	79.0	23.0	23.0	23.0	14.0	14.0	14.0
Total Split (%)	10.8%	45.4%	45.4%	26.2%	60.8%	60.8%	17.7%	17.7%	17.7%	10.8%	10.8%	10.8%
Maximum Green (s)	7.5	52.0	52.0	27.5	72.0	72.0	16.5	16.5	16.5	7.5	7.5	7.5
Yellow Time (s)	4.0	5.0	5.0	4.0	5.0	5.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.5	2.0	2.0	2.5	2.0	2.0	2.5	2.5	2.5	2.5	2.5	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.5	7.0	7.0	6.5	7.0	7.0	6.5	6.5	6.5	6.5	6.5	6.5
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	None	None	None	None	None	None	None	C-Max	C-Max	None	C-Max	C-Max
Walk Time (s)		7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0
Flash Dont Walk (s)		11.0	11.0		11.0	11.0		11.0	11.0		11.0	11.0
Pedestrian Calls (#/hr)		0	0		0	0		0	0		0	0
Act Effct Green (s)	7.5	52.3	52.3	27.2	72.0	72.0	15.3	16.5	16.5	7.5	8.7	8.7
Actuated g/C Ratio	0.06	0.40	0.40	0.21	0.55	0.55	0.12	0.13	0.13	0.06	0.07	0.07
v/c Ratio	4.88	1.17	0.24	0.94	0.91	0.31	0.74	0.76	1.05	2.85	1.37	1.48
Control Delay	1781.3	119.9	1.5	72.9	31.8	2.3	67.2	66.9	76.7	869.0	234.7	250.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	1781.3	119.9	1.5	72.9	31.8	2.3	67.2	66.9	76.7	869.0	234.7	250.5

Baseline

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Synchro 9 Report

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COMMUNITY DEVELOPMENT

DCI 2018-10022

Lanes, Volumes, Timings
3: Three Oaks Pkwy & Alico Rd

2024 PM Peak Background + Project (W/ Alico Access)

03/20/2019

	↖	→	↘	↙	←	↖	↙	↑	↘	↘	↓	↙
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
LOS	F	F	A	E	C	A	E	E	E	F	F	F
Approach Delay		380.9			37.0			71.1			497.9	
Approach LOS		F			D			E			F	
Queue Length 50th (ft)	~782	~889	0	291	677	0	126	149	~205	~420	~204	~383
Queue Length 95th (ft)	#1000	#979	13	#405	755	41	176	#206	#422	#537	#304	#604
Internal Link Dist (ft)		1247			1271			1239			1047	
Turn Bay Length (ft)	385		385	650		490	570		240	478		
Base Capacity (vph)	102	2046	785	726	2816	1016	435	449	449	198	237	340
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	4.88	1.17	0.24	0.93	0.91	0.31	0.69	0.76	1.05	2.85	1.37	1.48

Intersection Summary

Area Type: Other

Cycle Length: 130

Actuated Cycle Length: 130

Offset: 0 (0%), Referenced to phase 2:NBT and 6:SBT, Start of Green

Natural Cycle: 150

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 4.88

Intersection Signal Delay: 227.6

Intersection LOS: F

Intersection Capacity Utilization 116.4%

ICU Level of Service H

Analysis Period (min) 15

~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 3: Three Oaks Pkwy & Alico Rd

↖ Ø1 14 s	↑ Ø2 (R) 23 s	↙ Ø3 34 s	→ Ø4 59 s
↘ Ø5 23 s	↓ Ø6 (R) 14 s	↖ Ø7 14 s	← Ø8 79 s

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COMMUNITY DEVELOPMENT

DCI 2018-10022

Lanes, Volumes, Timings
3: Three Oaks Pkwy & Alico Rd

2024 PM Peak Background + Project (W/o Alico Access)

03/20/2019

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	458	2211	170	623	2299	455	276	316	432	520	298	463
Future Volume (vph)	458	2211	170	623	2299	455	276	316	432	520	298	463
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	385		385	650		490	570		240	478		0
Storage Lanes	1		1	2		1	2		1	2		1
Taper Length (ft)	50			50			50			50		
Lane Util. Factor	1.00	0.91	1.00	0.97	0.91	1.00	0.97	0.95	1.00	0.97	0.95	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	5085	1583	3433	5085	1583	3433	3539	1583	3433	3539	1583
Flt Permitted	0.950			0.950			0.950			0.950		
Satd. Flow (perm)	1770	5085	1583	3433	5085	1583	3433	3539	1583	3433	3539	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			248			338			285			252
Link Speed (mph)		45			45			45			45	
Link Distance (ft)		1327			1351			1319			1127	
Travel Time (s)		20.1			20.5			20.0			17.1	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	498	2403	185	677	2499	495	300	343	470	565	324	503
Shared Lane Traffic (%)												
Lane Group Flow (vph)	498	2403	185	677	2499	495	300	343	470	565	324	503
Turn Type	Prot	NA	Perm	Prot	NA	Perm	Prot	NA	Perm	Prot	NA	Perm
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases			4			8			2			6
Detector Phase	7	4	4	3	8	8	5	2	2	1	6	6
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.5	25.0	25.0	11.5	25.0	25.0	11.5	24.5	24.5	11.5	24.5	24.5
Total Split (s)	14.0	59.0	59.0	34.0	79.0	79.0	23.0	23.0	23.0	14.0	14.0	14.0
Total Split (%)	10.8%	45.4%	45.4%	26.2%	60.8%	60.8%	17.7%	17.7%	17.7%	10.8%	10.8%	10.8%
Maximum Green (s)	7.5	52.0	52.0	27.5	72.0	72.0	16.5	16.5	16.5	7.5	7.5	7.5
Yellow Time (s)	4.0	5.0	5.0	4.0	5.0	5.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.5	2.0	2.0	2.5	2.0	2.0	2.5	2.5	2.5	2.5	2.5	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.5	7.0	7.0	6.5	7.0	7.0	6.5	6.5	6.5	6.5	6.5	6.5
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	None	None	None	None	None	None	None	C-Max	C-Max	None	C-Max	C-Max
Walk Time (s)		7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0
Flash Dont Walk (s)		11.0	11.0		11.0	11.0		11.0	11.0		11.0	11.0
Pedestrian Calls (#/hr)		0	0		0	0		0	0		0	0
Act Effct Green (s)	7.5	52.3	52.3	27.2	72.0	72.0	15.3	16.5	16.5	7.5	8.7	8.7
Actuated g/C Ratio	0.06	0.40	0.40	0.21	0.55	0.55	0.12	0.13	0.13	0.06	0.07	0.07
v/c Ratio	4.88	1.17	0.24	0.94	0.89	0.48	0.74	0.76	1.05	2.85	1.37	1.48
Control Delay	1781.3	119.9	1.5	72.9	30.5	6.6	67.2	66.9	76.7	869.0	234.7	250.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	1781.3	119.9	1.5	72.9	30.5	6.6	67.2	66.9	76.7	869.0	234.7	250.5

Baseline

Synchro 9 Report
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COMMUNITY DEVELOPMENT

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Lanes, Volumes, Timings
3: Three Oaks Pkwy & Alico Rd

2024 PM Peak Background + Project (W/o Alico Access)
03/20/2019

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
LOS	F	F	A	E	C	A	E	E	E	F	F	F
Approach Delay		380.9			35.1			71.1			497.9	
Approach LOS		F			D			E			F	
Queue Length 50th (ft)	~782	~889	0	291	650	63	126	149	~205	~420	~204	~383
Queue Length 95th (ft)	#1000	#979	13	#405	726	144	176	#206	#422	#537	#304	#604
Internal Link Dist (ft)		1247			1271			1239			1047	
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Base Capacity (vph)	102	2046	785	726	2816	1027	435	449	449	198	237	340
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	4.88	1.17	0.24	0.93	0.89	0.48	0.69	0.76	1.05	2.85	1.37	1.48

Intersection Summary

Area Type: Other
 Cycle Length: 130
 Actuated Cycle Length: 130
 Offset: 0 (0%), Referenced to phase 2:NBT and 6:SBT, Start of Green
 Natural Cycle: 150
 Control Type: Actuated-Coordinated
 Maximum v/c Ratio: 4.88
 Intersection Signal Delay: 224.2
 Intersection Capacity Utilization 115.4%
 Analysis Period (min) 15
 Intersection LOS: F
 ICU Level of Service H

~ Volume exceeds capacity, queue is theoretically infinite.
 Queue shown is maximum after two cycles.
 # 95th percentile volume exceeds capacity, queue may be longer.
 Queue shown is maximum after two cycles.

Splits and Phases: 3: Three Oaks Pkwy & Alico Rd

Ø1	Ø2(R)	Ø3	Ø4
14 s	23 s	34 s	59 s
Ø5	Ø6(R)	Ø7	Ø8
23 s	14 s	14 s	79 s

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TRIP GENERATION EQUATIONS

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COMMUNITY DEVELOPMENT

DCI 2018-10022

Hotel (310)

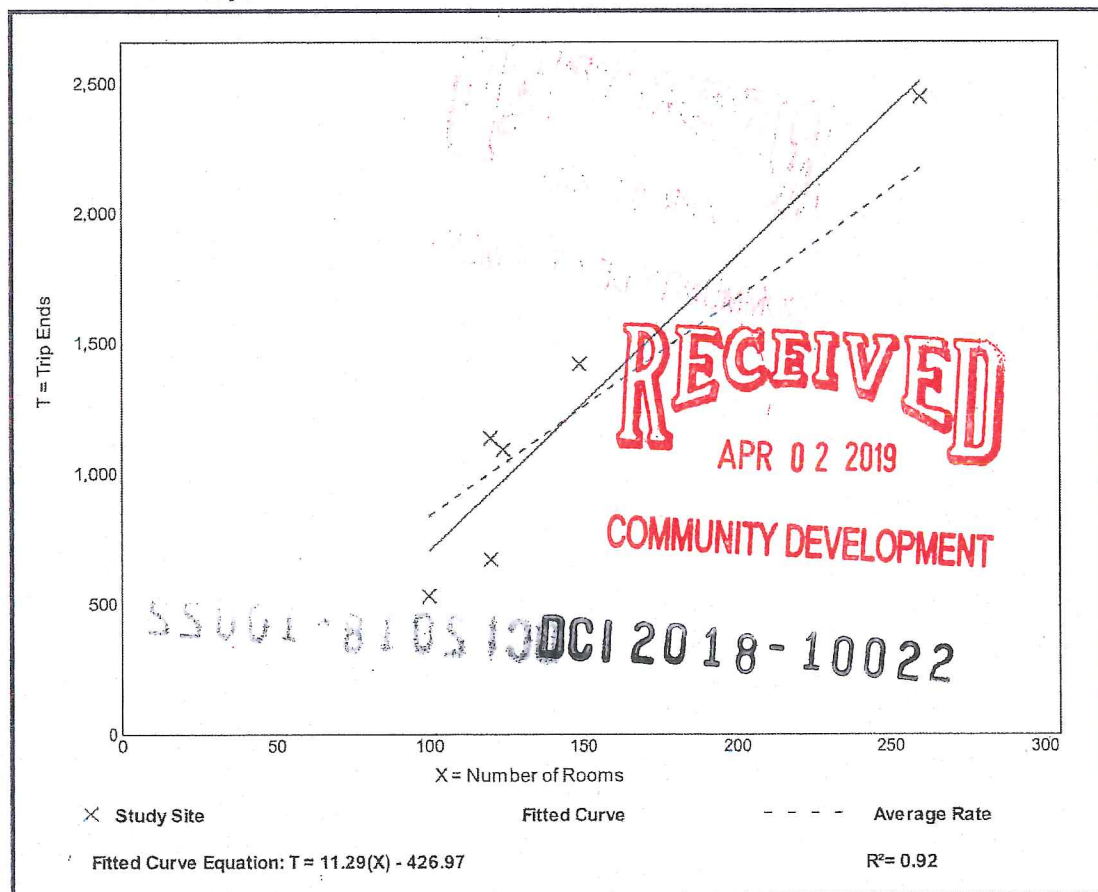
Vehicle Trip Ends vs: Rooms
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 6
Avg. Num. of Rooms: 146
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
8.36	5.31 - 9.53	1.86

Data Plot and Equation



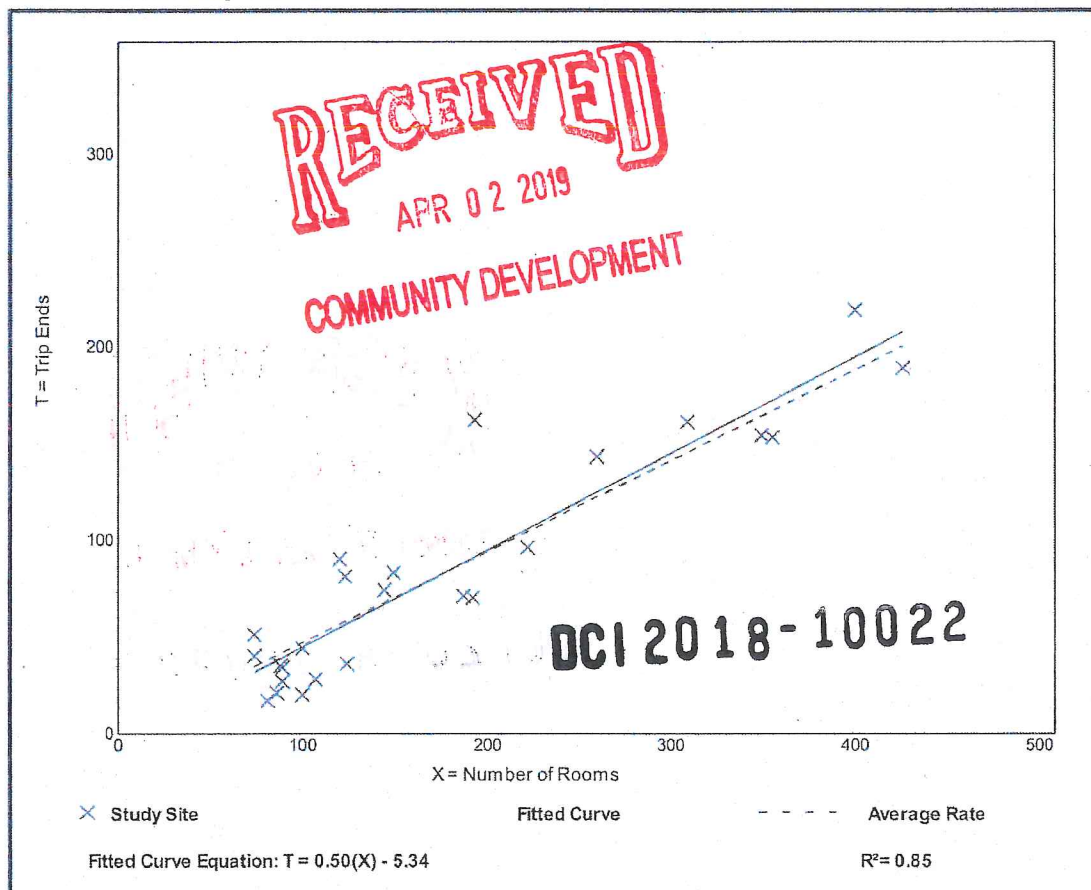
Hotel (310)

Vehicle Trip Ends vs: Rooms
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 25
Avg. Num. of Rooms: 178
Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.47	0.20 - 0.84	0.14

Data Plot and Equation



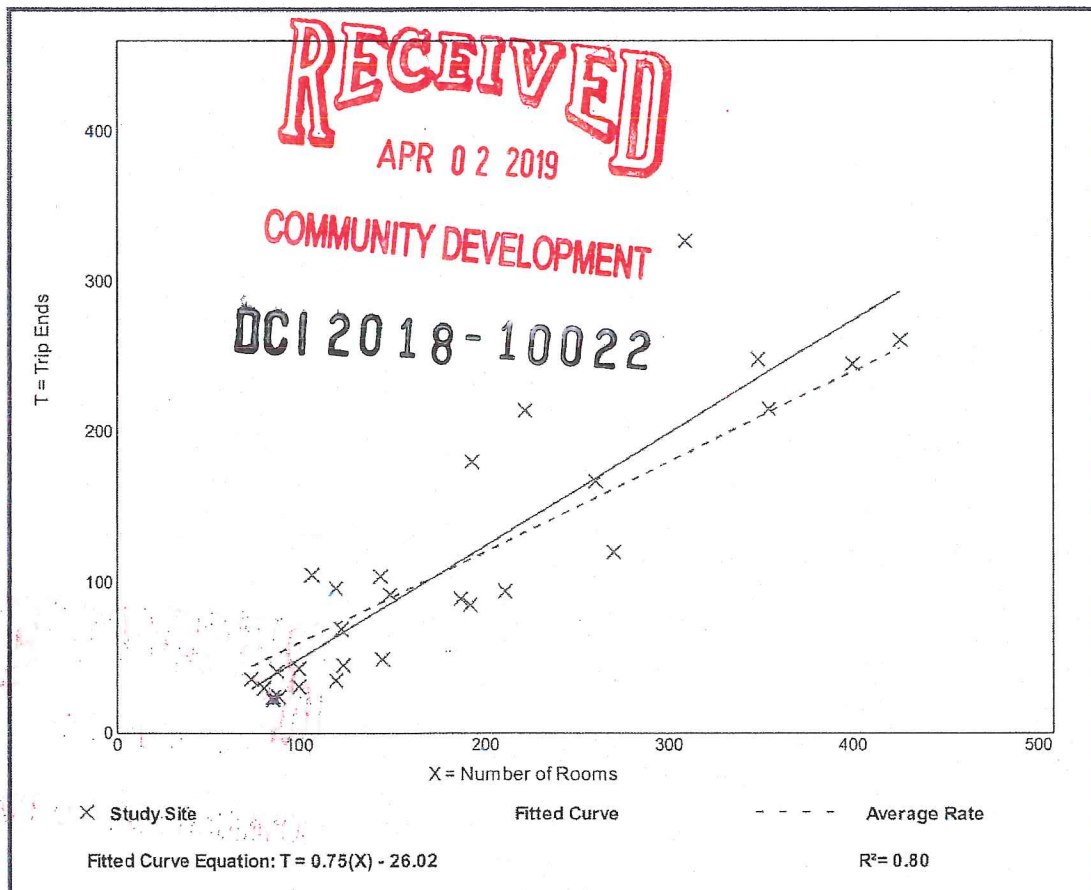
Hotel (310)

Vehicle Trip Ends vs: Rooms
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 28
 Avg. Num. of Rooms: 183
 Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.60	0.26 - 1.06	0.22

Data Plot and Equation



Shopping Center (820)

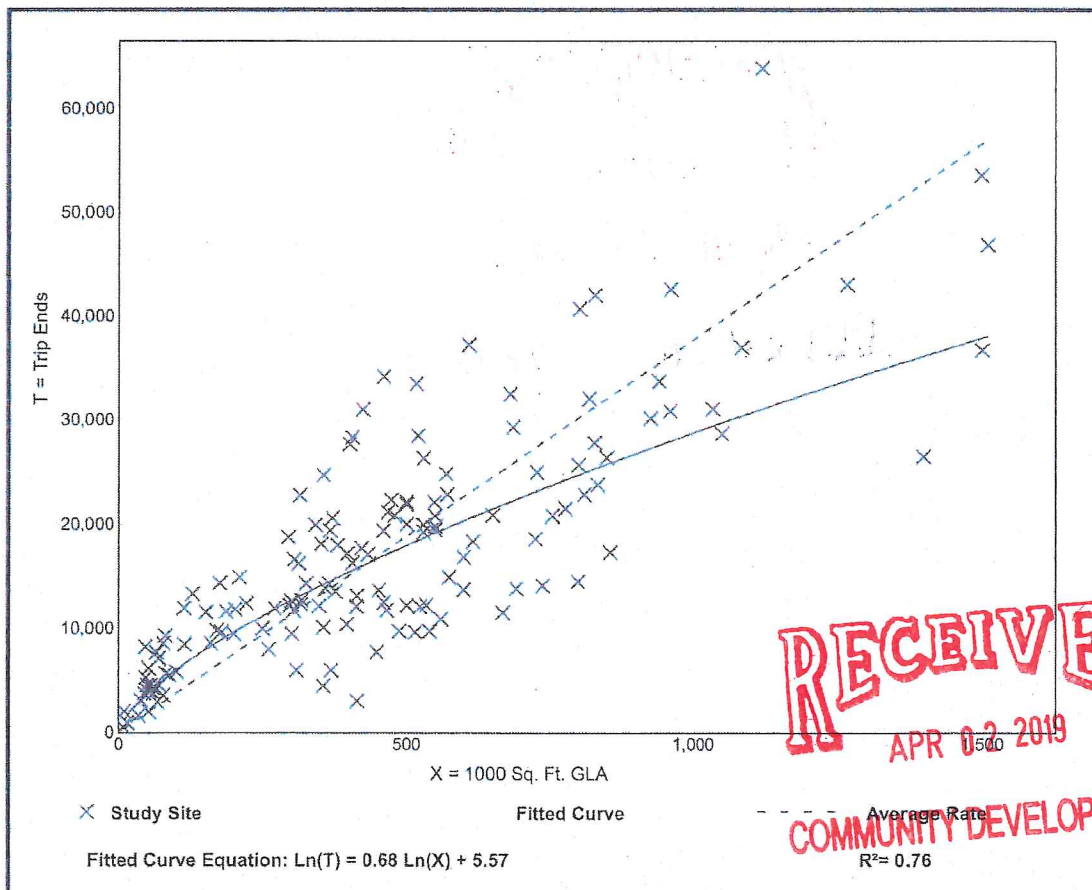
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 147
1000 Sq. Ft. GLA: 453
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
37.75	7.42 - 207.98	16.41

Data Plot and Equation



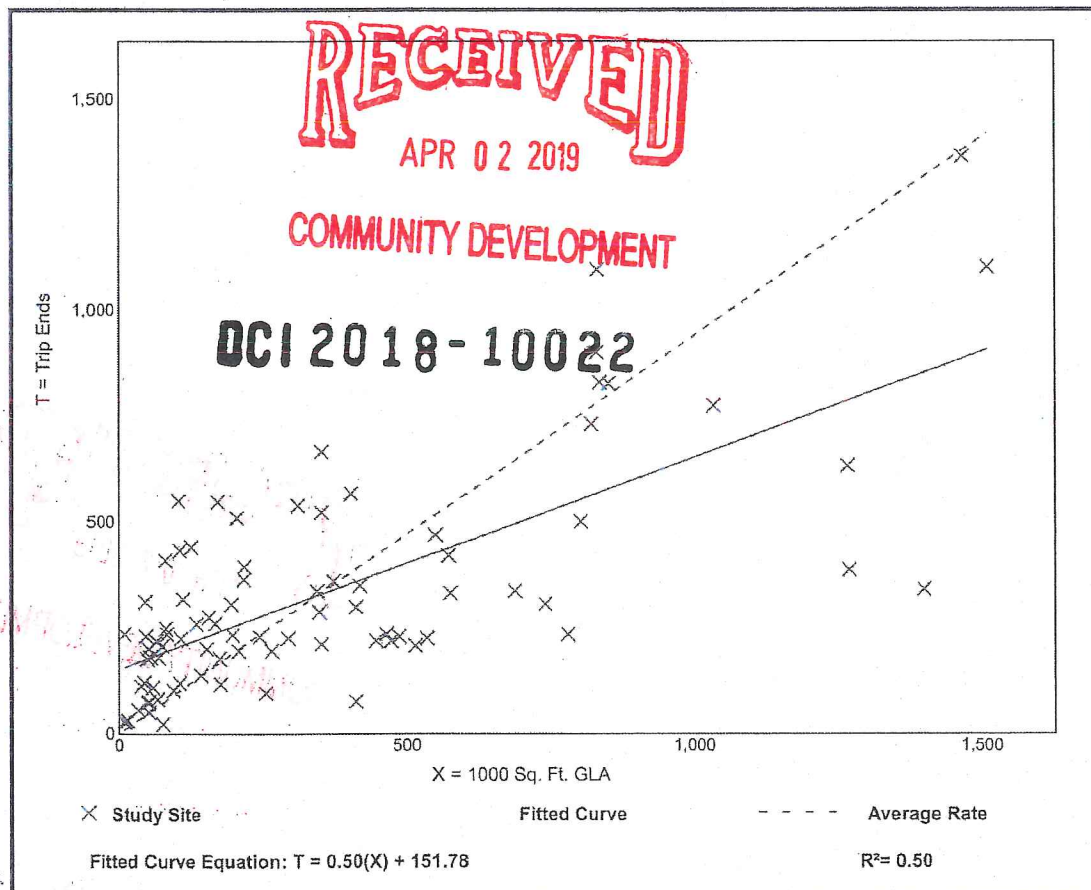
Shopping Center (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 7 and 9 a.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 84
 1000 Sq. Ft. GLA: 351
 Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
0.94	0.18 - 23.74	0.87

Data Plot and Equation



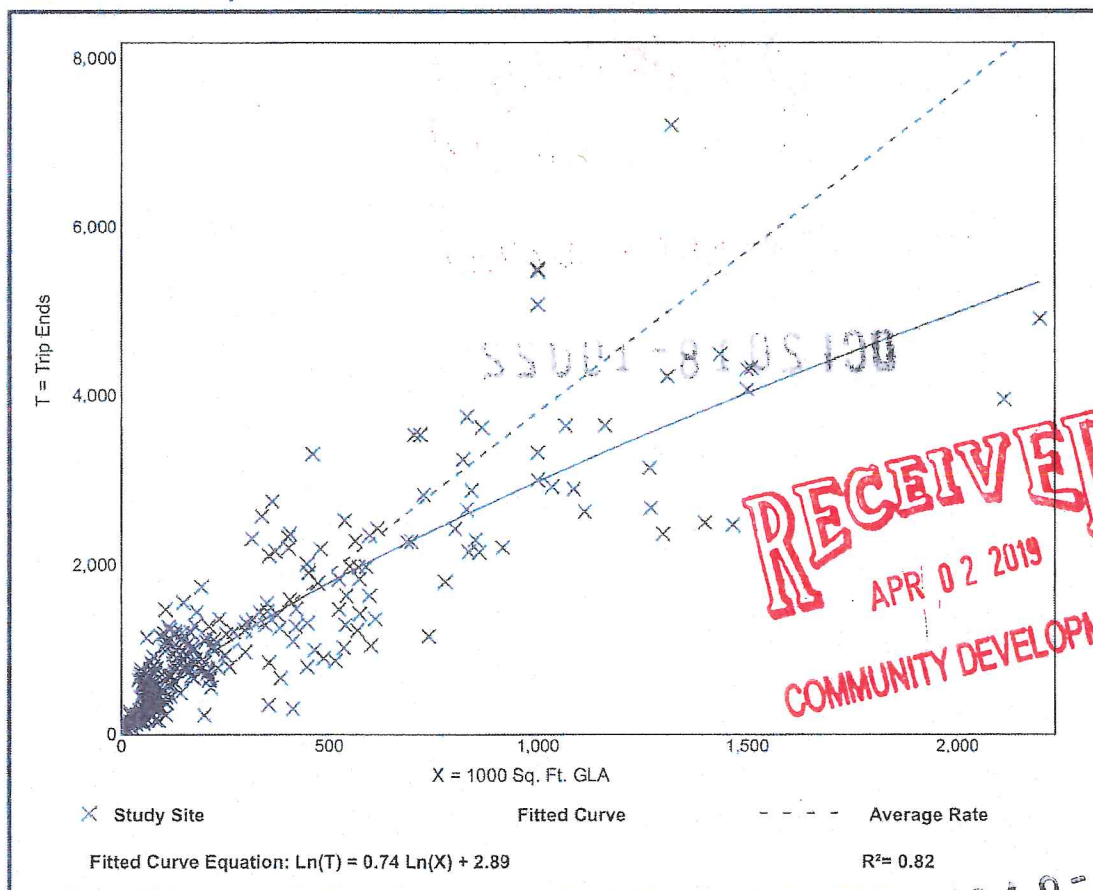
Shopping Center (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 261
 1000 Sq. Ft. GLA: 327
 Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.81	0.74 - 18.69	2.04

Data Plot and Equation



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

WHEREAS, an application was filed by the property owner, Alico Development Corporation, to rezone 4.69 acres from the Agricultural (AG-2) zoning district to the Commercial Planned Development (CPD) zoning district, in reference to Vintage Commerce Center CPD; and,

WHEREAS, a public hearing was advertised and held on February 24, 2004, before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case #DCI2004-00065; and

WHEREAS, a second public hearing was advertised and held on May 2, 2005, 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 4.69 acres from AG-2 to CPD and amend Resolution Z-99-097 to add the 4.69 acres to the Commercial Planned Development and increase the commercial square footage from 200,000 square feet to 300,000 square feet. The property is located in the Industrial Commercial Interchange Land Use Category and is legally described in attached Exhibit A. The request 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 (MCP) entitled "VINTAGE COMMERCE CENTER CPD" stamped received MAY 17 2005, 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 MCP are subsequently pursued, appropriate approvals will be necessary.
2. The terms and conditions of the original Resolution Z-99-097 have been incorporated into this zoning action. Upon approval of this zoning action, Resolution Z-99-097 will become null and void.

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

a. Schedule of Uses For Tracts A and B

Agricultural Uses (See Condition 4, below)
ATM
Auto Parts Store with or without installation service
Automobile Service Station
Auto Repair and Service, Groups I & II
Banks and Financial Establishments, Groups I & II
Bar or Cocktail Lounge
Boat Sales
Business Services, Groups I & II
Clothing Store, General
Contractor and Builders, Group I
Drive Through Facility for Any Permitted Use
Drugstore
Entrance Gates and Gatehouses
Essential Services
Essential Service Facilities, Group I
Excavation, Water Retention
Health Care Facility, Group III
Hobby, Toy and Game Shops
Household and Office Furnishings, Groups I & II
Insurance Companies
Laundromat
Laundry or Dry Cleaning, Group I
Lawn and Garden Supply Store
Medical Office
Non-Store Retailers, All Groups
Package Store
Paint, Glass and Wallpaper
Parking Lot, Accessory and Temporary
Personal Services, Groups I through III
Pet Services
Pet Shop
Pharmacy
Printing and Publishing
Rental or Leasing Establishments, Group II
Repair Shops, Groups I & II
Restaurants, Groups I through IV
Social Services, Group I
Specialty Retail, Groups I through IV
Studios
Temporary Uses
Used Merchandise Store, Group I

b. Schedule of Uses - Additional Uses Only Permitted On Tract A

Building Material Sales
Department Store
Hardware Store
Supermarket

c. Schedule of Uses - Additional Uses Only Permitted On Tract B

Car Wash
Convenience Food and Beverage Store, limited to one (1), having a
maximum of 16 fuel pumps (Also, see Condition 7 below)
Restaurants, Fast Food

d. Site Development Regulations

- (1) The project may be developed with a maximum of 300,000 square feet of floor area. This can be comprised of all retail, or up to 30,000 square feet of office use--of which up to 15,000 square feet may be medical office use and the remainder retail floor area; and
- (2) This approval does not alleviate the need to comply with all federal, state and county development regulations for life safety and fire codes, open space, buffering and parking spaces, except as specifically modified by this approval. No deviations from any regulations that are not specifically stated are granted as part of this approval.
- (3) Any use that is specifically addressed in the LDC with special buffering, separation or other requirements must adhere to those requirements. No relief has been granted as part of this approval to allow a lessening of those requirements.
- (4) The property development limitations are:

Minimum Area Dimensions:

Lot Size	20,000 square feet
Lot Depth	100 feet
Lot Width	100 feet

Minimum Building Setbacks:

Street Internal or External	25 feet
Side	15 feet
Rear	20 feet

Waterbody	25 feet
Maximum Building Height:	45 feet/three stories
Maximum Lot Coverage:	45 percent
Minimum Open Space:	A minimum of 10.18 acres of general open space must be provided within the overall development site. Each development tract may contain a minimum of 20 percent open space per LDC §34-414(c) provided the developer demonstrates the overall open space requirement will be met with each local development order submittal.

Note: Tract A and B can be further subdivided using the Administrative Review Process consistent with the Property Development Regulations set forth in Condition A.3.d.(4).

4. Bona fide agricultural uses that are now in existence may continue until the first development order approval is granted. However, no development activity of any kind may occur on the property, including clearing of vegetation or cutting of trees, unless such activity is reviewed and approved in accordance with all applicable Lee County regulations as if no agricultural use existed on the property. The purpose of this condition is to eliminate any exemption or other special considerations or procedures that might otherwise be available under Lee County regulations by virtue of the existing agricultural uses on the property.
5. Buildings exceeding 35 feet in height must maintain additional building separation or additional building setbacks as regulated by LDC §34-2174(a) and LDC §34-935(e)4. However, maximum building height in this project is limited to 45 feet.
6. Environmental Conditions
 - a. Prior to approval of any local development order, the development order must delineate a minimum of 10.18 acres of Open Space for the project. Each parcel must indicate that a minimum of 20 percent of the individual parcel will be designated as Open Space. An open space table must be provided with the development orders for each parcel demonstrating that open space requirements for the entire CPD are being met.
 - b. Prior to approval of local development order, the development order must indicate a minimum of 5.1 acres of indigenous preservation, in significant compliance with the Master Concept Plan. The development order must also indicate the reforestation conditions set forth in the "Upland Indigenous Habitat Preserve Management

Plan" dated October 2004 and revised November 2004, attached hereto as Attachment D.

- c. No portion of the 25-foot-wide drainage berm referenced on the MCP can be located within the boundaries of the northeast preservation area.
 - d. As indicated on the MCP, enhanced buffers are provided adjacent to Alico Road and Three Oaks Parkway. These buffers must be a minimum of 20 feet in width, include a 3-foot landscape berm, and contain, at a minimum, a double staggered hedgerow and five (5) canopy trees or seven (7) palm trees per 100 linear feet. All required vegetation within these buffers must be 100 percent native species and must meet all LDC plant material standards.
- 7. The roadway (Alico Road and/or Three Oaks Parkway) landscape standards for a convenience food and beverage store, with fuel pumps, will be a 25-foot-wide buffer, 3-foot-high berm, with three (3) tree clusters at 20 feet on center with a maximum of 25 feet between clusters; all trees will be planted at 14 feet tall with a 3-foot planted shrub hedge to be maintained at four (4) feet tall.
 - 8. Since the subject property is located in Noise Zone 3, the developer is encouraged to use sound insulating materials in the construction of the structures.
 - 9. No development blasting is permitted as part of this project.
 - 10. 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.
 - 11. 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 1(b).
 - 12. This development must comply with all of the requirements of the LDC at the time of local development order approval, except as may be granted by deviations approved as part of this planned development rezoning action or subsequent amendment approvals.

SECTION C. DEVIATIONS:

- 1. Deviation (1) seeks relief from the LDC §10-329(d)(1)a.3 requirement to provide a 50-foot-wide setback from road rights-of-way and private property lines for water retention excavation, to allow a 25-foot-wide setback. This deviation is APPROVED with the following condition:

The developer must provide adequate protection for wayward vehicles along Alico Road and the east property line of the subject

property. The elements of protection will be reviewed during the development order process and are subject to the approval of the Director of Development Services. Similarly, the setback along the eastern property line is approved with the condition the lake is adequately buffered from the adjoining property line with berms and/or landscaping to deter unauthorized access. These elements can also be reviewed during the development order process and subject to the approval of the Director.

2. Deviation (2) - WITHDRAWN AT PUBLIC HEARING
3. Deviation (3) seeks relief from the LDC §10-285(a) requirement to provide a 660-foot connection separation onto the future extension of Three Oaks Parkway, to allow access approximately 660 feet and 1,311 feet as measured from the centerline of Alico Road. This deviation is APPROVED with the following conditions:
 - a. The connection approximately 660 feet north of Alico Road is approved.
 - b. There will be no driveway connections on the internal east-west accessways between Three Oaks Parkway and the parallel internal frontage road. Parcels will only have driveway connections to the parallel internal frontage roadway.
 - c. A connection to Three Oaks Parkway will be shared with the property to the north, and a cross-access easement on the internal frontage roadway will be provided. The northern connection may be shifted administratively up to 200 feet based on LCDOT review of consistency with the median access management plan for Three Oaks Parkway.
4. Deviation (4) - WITHDRAWN AT PUBLIC HEARING
5. Deviation (5) seeks relief from the LDC §30-153(2)a.4. requirement that on-site identification signs be set back a minimum of 15 feet from any street right-of-way or easement, and 10 feet from any other property line, to allow project identification signs in a median within the project's internal road right-of-way. This deviation is APPROVED with the condition that the identification signs are placed and constructed in accordance with LDC §30-93, visibility triangle safe sight distance requirements.
6. Deviation (6) seeks relief from the LDC §10-296(k)(1), which requires dead-end streets to be closed at one end by a circular turnaround for vehicles, to allow the dead-end accessway as shown on the Master Concept Plan to be constructed without a cul-de-sac. This deviation is APPROVED with the following conditions:

- a. Vehicles and emergency vehicles must be able to turn left and/or right into a parking lot and continue in a forward motion to the site exits.
- b. Prior to local development order approval, the developer must submit a letter to Development Services from the local fire authority approving this condition.

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
Exhibit D: Upland Indigenous Habitat Preserve Management Plan

The applicant has indicated that the STRAP numbers for the subject property are: 03-46-25-00-00001.1100 and 03-46-25-00-00001.1090

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 Albion, seconded by Commissioner Hall and, upon being put to a vote, the result was as follows:

Robert P. Janes	<u>AYE</u>
Douglas R. St. Cerny	<u>AYE</u>
Ray Judah	<u>NAY</u>
Tammy Hall	<u>AYE</u>
John E. Albion	<u>AYE</u>

DULY PASSED AND ADOPTED this 2nd day of May, 2005.

ATTEST:
CHARLIE GREEN, CLERK

BY: *Charlie Green*
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: *[Signature]*
Chairman

Approved as to form by:

[Signature]
County Attorney's Office



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2005 JUN -6 PM 1:21

Banks Engineering, Inc.

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

DESCRIPTION OF A PARCEL LYING IN SECTION 3, T-46-S, R-25-E, LEE COUNTY, FLORIDA.

(ALICO DEVELOPMENT - SOUTH PARCEL COMBINED WITH FLECK PARCEL)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 3, TOWNSHIP 46 SOUTH, RANGE 25 EAST, BEING A PART OF THE PARCELS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3136, PAGE 1614, AND OFFICIAL RECORDS BOOK 3136, PAGE 1644, LEE COUNTY PUBLIC RECORDS AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE N.01°03'27"W., ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 3, FOR 50.00 FEET TO THE NORTH RIGHT OF WAY LINE OF ALICO ROAD; THENCE N.89°23'05"E., FOR 122.95 FEET; THENCE N.00°36'43"W., FOR 773.89 FEET TO THE POINT OF BEGINNING ON THE WESTERLY LINE OF THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 4272, PAGE 1135, SAID PUBLIC RECORDS, BEING A CURVE TO THE RIGHT, HAVING: A RADIUS OF 1048.93 FEET, A CENTRAL ANGLE OF 11°18'37", A CHORD BEARING OF N.27°33'11"E. AND A CHORD LENGTH OF 206.72 FEET; THENCE ALONG SAID WESTERLY LINE AND THE ARC OF SAID CURVE, AN ARC LENGTH OF 207.06 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.33°12'30"E., ALONG SAID WESTERLY LINE, FOR 548.70 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 1668.95 FEET, A CENTRAL ANGLE OF 07°07'58", A CHORD BEARING OF N.29°38'31"E. AND A CHORD LENGTH OF 207.63 FEET; THENCE ALONG SAID WESTERLY LINE AND THE ARC OF SAID CURVE, AN ARC LENGTH OF 207.77 FEET TO THE END OF SAID CURVE; THENCE S.89°23'05"W., FOR 507.59 FEET; THENCE S.00°36'43"E., FOR 351.31 FEET; THENCE S.89°23'15"W., FOR 1160.00 FEET; THENCE S.00°36'43"E., ALONG THE EAST RIGHT OF WAY LINE OF THREE OAKS PARKWAY, OFFICIAL RECORDS BOOK 3273, PAGE 3192, SAID PUBLIC RECORDS, FOR 1146.79 FEET; THENCE N.89°01'37"E., ALONG THE NORTHERLY LINE OF THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 4164, PAGE 547, SAID PUBLIC RECORDS, FOR 94.79 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 11317.00 FEET, A CENTRAL ANGLE OF 01°53'59", A CHORD BEARING OF N.88°04'38"E. AND A CHORD LENGTH OF 375.21 FEET; THENCE ALONG SAID NORTHERLY LINE AND THE ARC OF SAID CURVE, AN ARC LENGTH OF 375.23 FEET TO THE END OF SAID CURVE; THENCE S.89°40'11"E., ALONG SAID NORTHERLY LINE, FOR 588.16 FEET TO A POINT ON A CURVE TO THE RIGHT, HAVING: A RADIUS OF 1731.09 FEET, A CENTRAL ANGLE OF 18°43'39", A CHORD BEARING OF N.05°31'56"E. AND A CHORD LENGTH OF 563.30 FEET; THENCE ALONG THE WESTERLY LINE OF SAID RIGHT OF WAY PARCEL AND THE ARC OF SAID CURVE, AN ARC LENGTH OF 565.82 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 1048.93 FEET, A CENTRAL ANGLE OF 07°00'06", A CHORD BEARING OF N.18°23'50"E. AND A CHORD LENGTH OF 128.10 FEET; THENCE ALONG SAID WESTERLY LINE AND THE ARC OF SAID CURVE, AN ARC LENGTH OF 128.18 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 1479057 SQUARE FEET OR 33.95 ACRES, MORE OR LESS.

BEARING HERE ASSUMED BASED THE SOUTH LINE SOUTHWEST 1/4 AS BEARING S.89°23'17"W.

BANKS ENGINEERING, INC.
FLORIDA LICENSED BUSINESS NO. LB6690

OCTOBER 29, 2004

KENNETH E. TRASK
PROFESSIONAL LAND SURVEYOR
FLORIDA LICENSE NO. LS4684

Applicant's Legal Checked
by [Signature] Nov 12, 2004.

RECEIVED
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ZONING

By [Signature] Nov 12, 2004.

By [Signature] Nov 12, 2004.

A PARCEL OF LAND Lying IN
SECTION 2 TOWNSHIP 40 NORTH RANGE 25 EAST
LEY COUNTY, FLORIDA

DESCRIPTION

[illegible]

NOTES

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REGISTERED

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2ND COUNTY, FLORIDA

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PRIME OILS AND COMPANY, INC.
Rt. 307
P.O. 1534

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PART OF
G.E. 2736
DEC 1944
FOURTH STREET FIVE
425 ACRES

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CURVE TABLE

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PERMIT COUNTER

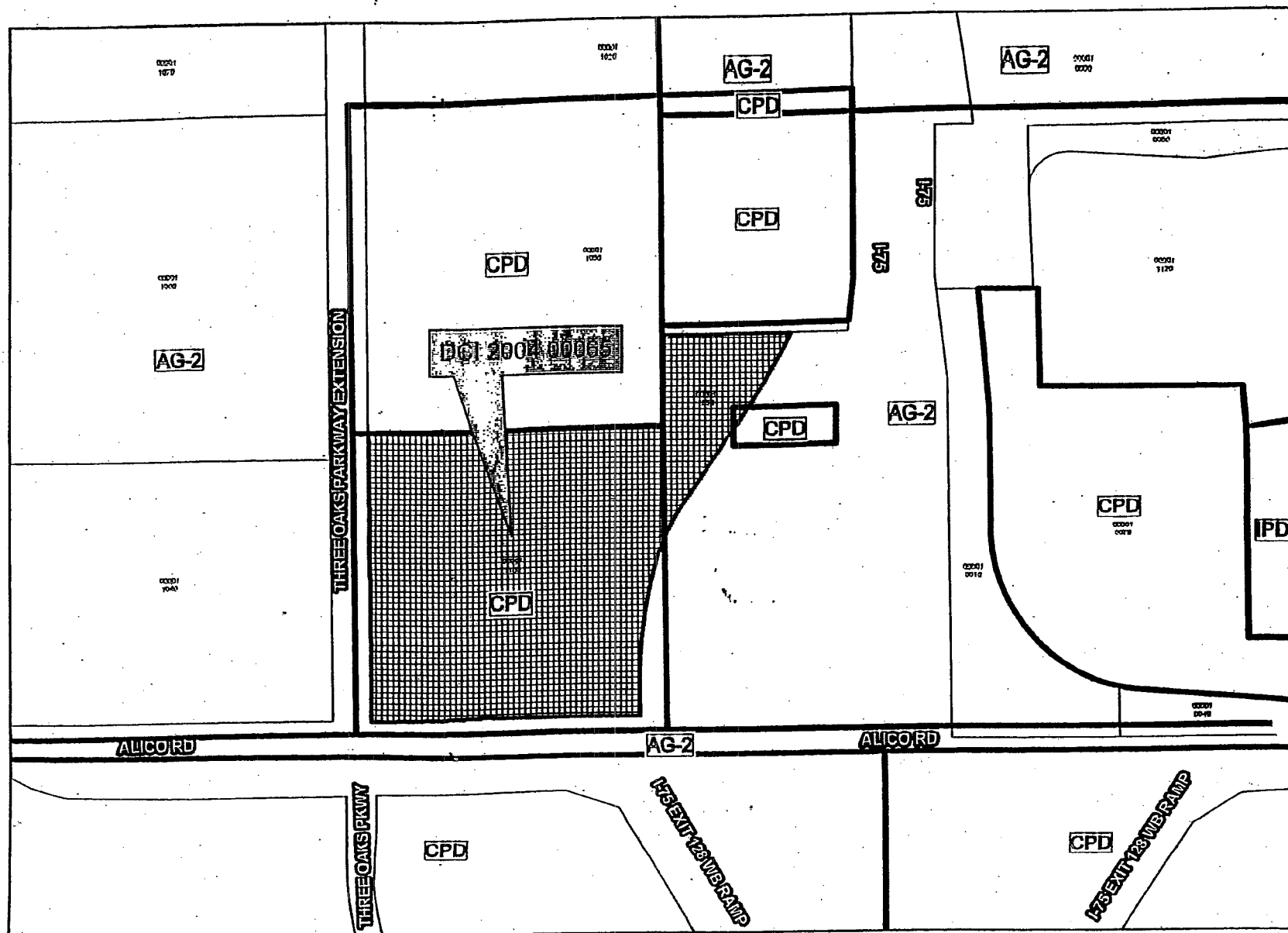
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Hanks Engineering, Inc.
 10000 10th Avenue, N.E., Seattle, Wash. 98108
 (206) 325-1100

DCI2004-00065

התאחדות המורים

EXHIBIT B



660 330 0 660 Feet

OPEN SPACE CALCULATIONS

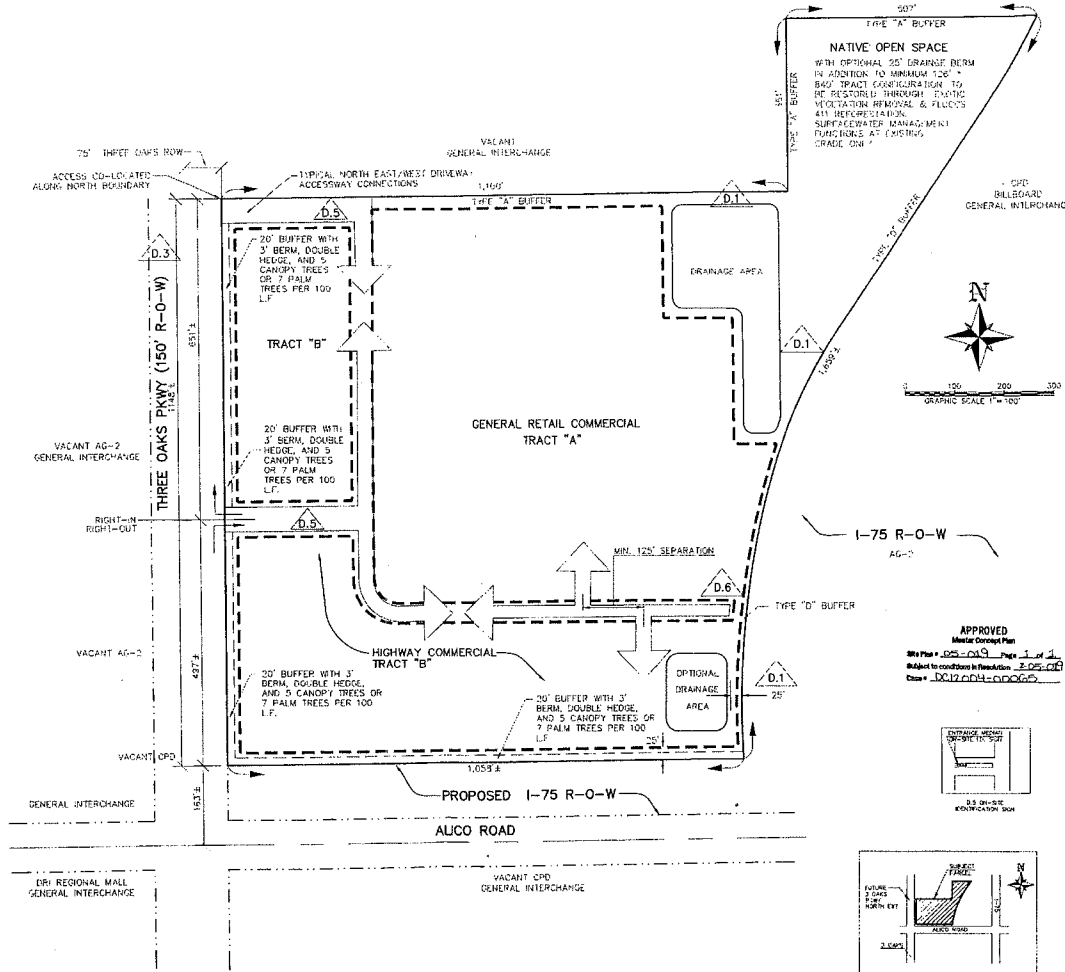
GENERAL PROJECT OPEN SPACE CALCULATIONS
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 TOTAL OPEN SPACE PROVIDED: 100 AC
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 TYPICAL BUFFER GENERAL OPEN SPACE: 100 AC

PROJECT NOTES AND GENERAL CONDITIONS

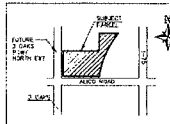
1. THIS USE SHALL BE SUBJECT TO THE STATE OF FLORIDA'S WATER RESOURCES ACT AND THE STATE OF FLORIDA'S WATER RESOURCES ACT.
 2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

SCHEDULE OF DEVIATIONS

D.1
 D.2
 D.3
 D.4
 D.5
 D.6



APPROVED
 Master Concept Plan
 Site Plan 1 of 1
 Subject to conditions in Resolution 2004-00065
 Date: 01/24/2005



DATE: 01/24/2005
 SCALE: 1" = 100'
 REVISION: 05/10/05
 JOB NO.: 04.001
 SHEET: 01

STUART AND ASSOCIATES
 PLANNING & DESIGN CONSULTANTS
 1001 N. W. 10TH AVENUE, SUITE 100
 MIAMI, FLORIDA 33136
 PHONE: (305) 576-1100
 FAX: (305) 576-1101

DESIGNED BY:
 Banks Engineering, Inc.
 Professional Engineers, Planners & Land Surveyors
 1001 N. W. 10TH AVENUE, SUITE 100
 MIAMI, FLORIDA 33136
 PHONE: (305) 576-1100
 FAX: (305) 576-1101

VINTAGE COMMERCE CENTER CPD
 PREPARED FOR:
 ALICO DEVELOPMENT
 CORPORATION

**UPLAND INDIGENOUS HABITAT
PRESERVE MANAGEMENT PLAN**

**October 2004
Revised: November 2004**

**Prepared for:
ALICO DEVELOPMENT CPD**

**Prepared By:
W. Dexter Bender & Associates, Inc.
2052 Virginia Avenue
Fort Myers , FL 33901**

INTRODUCTION

An Upland Indigenous Habitat Management Plan has been prepared for the Alico Development CPD in order to maintain the preserved native vegetation, which consists primarily of indigenous slash pine (*Pinus elliotti*) and saw palmetto (*Serenoa repens*) uplands. The Management Plan details management techniques including a maintenance program as approved by the Lee County Division of Environmental Sciences for all of the upland indigenous areas at the Alico Development CPD. The preserve area currently consists of pine and palmetto flatwoods which have been infested with Brazilian pepper (*Schinus terebinthifolius*) and melaleuca (*Melaleuca quinquenervia*).

Preserve Area Maintenance

- * No herbicide will be applied within the preserve areas except for the eradication of nuisance or exotic vegetation. This includes the eradication of non native turf grasses growing within the upland preserve areas.
- * No non-native vegetation may be planted within the upland indigenous areas.
- * Non-native vegetation that currently exists within the upland indigenous areas including Brazilian pepper and melaleuca as well as other exotic vegetation will be eradicated using best management practices.
- * Clearing or grubbing around the palmettos within the upland indigenous preserve areas is prohibited.

Native Grass, Shrub, and Tree Replanting

Bare areas within the upland preserve areas which have resulted from the removal of native vegetation will be replanted with native grasses including muhly grass and wiregrass and will be installed 1' on center with 12" or taller plants.

Native shrubs such as beauty berry, rusty lyonia and tar flower may also be installed. Shrub plantings will be 1 gallon or larger size and planted 3' on center.

In order to provide a more dense vegetative buffer along the highway/preserve area interface, laurel oaks (*Quercus laurifolia*) [6' or taller] and spaced 10' o.c. will be installed along the perimeter of the preserve area where it abuts to the highway. Wax myrtle (*Myrica cerifera*), 3 gallon size or larger, will be interspersed between the laurel oaks in clumps of 2 or 3, as needed.

Planted grasses, shrubs, and trees will be irrigated until the onset of the rainy season.



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

WHEREAS, an application was filed by Neale Montgomery and Greg Stuart on behalf of the property owner, Susan E. Davidson, Managing Member, Three Oaks Land Company, LLC to rezone a 51.5± acres from Agricultural (AG-2) to Commercial Planned Development (CPD); in reference to Alico Crossroads Center CPD; and

WHEREAS, a public hearing was advertised and held on April 2, 2002, before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case #DCI2002-00052; and

WHEREAS, a second public hearing was advertised and held on May 19, 2003, 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 51.5± -acre parcel from AG-2 to CPD, to permit 300,000 square feet of commercial retail, 51,000 square feet of office, and 125 hotel rooms with an option to increase up to 377,000 square feet of commercial retail with a corresponding 31,000-square-foot reduction in office and a corresponding reduction of 25 hotel rooms, and an optional increase of up to 200 hotel rooms with a corresponding reduction of 26,500 square feet in office, with buildings not to exceed 75 feet/six stories. No development blasting is being requested. The property is located in the Urban Community Future Land Use Category and is legally described in attached Exhibit A. The request is APPROVED SUBJECT TO the conditions specified in Section B 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 substantially consistent with the one-page Master Concept Plan entitled "The Alico Crossroads Center CPD" or the one-page Master Concept Plan entitled "The Alico Crossroads Center CPD - Alternative Plan" both stamped "RECEIVED JUN 06 2003 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. If changes to the Master Concept Plan or Alternative Plan are subsequently pursued, appropriate approvals will be necessary.

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

a. Schedule of Uses

See Attachment "D" The Alico Crossroads Center CPD: Schedule of Uses; and

See Attachment "E" The Alico Crossroads Center CPD Alternative Plan Schedule of Uses.

b. Site Development Regulations

(1) The project may be developed with a maximum of 300,000 square feet of commercial retail, 51,000 square feet of office, and 125 hotel rooms, with an optional increase of up to a maximum 377,000 square feet of commercial retail with a corresponding 31,000-square-foot reduction in office and a corresponding reduction of 25 hotel rooms, and an optional increase of up to 200 hotel rooms with a corresponding maximum of up to 348,000 square feet of commercial retail.

(2) This approval does not alleviate the need to comply with all federal, state and county development regulations for life, safety and fire codes, open space, buffering and parking spaces, except as specifically modified by this approval;

(3) The property development limitations are:

See Attachment "N" Tracts A, B, C, D & E Development Standards; and

See Attachment "O" Alternative Plan/Tracts A,B,C & D Development Standards.

Minimum Open Space:

A minimum of 14.8 acres of general open space must be provided within the overall development site. Each development tract shall contain a minimum of 10% open space per LDC Section 34-414(c) provided the developer demonstrates the overall open space requirement will be met with each local development order submittal.

3. a. Existing bona fide agricultural uses as described in Exhibit "H" may continue until approval of a local development order for the area of the project containing those uses.
- b. Additional clearing or grading of existing agricultural areas is prohibited. This prohibition is not intended to preclude County approved requests for the removal of invasive exotic vegetation.
- c. The property owner must terminate the agricultural tax exemption for any portion of the property that receives a local development order. The exemption termination must be filed with the Property Appraiser's Office by December 31st of the calendar

year in which the local development order is issued. A copy of the exemption termination must be provided to the Office of the County Attorney.

4. No development blasting activity is permitted as part of this project unless approved at a subsequent public hearing as an amendment to the planned development.
5. All manufacturing, repair or warehousing must take place in an enclosed building.
6. All outdoor storage activities must comply with shielding provisions specified in LDC Sec. 34-3005(b).
7. The development order must include an estimated time line for completion of exotic vegetation removal. The time line will begin upon issuance of a Vegetation Removal Permit and must be completed prior to issuance of a Certificate of Compliance for the first building.
8. Exotic vegetation removal from within the preserves must be completed by hand unless specifically approved by Environmental Sciences (ES) staff. Any approval of mechanical removal methods will be limited by location, and type of machinery to be used as approved by ES staff. No equipment which disturbs the soil will be permitted within the preserve areas.
9.
 - a. The full median opening indicated on the Master Concept Plan is subject to the Three Oaks Parkway Access Management Plan, upon adoption, and any future operational decision by the County to install a traffic signal, modify, or remove the median opening. Prior to the adoption of the Access Management Plan, the access must be consistent with the access points identified on the approved Master Concept Plan.
 - b. If installation of a traffic signal is deemed to be appropriate by the County at this location, then a proportionate share of the full cost of the traffic signal improvement will be the responsibility of the developer or subsequent property owner's association.
10. Prior to the issuance of any building permit and to the extent the property or any portion of the property is located with Noise Zone 2 or Noise Zone 3 of the Airport Hazard District, the property owner, and all subsequent purchasers of the property or any portion of the property within the these noise zones, must execute and deliver to the Building Department a Disclosure Statement containing the language set forth in the attached Exhibit "I" labeled "Lee County Port Authority Exhibit 1."
11. The development must comply with Land Development Code Section 34-1008 - Permit for Tall Structures, for all tall structures that exceed a height of 100 feet above mean sea level, including permanent buildings, antenna towers, and temporary construction equipment such as cranes.
12. Commercial buildings, especially hotel/motel facilities located in Airport Noise Zone 3, must consider the use of sound insulating materials.

13. Buildings exceeding 75 feet in height must maintain additional building separation or additional building setbacks as regulated by LDC Section 34-2174(a) and LDC Section 935(e)4.
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 26 and Table 1(b).
16. This development must comply with all of the requirements of the LDC at the time of local development order approval, except as may be granted by deviations approved as part of this planned development rezoning action or subsequent amendment approvals.
17. No more than 32 fuel pumps may be permitted on this entire development.
18. A 20' landscape buffer consisting of a double staggered row hedge with 5 canopy trees per 100 or 7 palm trees per 100 and a 3' berm is required along the project boundaries at the proposed Three Oaks Parkway.

SECTION C. EXHIBITS AND STRAP NUMBER:

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

- Exhibit A: The legal description of the property * Amended
- Exhibit B: Zoning Map (with subject parcel indicated)
- Exhibit C: The Master Concept Plan
- Exhibit D: Attachment "D" The Alico Crossroads Center CPD; Schedule of Uses
- Exhibit E: Attachment "E" The Alico Crossroads Center CPD Alternative Plan Schedule of Uses.
- Exhibit F: Attachment "N" Tracts A, B, C, D & E Development Standards
- Exhibit G: Attachment "O" Alternative Plan/Tracts A,B, C & D Development Standards
- Exhibit H: Affidavit Sketch and Supporting documents regarding existing Bona Fide Agricultural Uses
- Exhibit I: Lee County Port Authority Exhibit 1

The applicant has indicated that the STRAP number for the subject property is:
03-46-25-00-00001.1080

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 Albion, seconded by Commissioner Coy and, upon being put to a vote, the result was as follows:

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

DULY PASSED AND ADOPTED this 19th day of May 2003.

ATTEST:
CHARLIE GREEN, CLERK

BY: 

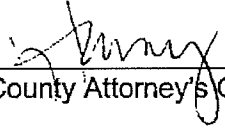
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: 

Ray Judah, Chairman

Approved as to form by:


County Attorney's Office



Amended to attach correct legal description (Exhibit A)

Banks Engineering, Inc.

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

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

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE,
LYING IN SECTION 3, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND BEING FURTHER BOUND
AND DESCRIBED AS FOLLOWS:


COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID
SECTION 3, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE
N.01°03' 27" W. ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER FOR 50.00 FEET TO
THE NORTH RIGHT-OF-WAY LINE OF ALICO ROAD (100 FEET WIDE); THENCE N.89°23'05"E.
ALONG SAID NORTH RIGHT-OF-WAY LINE FOR 122.95 FEET; THENCE N.00°36'43"W. FOR
1240.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF
LAND; THENCE CONTINUE N.00°36'43"W. FOR 351.31 FEET; THENCE N.89°23'05"E. FOR
733.03 FEET TO THE WEST RIGHT-OF-WAY LINE OF I-75 (INTERSTATE 75 - STATE ROAD
NO. 93); THENCE N.04°48'48"E. ALONG SAID WEST RIGHT-OF-WAY LINE FOR 162.74 FEET;
THENCE N.00°38'02"W. ALONG SAID WEST RIGHT-OF-WAY LINE FOR 751.46 FEET; THENCE
S.89°21'10"W. FOR 890.55 FEET; THENCE S.89°23'17"W. FOR 1017.58 FEET; THENCE
S.00°36'43"E. FOR 1264.29 FEET; THENCE N.89°23'15"E. FOR 1160.00 FEET TO THE POINT OF
BEGINNING.

PARCEL CONTAINS 49.33 ACRES, MORE OR LESS.

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

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION
3, TOWNSHIP 46 SOUTH, RANGE 25 EAST, AS BEARING N.89°23'17"E.

DESCRIPTION PREPARED: 12-10-02


12/11/02
THOMAS R. LEHNERT, JR., P.S.M.
FLORIDA CERTIFICATION NO. 5541

RECEIVED
DEC 12 2002

COMMUNITY DEVELOPMENT

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SHEET 1 OF 2

Applicant's Legal Checked

by Jm 12/13/02

DCI 2002-00052

SKETCH TO ACCOMPANY DESCRIPTION

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



NOT TO SCALE

LEGEND:

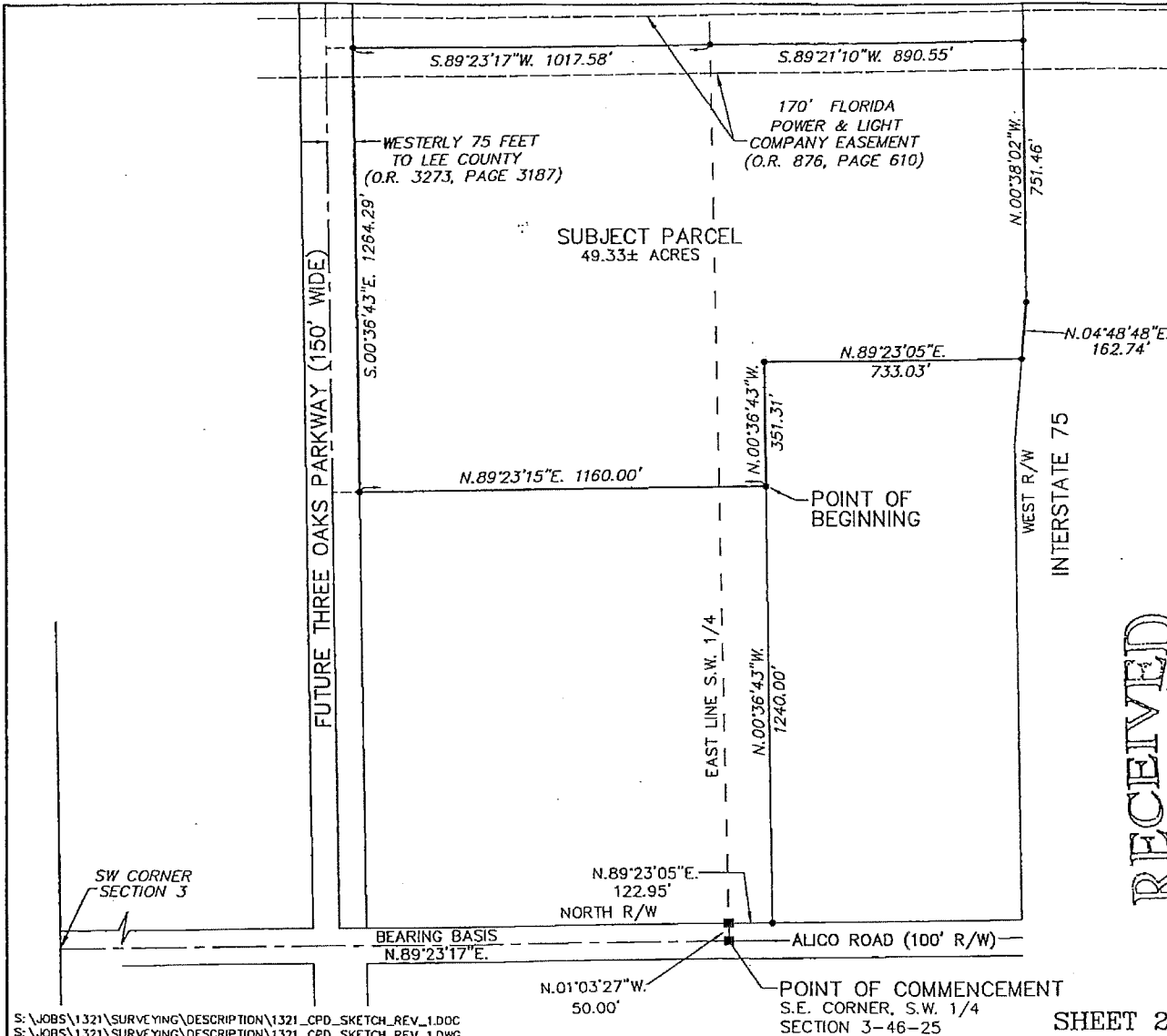
- (3) - CURVE NO. 3 OF THE CURVE TABLE
- R/W - RIGHT-OF-WAY
- ℄ - CENTERLINE
- (R) - RADIAL LINE
- O.R. - OFFICIAL RECORDS BOOK

THIS IS NOT A SURVEY

Thomas R. Lehnert, Jr. 12/11/02
THOMAS R. LEHNERT, JR., P.S.M.
FLORIDA CERTIFICATION NO. 5541

- THIS SKETCH IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
- PREPARED NOVEMBER 26, 2002
- SEE SHEET 1 OF 2 FOR COMPLETE LEGAL DESCRIPTION

PREPARED BY:
Banks Engineering, Inc.
ENGINEERING, SURVEYING & LAND PLANNING
10511 SIX MILE CYPRESS PARKWAY - SUITE 101
FORT MYERS, FLORIDA 33912
(239) 639-5490
FLORIDA BUSINESS CERTIFICATION NO. 6690



RECEIVED

DEC 12 2002

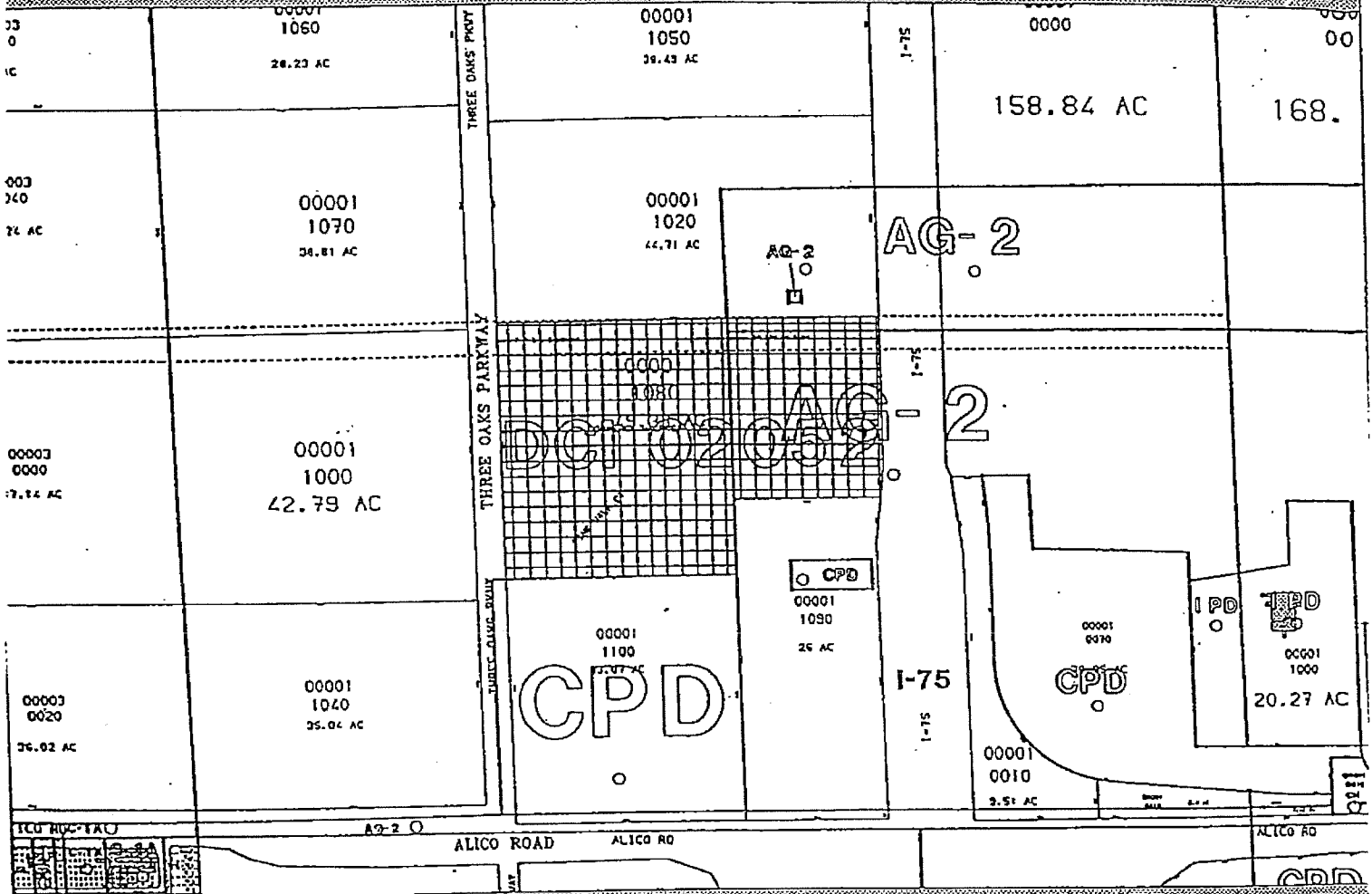
DCI 2002-00052

COMMUNITY DEVELOPMENT

SHEET 2 OF 2

S:\JOBS\1321\SURVEYING\DESCRIPTION\1321_CPD_SKETCH_REV_1.DOC
S:\JOBS\1321\SURVEYING\DESCRIPTION\1321_CPD_SKETCH_REV_1.DWG

DCI2002-00052



ATTACHMENT A

ATTACHMENT "D"

THE ALICO CROSSROADS CENTER CPD: Schedule of Uses

	Tract A	Tract B	Tract C	Tract D	Tract E
	Highway Commercial	Community Commercial	Mixed Use Commerce	Hotel & Retail	Mixed Use Office
Accessory Uses	x	x	x	x	x
Agriculture	x	x	x	x	x
Administrative Offices	x	x	x	x	x
ATM (Automatic Teller Machine)	x	x		x	
Auto Parts Store	x	x			
Automobile Service Station - Also see Self Service Fuel Pumps	x	x			
Banks and Financial Establishments - Group I & II	x	x			x
Bar or Cocktail Lounge - Accessory to Hotel/Motel & Restaurant use only	x	x		x	
Boat Sales		x	x		
Broadcast Studio - Commercial Radio and Television			x		x
Building Material Sales		x			
Business Services - Groups I and II	x	x	x	x	x
Car Wash - limited to a maximum 1 Freestanding & 1 Accessory to an Automobile Service Station use	x	x			
Cleaning and Maintenance Services			x		x
Clothing Store, General		x		x	
Computer and Data Processing Services		x	x		x
Consumption on Premises (COP)	x	x		x	
Contractors and Builders-Group I & II		x	x		x
Convenience Food and Beverage Store - limited to 2 on the entire development with a maximum total of 16 self-service fuel pumps (ea.) in conj.w/ Convenience Food and Beverage Store uses for the entire development.	x	x			
Department Store		x		x	x

EXHIBIT D

ATTACHMENT "D"

THE ALICO CROSSROADS CENTER CPD: Schedule of Uses

	Tract A	Tract B	Tract C	Tract D	Tract E
	Highway Commercial	Community Commercial	Mixed Use Commerce	Hotel & Retail	Mixed Use Office
Drive-Through Facility for any Permitted Use	x	x			
Drug Store	x	x			
Electrical Machinery and Equipment Manufacturing -- Limited to Household appliances; Electric lighting and wiring equipment; Communication equipment; Electronic components and accessories; Miscellaneous electrical machinery, equipment and supplies			x		
EMS, Fire or Sheriffs Station			x	x	x
Entrance Gate and Gatehouse	x	x	x	x	x
Essential Services	x	x	x	x	x
Essential Service Facilities -- Group I	x	x	x	x	x
Excavation, Water Retention			x		
Fabricated Metal Products Manufacturing, Groups II & III	x	x	x	x	x
Fences & Walls	x	x		x	x
Food Stores -- Group I & II	x	x		x	
Food and Beverage Services, Limited			x		
Furniture and Fixtures Manufacturing -- Limited to Household furniture; Public building and related furniture; Partitions, shelving, lockers and office and store fixtures; Miscellaneous furniture and fixtures					
Gift and Souvenir Shop	x	x		x	x
Hardware Store		x	x	x	
Healthcare Facilities -- Group III	x	x			x
Hobby Toy and Game Shop	x	x		x	
Hotel; with accessory restaurant and COP					

ATTACHMENT "D"

THE ALICO CROSSROADS CENTER CPD: Schedule of Uses

	Tract A	Tract B	Tract C	Tract D	Tract E
	Highway Commercial	Community Commercial	Mixed Use Commerce	Hotel & Retail	Mixed Use Office
Household Furnishings, all groups		x	x		x
Insurance Companies		x	x	x	x
Laundromat	x	x			
Laundry or Dry Cleaning, Group I	x	x			
Lawn & Garden Store		x	x		x
Machinery Manufacturing Group 2 -- Limited to Power-driven hand tools; Office, computing and accounting machines			x		
Measuring, Analyzing and Controlling Instruments Manufacturing -- Limited to Engineering, laboratory, scientific and research instruments and associated equipment; Measuring and controlling instruments; Optical instruments and lenses; Surgical, medical and dental instruments and supplies; Ophthalmic goods; Photographic equipment and supplies; Watches, clocks and clockwork operated devices, and parts			x		
Medical Office	x	x	x	x	x
Non-Store Retailers, All Groups	x	x	x		x
Package Store	x	x			x
Paint, Glass & Wallpaper		x	x		x
Parcel and Express Services	x	x	x		x
Parking Lot: Accessory, Commercial, Garage, and Temporary	x	x	x	x	x
Personal Services -- Groups I, II, III, IV excluding Escort Services, Palm Readers, Tattoo Parlors, Massage Parlors and Steam and Turkish Baths	x	x			x

ATTACHMENT "D"

THE ALICO CROSSROADS CENTER CPD: Schedule of Uses

	Tract A	Tract B	Tract C	Tract D	Tract E
	Highway Commercial	Community Commercial	Mixed Use Commerce	Hotel & Retail	Mixed Use Office
					x
Pet Services	x	x			
Pet Shop	x	x			
Pharmacy		x	x		
Post Office		x	x		
Printing and Publishing			x		x
Processing & Warehousing			x		x
Research and Development Laboratories Group II & IV		x			
Recreation, Commercial, Group I and III	x	x	x	x	
Rental or Leasing Establishments, Groups I and III	x	x	x		x
Repair Shops, Group I & II	x	x	x		
Restaurant, Fast Food – limited to 4 on the entire development.	x	x			
Restaurants, all Groups; with COP	x	x		x	x
Schools, Commercial			x		x
Self Service Fuel Pumps – limit of 32 for the entire development	x	x			
Signs in Accordance with LDC Chapter 30	x	x	x	x	x
Social Services, Group I				x	
Specialty Retail Shops, all groups	x	x	x	x	x
Storage, indoor and outdoor; outdoor storage limited to accessory for Manufacturing, Processing, Warehousing, Vehicle & Equipment Dealers, Building Material sales, Contractors & Builders, Lawn & Garden, & Hardware Store		x	x	x	x
Studios		x			x
Supermarket	x	x			

ATTACHMENT "D"

THE ALICO CROSSROADS CENTER CPD: Schedule of Uses

	Tract A	Tract B	Tract C	Tract D	Tract E
	Highway Commercial	Community Commercial	Mixed Use Commerce	Hotel & Retail	Mixed Use Office

Temporary Uses	x	x	x	x	x
Used Merchandise Stores, Group I	x	x	x		
Variety Store	x	x			
Vehicle & Equipment Dealers, Groups I, II & III		x	x	x	
Warehouse: Mini-Warehouse, Private & Public			x	x	x
Wholesale Establishments Groups III & IV			x	x	x

ATTACHMENT "E"

THE ALICO CROSSROADS CENTER CPD: Alternative Plan Schedule of Uses

	Tract A	Tract B	Tract C	Tract D
	Highway Commercial	Community Commercial	Mixed Use Commerce	Mixed Use Commerce
Accessory Uses	x	x	x	x
Agriculture	x	x	x	x
Administrative Offices	x	x	x	x
ATM (Automatic Teller Machine)	x	x		
Auto Parts Store	x	x		
Automobile Service Station - Also see Self Service Fuel Pumps.	x	x		
Banks and Financial Establishments - Group I & II	x	x	x	x
Bar or Cocktail Lounge - Accessory to Hotel/Motel & Restaurant use only.	x	x	x	x
Boat Sales		x	x	x
Broadcast Studio - Commercial Radio and Television		x		
Building Material Sales		x	x	x
Business Services - Groups I and II	x	x		
Car Wash - limited to 1 Freestanding & 1 Accessory to an Automobile Service Station use	x	x		
Cleaning and Maintenance Services		x	x	x
Clothing Store, General		x	x	
Computer and Data Processing Services		x	x	x
Consumption on Premises	x	x	x	
Contractors and Builders - Group I & II		x		
Convenience Food and Beverage Store - limited to 2 on the entire development with a maximum total of 16 self-service fuel pumps (ea) in conj. w/ Convenience Food and Beverage Store uses for the entire development.	x	x		
Department Store		x	x	x
Drive-Through Facility for any Permitted Use	x	x		x

EXHIBIT E

ATTACHMENT "E"

THE ALICO CROSSROADS CENTER CPD: Alternative Plan Schedule of Uses

	Tract A	Tract B	Tract C	Tract D
	Highway Commercial	Community Commercial	Mixed Use Commerce	Mixed Use Commerce
Drug Store, Pharmacy	x	x		
Electrical Machinery and Equipment Manufacturing -- Limited to Household appliances; Electric lighting and wiring equipment; Communication equipment; Electronic components and accessories; Miscellaneous electrical machinery, equipment and supplies				x
EMS, Fire or Sheriffs Station				x
Entrance Gate and Gatehouse	x	x	x	x
Essential Services	x	x	x	x
Essential Service Facilities -- Group I	x	x	x	x
Excavation, Water Retention	x	x	x	x
Fabricated Metal Products Manufacturing, Groups II & III				x
Fences & Walls	x	x	x	x
Food Stores -- Group I & II	x	x	x	x
Food and Beverage Services, Limited	x	x	x	x
Furniture and Fixtures Manufacturing -- Limited to Household furniture; Public building and related furniture; Partitions, shelving, lockers and office and store fixtures; Miscellaneous furniture and fixtures				x
Gift and Souvenir Shop	x	x	x	x
Hardware Store		x	x	
Healthcare Facilities -- Group III	x	x	x	x
Hobby Toy and Game Shop	x	x		x
Hotel; with accessory restaurant and COP		x	x	x
Household Furnishings, all groups		x	x	
Insurance Companies		x	x	x
Laundromat	x	x		
Laundry or Dry Cleaning, Group I	x	x		

ATTACHMENT "E"

THE ALICO CROSSROADS CENTER CPD: Alternative Plan Schedule of Uses

	Tract A	Tract B	Tract C	Tract D
	Highway Commercial	Community Commercial	Mixed Use Commerce	Mixed Use Commerce
		x	x	x
Lawn & Garden Store				x
Machinery Manufacturing Group 2 -- Limited to Power-driven hand tools; Office, computing and accounting machines				x
Measuring, Analyzing and Controlling Instruments Manufacturing -- Limited to Engineering, laboratory, scientific and research instruments and associated equipment; Measuring and controlling instruments; Optical instruments and lenses; Surgical, medical and dental instruments and supplies; Ophthalmic goods; Photographic equipment and supplies; Watches, clocks and clockwork operated devices, and parts				
Medical Office	x	x	x	x
Non-Store Retailers, All Groups	x	x	x	x
Package Store	x	x	x	x
Paint, Glass & Wallpaper	x	x	x	x
Parcel and Express Services	x	x	x	x
Parking Lot: Accessory, Commercial, Garage, and Temporary	x	x	x	x
Personal Services -- Groups I, II, III, IV excluding Escort Services, Palm Readers, Tattoo Parlors, Massage Parlors and Steam and Turkish Baths	x	x		
Pet Services	x	x		x
Pet Shop	x	x		
Pharmacy		x	x	x
Post Office		x	x	x
Printing and Publishing			x	x
Processing & Warehousing			x	x
Research and Development Laboratories Group II &		x	x	x

ATTACHMENT "E"

THE ALICO CROSSROADS CENTER CPD: Alternative Plan Schedule of Uses

	Tract A	Tract B	Tract C	Tract D
	Highway Commercial	Community Commercial	Mixed Use Commerce	Mixed Use Commerce

IV				
Recreation, Commercial, Group I and III	x	x	x	x
Rental or Leasing Establishments, Groups I and III	x	x	x	x
Repair Shops, Group I & II	x	x	x	x
Restaurant, Fast Food – limited to 4 on the entire development.	x	x		
Restaurants, all Groups, with COP	x	x	x	x
Schools, Commercial			x	x
Self Service Fuel Pumps – limit of 32 for the entire development.	x	x		
Signs in Accordance with LDC Chapter 30	x	x	x	x
Social Services, Group I			x	x
Specialty Retail Shops, all groups	x	x	x	x
Storage, indoor and outdoor; outdoor storage limited to accessory for Manufacturing, Processing, Warehousing, Vehicle & Equipment Dealers, Building Material sales, Contractors & Builders, Lawn & Garden, & Hardware Store		x	x	x
Studios		x	x	x
Supermarket	x	x	x	x
Temporary Uses	x	x	x	x
Used Merchandise Stores, Group I	x	x	x	
Variety Store	x	x		
Vehicle & Equipment Dealers, Groups I, II & III		x	x	x
Warehouse: Mini-Warehouse, Private & Public			x	x
Wholesale Establishments Groups III & IV			x	x

ATTACHMENT "E"

THE ALICO CROSSROADS CENTER CPD: Alternative Plan Schedule of Uses

	Tract A	Tract B	Tract C	Tract D
	Highway Commercial	Community Commercial	Mixed Use Commerce	Mixed Use Commerce

ATTACHMENT "N" **ALICO CROSSROADS CENTER CPD**

Tracts A, B, C, D & E Development Standards

Min. Area Dimensions:

♦ Min. Lot Area	20,000 sq.ft.
♦ Min. Lot Depth	100-ft.
♦ Min. Lot Width	100-ft.
Min. Building Setbacks:	
♦ Street	25-ft. Three Oaks Parkway/ 20-ft. Internal
♦ Side Yard	10-ft.
♦ Rear/Rear Water	20-ft.
♦ Accessory Structures	Per LDC
Max. Building Height	75-ft./6 stories
Max. Lot Coverage	45%

Tract A Site Area	5.5 to 9-ac. +/-
• Not to exceed 78,400 SF ⁽¹⁾	
Tract B Site Area	6.5 to 11 ac. +/-
• Not to exceed 95,800 SF ⁽¹⁾	
Tract C Site Area	9 to 15 ac. +/-
• Not to exceed 130,600 SF ⁽¹⁾	
Tract D Site Area	6 to 9.5 ac. +/-
• Not to exceed 82,700 SF and 200 hotel rooms ⁽¹⁾	
Tract E Site Area	7 to 12 ac. +/-
• Not to exceed 105,000 SF ⁽¹⁾	

(1) Individual development tract intensities may be internally transferred through an administrative County review process as long as the CPD combined development intensity will not exceed 300,000 SF commercial retail, 51,000 SF office, and a 125-room hotel or the optional development scenarios identified with the CPD development program.

ATTACHMENT "N"

ALICO CROSSROADS CENTER CPD

Tracts A, B, C, D & E Development Standards

Min. Area Dimensions:

♦ Min. Lot Area	20,000 sq.ft.
♦ Min. Lot Depth	100-ft.
♦ Min. Lot Width	100-ft.

Min. Building Setbacks:

♦ Street	25-ft. Three Oaks Parkway/ 20-ft. Internal
♦ Side Yard	10-ft.
♦ Rear/Rear Water	20-ft.
♦ Accessory Structures	Per LDC
Max. Building Height	75-ft./6 stories ✓
Max. Lot Coverage	45%

Tract A Site Area	5.5 to 9-ac. +/-
• Not to exceed 78,400 SF ⁽¹⁾	
Tract B Site Area	6.5 to 11 ac. +/-
• Not to exceed 95,800 SF ⁽¹⁾	
Tract C Site Area	9 to 15 ac. +/-
• Not to exceed 130,600 SF ⁽¹⁾	
Tract D Site Area	6 to 9.5 ac. +/-
• Not to exceed 82,700 SF and 200 hotel rooms ⁽¹⁾	
Tract E Site Area	7 to 12 ac. +/-
• Not to exceed 105,000 SF ⁽¹⁾	

(1) Individual development tract intensities may be internally transferred through an administrative County review process as long as the CPD combined development intensity will not exceed 300,000 SF commercial retail, 51,000 SF office, and a 125-room hotel or the optional development scenarios identified with the CPD development program.

ATTACHMENT "O" ALICO CROSSROADS CENTER CPD

Alternative Plan/Tracts A, B, C, & D Development Standards

Min. Area Dimensions:

♦ Min. Lot Area	20,000 sq.ft.
♦ Min. Lot Depth	100-ft.
♦ Min. Lot Width	100-ft.

Min. Building Setbacks:

♦ Street	25-ft. Three Oaks Parkway/ 20-ft. Internal
♦ Side Yard	10-ft.
♦ Rear/Rear Water	20-ft.
♦ Accessory Structures	Per LDC
Max. Building Height	75-ft./6 stories
Max. Lot Coverage	45%

Tract A Site Area 5.5 to 9-ac.+/-

- Not to exceed 78,400 SF ⁽¹⁾

Tract B Site Area 6.5 to 11 ac. +/-

- Not to exceed 95,800 SF & 125 hotel rooms ⁽¹⁾

Tract C Site Area 15 to 25 ac. +/-

- Not to exceed 275,000 SF & 125 hotel rooms ⁽¹⁾

Tract D Site Area 7 to 12 ac. +/-

- Not to exceed 82,700 SF & 125 hotel rooms ⁽¹⁾

(1) Individual development tract intensities may be internally transferred through an administrative County review process as long as the CPD combined development intensity will not exceed 300,000 SF commercial retail, 51,000 SF office, and a 125-room hotel or the optional development scenarios identified with the CPD development program.

AFFIDAVIT

I, Sue E. Davidson, certify that I am the Managing Member of Three Oaks Land Company, LLC and authorized representative of the property identified as Strap # 03-46-25-00-00001.1080.

As such, I hereby verify that this property has qualified for an Agricultural Classification based on the use of the entire 51.5 +/- acres for cattle grazing. The same tenant has kept cattle on this property for over 10 years, and at the time of this statement, the lease with this tenant remained in effect.

It is our intent to continue to use this property for livestock grazing after the zoning being applied for is completed, until such time as the approval of a local development order is issued.

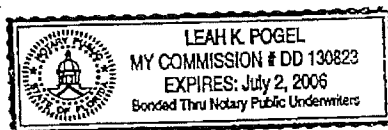
Sue E. Davidson
Sue E. Davidson, Managing Member
Three Oaks Land Company, LLC

State of Florida
County of Collier.

The foregoing instrument was certified and subscribed before me this 28th day of March 2003 by Sue E. Davidson, Managing Member, Three Oaks Land Company, LLC who is personally known to me, or has produced FLDL D13078554 8084 as identification.

Leah K. Pogel
Signature of Notary Public
Leah Pogel
Printed Name of Notary Public

(SEAL)

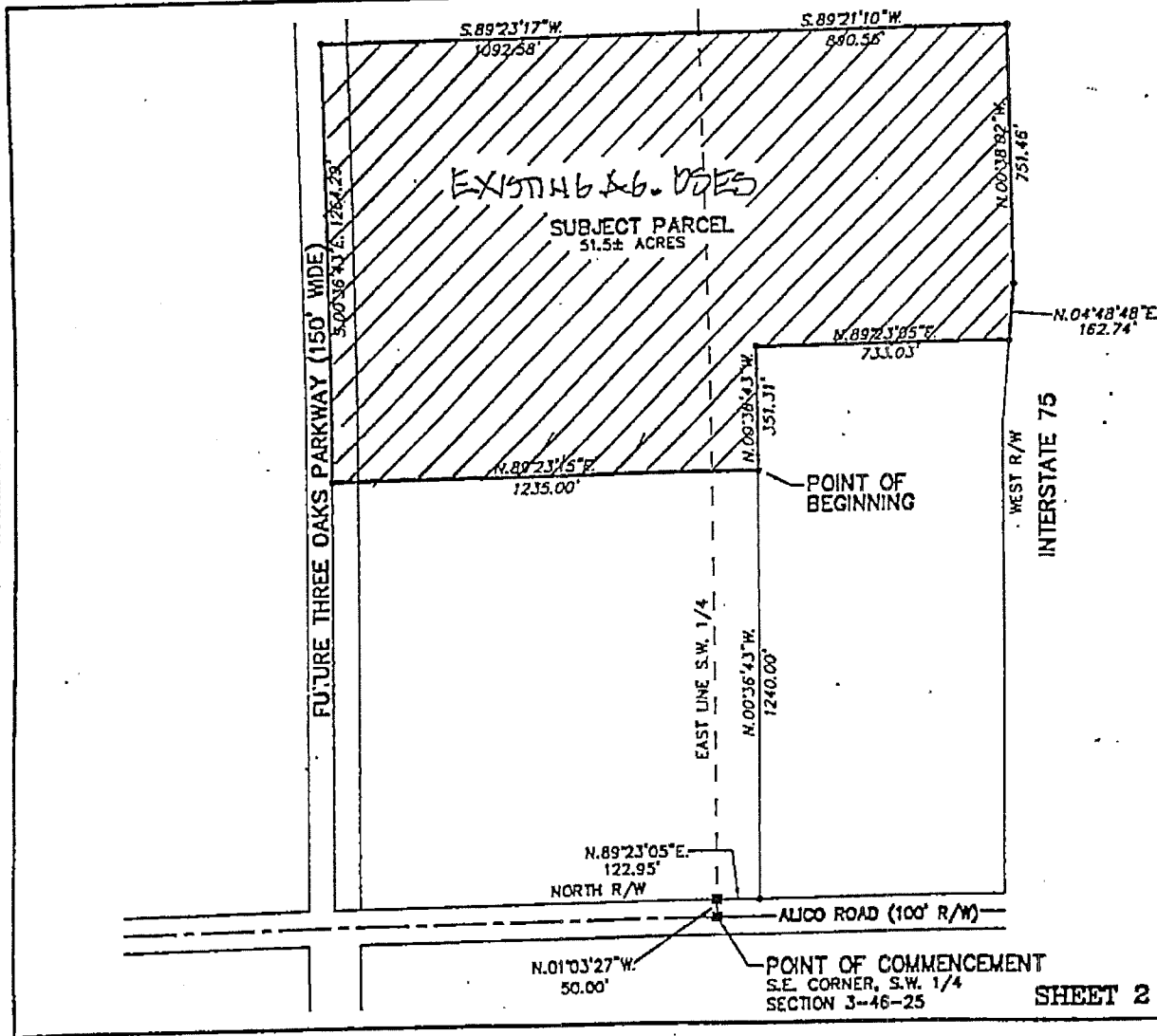


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Exhibit H
Page 1 of 8

DCI 2002-00082

ZONING COUNTER



SKETCH TO ACCOMPANY DESCRIPTION

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



NOT TO SCALE

LEGEND:

- (3) - CURVE NO. 3 OF THE CURVE TABLE
- R/W - RIGHT-OF-WAY
- E - CENTERLINE
- (R) - RADIAL LINE

THIS IS NOT A SURVEY

Thomas R. Lehnert, Jr. 9-17-02

THOMAS R. LEHNERT, JR.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATION NO. 5541

- THIS SKETCH IS NOT VALID UNLESS IT BEARS THE
SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER

- PREPARED MAY 12, 1998

- SEE SHEET 1 OF 2 FOR COMPLETE LEGAL DESCRIPTION

PREPARED BY:
Danks Engineering, Inc.

ENGINEERING, SURVEYING & LAND PLANNING
10401 BOX 1000 CYPRESS PARKWAY - SUITE 104
PORT MYERS, FLORIDA 33901
(813) 898-8490
FLORIDA BUSINESS CERTIFICATION NO. 8000

SHEET 2 OF 2

REPS180715 NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS DUE FOR YEAR 2002
COUNTY OF LEE: REAL PROPERTY

REAL
PROPERTY

Exhibit "H"
Page 3 of 8

OWNER NAME AND ADDRESS	PIN NUMBER	VALUES AND EXEMPTIONS
THREE OAKS LAND COMPANY LLC 3205 GOSHAWK CT NAPLES FL 34105	02-00110561	MARKET ASSESSED VALUE 1479050
	ACCOUNT/SITE ADDRESS	AGRICULTURAL-EX VALUE 1475780
	03-46-25-00-00001.1080	SOH ASSESSED VALUE 3270
	ACCESS UNDETERMINED	TAXABLE VALUE 3270
	LEGAL DESCRIPTION	
	PARL W OF I-75 N OF ALICO	
	DESC OR 3127 PG 2808 LES RD R/	
	BOOK: 3271 PAGE: 2534	

AD VALOREM TAXES			DISTRICT CODE: 164	
TAXING AUTHORITY	TELEPHONE	MILL RATE	MULTIPLIER	TAXES LEVIED
LEE COUNTY GENERAL REVENUE	(239)335-2221	.0043277	3270.00	14.15
LEE COUNTY CAPITAL IMP	(239)335-2221	.0010124	3270.00	3.31
LEE CO UNINCORPORATED - MSTU	(239)335-2221	.0012114	3270.00	3.96
PUBLIC SCHOOL - BY LOCAL BOARD	(239)337-8215	.0025990	3270.00	8.50
PUBLIC SCHOOL - BY STATE LAW	(239)337-8215	.0059730	3270.00	19.53
LEE COUNTY HYACINTH CONTROL	(239)694-2174	.0000327	3270.00	0.11
LEE COUNTY LIBRARY FUND	(239)335-2221	.0009630	3270.00	3.15
LEE COUNTY MOSQUITO CONTROL	(239)694-2174	.0003294	3270.00	1.08
SAN CARLOS FIRE DISTRICT	(239)267-7525	.0025000	3270.00	8.18
SFL WATER MGMT-EVERGLADE CONST	(561)682-6486	.0001000	3270.00	0.33
WEST COAST INLAND WATERWAY	(813)485-9402	.0000400	3270.00	0.13
LEE COUNTY ALL HAZARDS - UNINC	(239)335-2186	.0000733	3270.00	0.24
SFL WATER MGMT-DISTRICT LEVY	(561)682-6486	.0005970	3270.00	1.95

TOTALS FOR AD VALOREM: 0.0197589 64.62

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	TELEPHONE	RATE	AMOUNT

TOTAL FOR NON-AD VALOREM: 0.00

COMBINED TOTAL FOR AD VALOREM AND NON-AD VALOREM: 64.62

Amount Due If	62.04	62.68	63.33	63.97	64.62	DELINQUENT*
Postmarked By:	Nov 30, 2002	Dec 31, 2002	Jan 31, 2003	Feb 28, 2003	Mar 31, 2003	Apr 1, 2003

See reverse side for important information

Keep for your records

PAID
4/18/02

NEW! Fill out, sign, and return this card by March 1.

Property Control No.	
Renewal and Certification of Agricultural Classification of Lands	
Instructions - Read Carefully Complete the information requested at right. Sign and date #6, and bring or send this card to the Property Appraiser's Office. If any of the information below is incorrect, contact the Property Appraiser's Office immediately.	
Name and Address of Property Owner	03-46-25-00-00001.1080 THREE OAKS LAND COMPANY LLC 2205 GOSHAWK CT NAPLES, FL 34105
Legal Description	PARL W OF I-75 N OF ALICO DESC OR 3127 PG 2808 LES RD R/W OR3273/3187
6. I certify that the information I have provided on this card is correct. X <u>W.C. Davidson</u> <u>2/1/03</u> Signature Date	
Detach this card, affix postage on reverse side, mail before March 1.	
1. The land described was being used for bona fide agricultural purposes on January 1, 2003. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
2. I certify that the ownership and the use of the land as agricultural have remained unchanged since last year. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, skip to #6	
3. Was the property leased? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, <u>Ronnie C. Flint</u> Lessee Name <u>Lehigh Acres, FL</u> Address	
4. Has the property been rezoned to non-agricultural use at the request of owner? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
5. Do you own tangible personal property used in connection with the described property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, do you intend to file a Tangible Personal Property Tax Return with the property appraiser this year? <input type="checkbox"/> Yes <input type="checkbox"/> No	

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COMMUNITY DEVELOPMENT

DCI 2002-00052



Application and Return for Agricultural Classification of Lands

Section 193.461

The undersigned, hereby request that the lands listed hereon, where appropriate, be classified as Agricultural Lands for property tax purposes, by the property appraiser of the county in which the lands are located.

This form must be signed and both copies returned on or before March 1st.

Applicant's Name and Address:

THREE OAKS LAND CO.
2205 GOSHAWK COURT
NAPLES, FL 34105

Telephone No. (941) 649-6448

Return To:

THREE OAKS LAND CO.
2205 GOSHAWK CT
NAPLES, FL 34105

Legal Description

PARL W OF E-75 N OF ALICO
DESC OR 3127 PG 2808 LES RD R1
BOOK: 3271 PAGE: 2534

Property I.D. Number 03-46-25-00-00001.1080

Lands used primarily for agricultural purposes are as follows: How Long in this use?

Citrus	Acres	Yrs.
Cropland	Acres	Yrs.
Grazing Land	<u>50 +/-</u> Acres	<u>25</u> Yrs.
No. of Livestock	<u>40 +/-</u>	
Timberland	Acres	Yrs.
Poultry, Swine or Beeyards	Acres	Yrs.
Other	Acres	Yrs.

Agricultural Income from this property (Please complete for the past four (4) Years).

Year	Crop or Use	Gross Income	Expense	Net Income
				<u>0</u>

Date Purchased: 6/21/00
Purchase Price: 1,700,000

Has a Tangible Personal Property Tax Return been filed with the County Property Appraiser for machinery and equipment?
Yes ☐ No ☒ If yes, what name was the Tangible Return filed under?

Is the real property leased to others? Yes ☒ No ☐ If Yes, attach copy of Lease Agreement.

Has the real property been zoned to a nonagricultural use at the request of the owner? Yes ☐ No ☒

As of January 1st of this year, 2002 the lands listed above were used primarily for "Bona Fide" Agricultural Purposes. Bona Fide Agricultural Purpose means "Good Faith Commercial Agricultural use of the Land."

I understand that the property appraiser may require supplemental and additional information, other than the application, and I am willing to comply with any reasonable request to furnish such information.

Under penalties of perjury, I declare that I have read the foregoing application and that the facts stated in it are true. If prepared by someone other than the applicant, his/her declaration is based on all information of which he/she has any knowledge.

Signature: SUE E. DAVIDSON Date: 7/25/02
SUE E. DAVIDSON, MANAGING MEMBER

For Record Purposes Only

This acknowledges receipt of your Application for Agricultural Classification of Lands on _____ for the above described property.
(date)

Property Appraiser: _____ County _____

Record of Action of County Property Appraiser

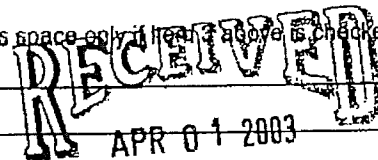
(Check Only the Appropriate Box Below)

- Application approved and all lands are classified Agricultural ☐
 - Application disapproved and Agricultural Classification of Lands denied on all Lands ☐
 - Application ☐ approved in part, and ☐ disapproved in part
- ☐ Agricultural Classification of Lands approved on the following described portion (Use this space only if item 3 above is checked)

OCI 2002-00062

Property Appraiser: _____ Exhibit "H"

Date: _____ ZONING COUNTER



L E A S E

THIS LEASE MADE AND entered into this 1st day of January, 2002, by and between *THREE OAKS LAND CO. LLC* hereinafter referred to as "Lessor", and RONNIE C. FLINT, hereinafter referred to as "Lessee".

WITNESSETH:

That for and in consideration of mutual promises hereinafter contained on the part of the Lessee to be kept and performed, the said Lessors do by these presents, lease, let and demise to said Lessee the following described property,

to wit: Strap # *03-46-25-00-00001.1080*
50 ACRES +/-
LEE County Records, Florida

TO HAVE AND TO HOLD the same for a period of TEN (10) years commencing the 1ST day of January, 2002 and terminating on the 31st day of December, 2012, the said Lessee yielding and paying therefore to the Lessor the total rental of One dollars (\$1.00). payable in advance in annual installments on the 1st day of January each and every year during the term of this lease, with the first annual installment being paid by Lessee to Lessor at the time of the execution of this Lease, receipt of which Lessor hereby acknowledges.

Lessee covenants and agrees with the said Lessor to make no unlawful, improper or offensive use of the premises, it being expressly understood and agreed between the parties hereto that Lessee may use the above described property during the entire term of this lease, unless sooner terminated as hereinafter provided, for exclusive grazing and

should said lands, or any portion thereof be used for any purpose other than grazing cattle then and in such event, this Lease shall be terminable at will by the Lessor, and Lessee shall be considered a tenant at sufferance after notice to Lessee, or his designated Agent, or attorney of Lessor's option to terminate this Lease.

Lessee covenants and agrees with Lessor that at the termination of the term hereby created, or in the event of earlier termination as provided, to surrender said premises to Lessor as the same now exists, ordinary wear and decay and damage by the elements only accepted.

It is further understood and agreed by the parties hereto that the parties may, upon 30 days advance notice to each other, or their duly authorized agents or attorneys, cancel this lease whereupon all parties will be released from all further liability hereunder and any unearned prepaid rent at the expiration of such 30 day period be returned by the LESSOR to the LESSEE.

It is further understood and agreed by and between the parties hereto that nothing herein granted or contained is in any way to be construed as interfering with the rights of Lessor to go upon said premises for the purpose of hunting, or for testing for rock, oil or other minerals, or any other purposes not inconsistent with the rights herein granted to Lessee.

Any fence repair shall be at the cost of the Lessee.

Lessee hereby covenants and agrees that if default should be made in the payment of rent, as aforesaid, or if said Lessee shall violate any of the covenants of this Lease, then said Lessee shall become a tenant at sufferance, thereby

waiving all right of notice, and the Lessor shall be entitled immediately to re-enter and retake possession of the demised premises.

WITNESS our hands and seals this 1st day of January, 2002.

WITNESSED BY:

Thomas C. Payne

Dana Payne
As to Lessor

Jay L. Flint

As to Lessee

Sue E. Davidson
LESSOR THREE OAKS LAND CO LLC
SUE E. DAVIDSON MANAGING MEMBER

Ronald C. Flint
LESSEE

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ZONING COUNTER

OCI 2002-00092

Exhibit "H"

Lee County Port Authority Exhibit 1

AIRPORT NOISE ZONE DISCLOSURE STATEMENT

Property Owner(s): _____
[Type or print name(s)]

Street Address: _____, Lee County, Florida
[Type or print street address]

Lee County Property Appraiser STRAP No.(s): _____
[Type or print STRAP number(s)]

Date: _____
[Type or print date]

The above-identified property lies in whole or in part within the limits of Southwest Florida International Airport Noise Overlay Zone(s) _____ [indicate Zone(s) 2 and/or 3] as established in Lee County Land Development Code (LDC) §34-1006.

The property owner is hereby notified that the above-identified property lies within a designated Noise Overlay Zone of the Southwest Florida International Airport and may be subject, now or in the future, to aircraft noise and aircraft overflight that may be objectionable.

The undersigned property owner hereby certifies that he has read this disclosure statement and acknowledges the pre-existence of the above-named airport and the potential for objectionable aircraft noise and aircraft overflight now and in the future, including such noise and overflight associated with a planned future runway.

The property owner agrees to notify any prospective buyer of the potential for objectionable aircraft noise and aircraft overflights.

In the absence of specific regulations by the County, the property owner should contact a reliable engineer, registered in the State of Florida, to determine if accepted engineering practices for reduction of noise in structures indicate the inclusion of sound insulation is appropriate. The property owner alone is responsible for providing any sound insulation.

The property owner indicates at the bottom of this informational disclosure that he has read this document and understands that the property owner alone is responsible for providing any sound insulation.

* * * * *

I hereby declare that I have read and do understand the above. This applies to any existing or subsequently constructed structures on the above-identified property. I have hereunto set my hand intending to be bound in the capacity as executed as of the date first written above.

[document execution by property owner(s)]

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

WHEREAS, an original application was filed by Neale Montgomery and Greg Stuart on behalf of the property owner, Susan E. Davidson, Managing Member, Three Oaks Land Company, LLC to rezone a 51.5± acres from Agricultural (AG-2) to Commercial Planned Development (CPD); in reference to Alico Crossroads Center CPD; and

WHEREAS, a public hearing was advertised and held on April 2, 2002, before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case #DCI2002-00052; and

WHEREAS, a second public hearing was advertised and held on May 19, 2003, 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; and

WHEREAS, the original request was approved by the Lee County Board of County Commissioners on May 19, 2003; and

WHEREAS, the Master Concept Plan (MCP) approved in conjunction with the original request was effective for a period of five years from the date of Board approval; and

WHEREAS, a request to extend the MCP was timely filed on January 7, 2008, by Greg Stuart on behalf of the property owner, Three Oaks Land Company, LLC, to extend the MCP for an additional five years until May 19, 2013; and

WHEREAS, the request to extend the MCP was found sufficient for hearing on April 28, 2008 in accordance with Lee County Land Development Code §34-381(c)(1)a.; and

WHEREAS, a public hearing was advertised and held on June 2, 2008, before the Lee County Board of County Commissioners, who gave full and complete consideration to the recommendation of the staff, the documents on record and the testimony of all interested persons for Case #DCI2008-00002.

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

SECTION A. REQUEST

The applicant originally filed a request to rezone a 51.5± acre parcel (now 46.69 ± acres) from AG-2 to CPD, to permit 300,000 square feet of commercial retail, 51,000 square feet of office, and 125 hotel rooms with an option to increase up to 377,000 square feet of commercial retail with a corresponding 31,000-square-foot reduction in office and a corresponding reduction of 25 hotel

rooms, and an optional increase of up to 200 hotel rooms with a corresponding reduction of 26,500 square feet in office, with buildings not to exceed 75 feet/six stories. No development blasting is being requested.

The property is located in the Urban Community Future Land Use Category and is legally described in attached Exhibit A, which has been revised since first approved on May 19, 2003. The revision to the legal description of the property occurred as a result of conveyances to the State of Florida for the widening of Interstate 75. The subject property is now 46.69± acres in size.

The request is APPROVED, SUBJECT TO the conditions specified in Section B 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 substantially consistent with the 1-page MCP entitled "The Alico Crossroads Center CPD" or the 1-page MCP entitled "The Alico Crossroads Center CPD - Alternative Plan," both date-stamped "RECEIVED JUN 06 2003 COMMUNITY DEVELOPMENT," except as modified by the conditions below and as a result of the revision to the legal description of the subject property. This development must comply with all requirements of the LDC at time of local development order approval. If changes to either MCP are subsequently pursued, appropriate approvals will be necessary.

This approval constitutes an extension of the original MCP's, as modified by the revised legal description and the conditions herein, for a period of five years until May 19, 2013.

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

- a. Schedule of Uses

See Attachment "D" - The Alico Crossroads Center CPD: Schedule of Uses; and

See Attachment "E" - The Alico Crossroads Center CPD Alternative Plan Schedule of Uses.

- b. Site Development Regulations

- (1) The project may be developed with a maximum of 300,000 square feet of commercial retail, 51,000 square feet of office, and 125 hotel rooms, with an optional increase of up to a maximum 377,000 square feet of commercial retail with a corresponding 31,000-square-foot reduction in office and a corresponding reduction of 25 hotel rooms, and an optional increase of up to 200 hotel rooms with a corresponding maximum of up to 348,000 square feet of commercial retail.

(2) This approval does not alleviate the need to comply with all federal, state and county development regulations for life, safety and fire codes, open space, buffering and parking spaces, except as specifically modified by this approval;

(3) The property development limitations are:

See Attachment "N" for Tracts A, B, C, D & E,
Development Standards; and

See Attachment "O" for Alternative Plan/Tracts A, B,
C & D, Development Standards.

Minimum Open Space:

A minimum of 14.8 acres of general open space must be provided within the overall development site. Each development tract shall contain a minimum of 10% open space per LDC §34-414(c) provided the developer demonstrates the overall open space requirement will be met with each local development order submittal.

3. Agricultural Uses:

- a. Existing bona fide agricultural uses as described in Exhibit "H" may continue until approval of a local development order for the area of the project containing those uses.
- b. Additional clearing or grading of existing agricultural areas is prohibited. This prohibition is not intended to preclude County-approved requests for the removal of invasive exotic vegetation.
- c. The property owner must terminate the agricultural tax exemption for any portion of the property that receives a local development order. The exemption termination must be filed with the Lee County Property Appraiser's Office by December 31st of the calendar year in which the local development order is issued. A copy of the exemption termination must be provided to the Office of the County Attorney.

4. No Blasting:

No development blasting activity is permitted as part of this project unless approved at a subsequent public hearing as an amendment to the planned development.

5. Enclosed Building Required:

All manufacturing, repair or warehousing must take place in an enclosed building.

6. Shielding of Outdoor Storage:

All outdoor storage activities must comply with shielding provisions specified in LDC §34-3005(b).

7. Timeline for Removal of Exotic Vegetation:

The development order must include an estimated timeline for completion of exotic vegetation removal. The timeline will begin upon issuance of a Vegetation Removal Permit and must be completed prior to issuance of a Certificate of Compliance (CC) for the first building.

8. Exotic Vegetation Removal Methods:

Exotic vegetation removal from within the preserves must be completed by hand unless specifically approved by Lee County Division of Environmental Sciences (ES) staff. Any approval of mechanical removal methods will be limited by location, and type of machinery to be used as approved by ES staff. No equipment which disturbs the soil will be permitted within the preserve areas.

9. Access and Traffic Issues:

- a. The full median opening indicated on the MCP is subject to the Three Oaks Parkway Access Management Plan, upon adoption, and any future operational decision by the County to install a traffic signal, modify, or remove the median opening. Prior to the adoption of the Access Management Plan, the access must be consistent with the access points identified on the approved MCP.
- b. If installation of a traffic signal is deemed to be appropriate by the County at this location, then a proportionate share of the full cost of the traffic signal improvement will be the responsibility of the developer or subsequent property owner's association.

10. Deleted in 2008 extension approval.

11. Tall Structures Permitting:

The development must comply with LDC §34-1008, Permit for Tall Structures, for all tall structures that exceed a height of 100 feet above mean sea level, including permanent buildings, antenna towers, and temporary construction equipment such as cranes.

12. Airport Noise Zones:

Commercial buildings, especially hotel/motel facilities located in Airport Noise Zone per LDC §34-1006, must consider the use of sound insulating materials.

13. Buildings Exceeding 75 feet in Height:

Buildings exceeding 75 feet in height must maintain additional building separation or additional building setbacks as regulated by LDC §§34-2174(a) and 34-935(e)4.

14. Vehicular and Pedestrian Traffic:

Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the LDC may be required to obtain a local development order.

15. Lee Plan Allocation:

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 26 and Table 1(b).

16. LDC Compliance:

This development must comply with all of the requirements of the LDC at the time of local development order approval, except as may be granted by deviations approved as part of this planned development rezoning action or subsequent amendment approvals.

17. Maximum Number of Fuel Pumps:

No more than 32 fuel pumps may be permitted on this entire development.

18. Landscape Buffer along Three Oaks Parkway:

A 20-foot wide landscape buffer, consisting of a double staggered row hedge with 5 canopy trees per 100 feet or 7 palm trees per 100 feet and a 3-foot berm, is required along the project boundaries at the proposed Three Oaks Parkway.

19. Accessory Uses:

Within the CPD, accessory uses must be located on the same tract, parcel or outparcel where a principal use is located. Accessory uses must be incidental and subordinate to the principal use of the tract, parcel or outparcel.

20. Central Water and Sanitary Sewer:

Development of this project must connect to both public water and public sewer. At the time of local development order, the developer must also demonstrate there is adequate water and sewer capacity to handle the level of development as proposed in the development order submittal.

SECTION C. EXHIBITS AND STRAP NUMBER:

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

- Exhibit A: The legal description of the property (as amended to reflect the reduction in size from 51.5± acres to 46.69 ± acres as a result of conveyances to the State of Florida for the widening of Interstate 75).
- Exhibit B: Zoning Map (with subject parcel indicated)
- Exhibit C: The Master Concept Plans (2)
- Exhibit D: Attachment "D" The Alico Crossroads Center CPD; Schedule of Uses
- Exhibit E: Attachment "E" The Alico Crossroads Center CPD Alternative Plan Schedule of Uses.
- Exhibit F: Attachment "N" Tracts A, B, C, D & E, Development Standards
- Exhibit G: Attachment "O" Alternative Plan/Tracts A,B, C & D, Development Standards
- Exhibit H: Agricultural Use Affidavits (2)

The applicant has indicated that the STRAP number for the subject property is:
03-46-25-00-00001.1080

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;
 - b. is consistent with the densities, intensities and general uses set forth in the Lee Plan;
 - c. is compatible with existing or planned uses in the surrounding area;
 - 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;
 - 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.

Commissioner Robert P. Janes made a motion to adopt the foregoing resolution, seconded by Commissioner Tammara Hall. The vote was as follows:

Robert P. Janes	Aye
Brian Bigelow	Aye
Ray Judah	Aye
Tammara Hall	Aye
Frank Mann	Aye

DULY PASSED AND ADOPTED this 2nd day of June 2008.

ATTEST:
CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: Marcia Wilson
Deputy Clerk

BY: Ray Judah
Ray Judah, Chair



Approved as to form by:

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

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MINUTES OFFICE
mw
2008 JUN 10 PM 2: 58

Banks Engineering

Professional Engineers, Planners & Land Surveyors

12653 SW C.R. 769, Suite B

Lake Suzy, Florida 34269

(941) 625-1165

Fax (941) 625-1149

DESCRIPTION OF A PARCEL OF LAND
LYING IN SECTION 3, T-46-S, R-25-E,
LEE COUNTY, FLORIDA

DCI 2008-00002

APR 15 2008

(ALICO CROSSROADS CDP)

PERMIT COUNTER

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 3, TOWNSHIP 46 SOUTH, RANGE 25 EAST, BEING A PART OF THE PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 3271, PAGE 2534, LEE COUNTY PUBLIC RECORDS AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE N.01°03'27"W., ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 3, FOR 50.00 FEET TO THE FORMER NORTH RIGHT OF WAY LINE OF ALICO ROAD; THENCE S.89°23'17"W., ALONG SAID FORMER RIGHT OF WAY LINE, FOR 1037.05 FEET TO THE EAST RIGHT OF WAY LINE OF THREE OAKS PARKWAY (150.00 FEET WIDE), AS DESCRIBED IN OFFICIAL RECORDS BOOK 3273, PAGE 3187, SAID PUBLIC RECORDS; THENCE N.00°36'43"W., ALONG SAID RIGHT OF WAY LINE, FOR 1240.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.00°36'43"W., ALONG SAID RIGHT OF WAY LINE, FOR 1264.29 FEET; THENCE N.89°23'17"E., ALONG THE BOUNDARY OF SAID PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 3271, PAGE 2534, FOR 1017.58 FEET TO AN INTERSECTION WITH SAID NORTH-SOUTH QUARTER SECTION LINE OF SECTION 3; THENCE N.89°21'10"E., ALONG SAID BOUNDARY, FOR 790.41 FEET TO AN INTERSECTION WITH THE WESTERLY BOUNDARY OF FLORIDA DEPARTMENT OF TRANSPORTATION ACQUISITION PARCEL 100, AS PER STATE RIGHT OF WAY MAPS FOR INTERSTATE 75 SECTION 12120-000, AIRPORT ACCESS AT SOUTHWEST FLORIDA INTERNATIONAL AIRPORT, FINANCIAL PROJECT I.D. 4166492, DATED 11-17-07; THENCE S.00°38'02"E., ALONG SAID WESTERLY BOUNDARY, FOR 393.44 FEET; THENCE S.02°41'12"W., ALONG SAID WESTERLY BOUNDARY, FOR 162.20 FEET TO AN INTERSECTION WITH THE WESTERLY BOUNDARY OF FLORIDA DEPARTMENT OF TRANSPORTATION TAKING PARCEL NO. 106, SECTION 12075-000, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3758, PAGE 2913, SAID PUBLIC RECORDS, BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 1668.95 FEET, DELTA ANGLE OF 13°07'13", CHORD BEARING S.19°30'56"W., CHORD DISTANCE OF 381.34 FEET, THENCE ALONG SAID WESTERLY BOUNDARY AND SAID CURVE FOR AN ARC LENGTH OF 382.17 FEET; THENCE S.89°23'05"W., ALONG THE BOUNDARY OF SAID PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 3271, PAGE 2534, FOR 507.58 FEET; THENCE S.00°36'43"E., ALONG SAID BOUNDARY, FOR 351.31 FEET; THENCE S.89°23'15"W., ALONG SAID BOUNDARY, FOR 1160.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2033635.74 SQUARE FEET, OR 46.69 ACRES, MORE OR LESS

BEARINGS ARE BASED ON THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 3 AS BEARING N.01°03'27"W.

BANKS ENGINEERING
FLORIDA LICENSED BUSINESS NO. LB6690

JANUARY 30, 2008

Kenneth E. Trask
KENNETH E. TRASK
PROFESSIONAL LAND SURVEYOR
FLORIDA LICENSE NO. LS4684

Applicant's Legal Checked
by CSJ 4/16/08

SHEET 1 OF 2

Fort Myers Office
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Fax (239) 939-2523

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Suite 200
Naples, Florida
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Sarasota Office
1144 Tallevast Road
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Sarasota, Florida
34243
(941) 360-1618
Fax (941) 360-6918

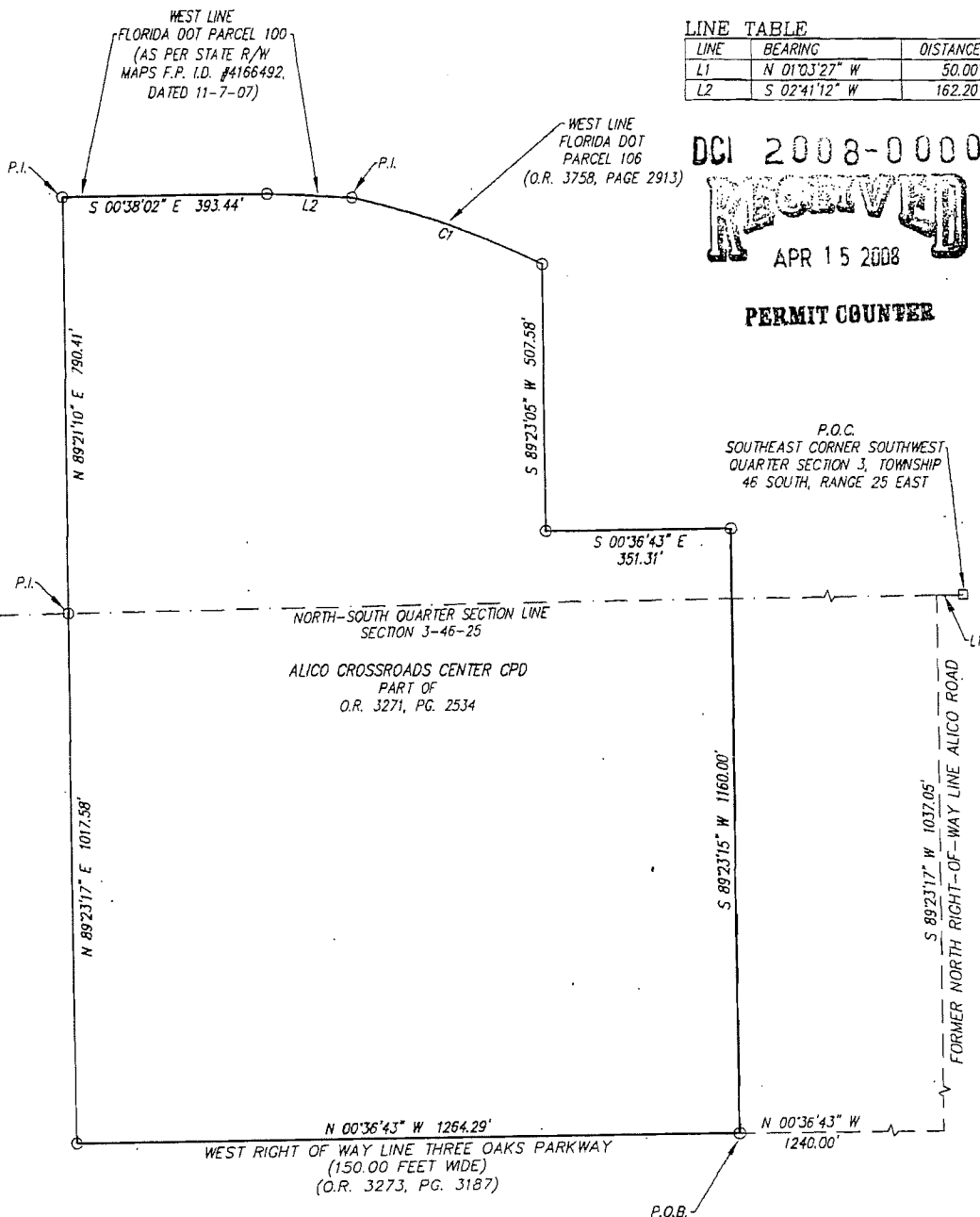


CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	1668.95'	382.17'	381.34'	S 19°30'56" W	13°07'13"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 01°03'27" W	50.00'
L2	S 02°41'12" W	162.20'



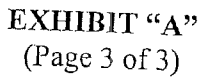
LEGEND

PG.	PAGE
ID.	IDENTIFICATION
F.P.	FINANCIAL PROJECT
P.O.B.	POINT OF BEGINNING
L1	LINE 1 OF LINE TABLE
P.I.	POINT OF INTERSECTION
C1	CURVE 1 OF CURVE TABLE
P.O.C.	POINT OF COMMENCEMENT
D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
O.R.	OFFICIAL RECORDS BOOK (LEE COUNTY PUBLIC RECORDS)

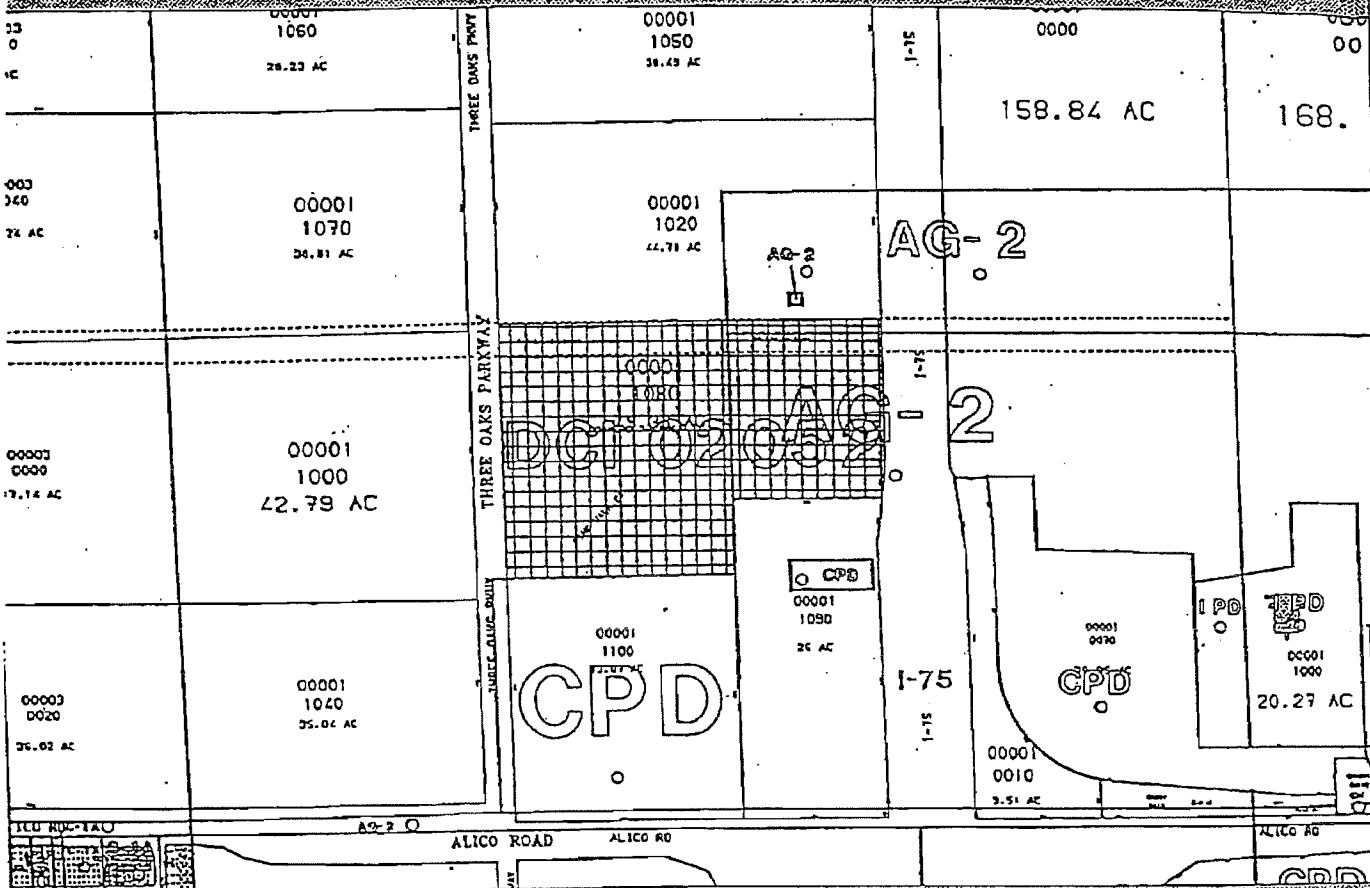
Applicant's Legal Checked
by CSJ 4/16/08

THIS IS NOT A BOUNDARY SURVEY
KENNETH E. PRASH
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. LS4684

Banks Engineering Professional Engineers, Planners & Land Surveyors FORT MYERS NAUMLES SARASOTA PORT CHARLOTTE 12853 HWY 261, SUITE 9 LAKE SUITE, FL 34109 PHONE: (841) 825-1145 FAX: (841) 825-1149 FLORIDA SURVEY BUSINESS LICENSE # 128 4684		SKETCH TO ACCOMPANY DESCRIPTION PARCEL LYING IN SECTION 3, T-46-S, R-25-E LEE COUNTY, FLORIDA							
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	FILE NO. (S-T-R)	
1-30-2008	J263	J263-SKT		DFS	KT	1"=250'	2 OF 2	3-46-25	

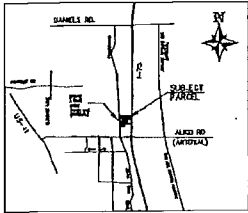
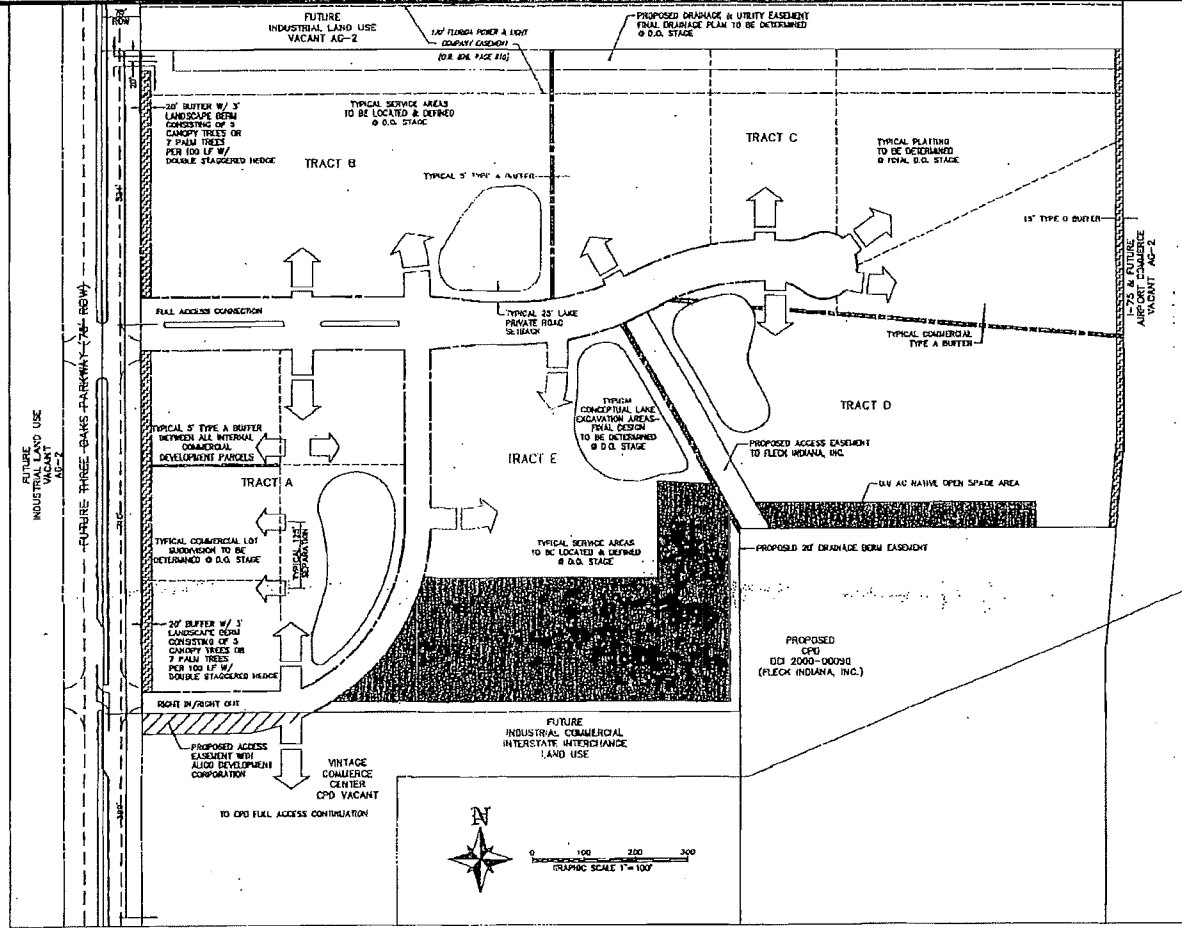


DCI2002-00052



ATTACHMENT A

EXHIBIT "C"
The Master Concept Plan
(Page 1 of 2)



LOCATION MAP (N.T.S.)
ALCO CROSSROADS CPD NOT LOCATED
ON PUBLIC TRUNKS LEE TRAIL ROUTE

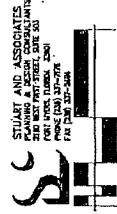
APPROVED
Master Concept Plan
Date: 2/23/07 Page: 1 of 2
Subject to conditions in Resolution: 2-03-07
Doc#: DET002-00052

RTY 2002-00052

RECEIVED
JUN 06 2007

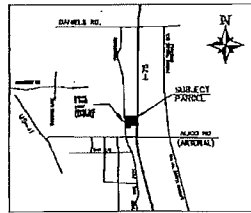
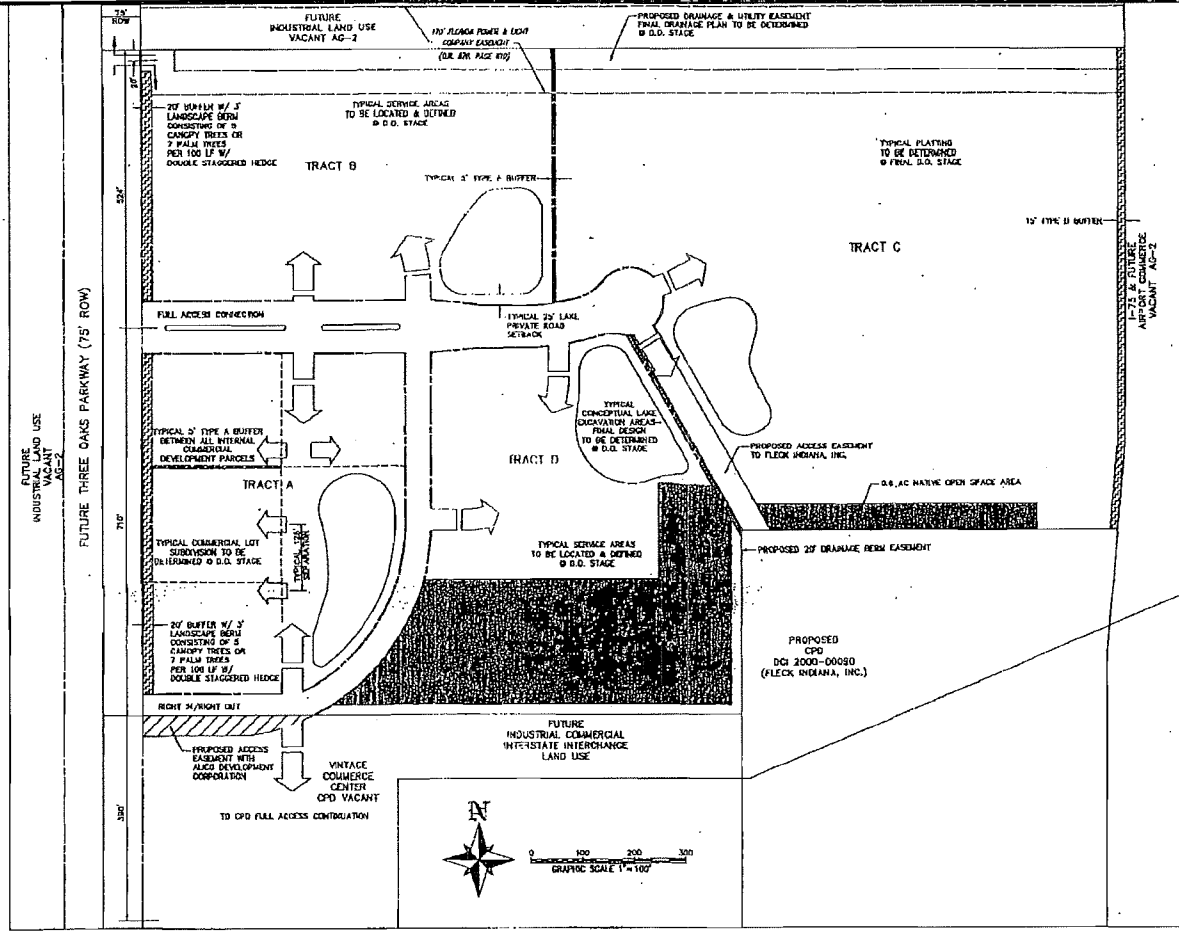
THE ALCO CROSSROADS CENTER CPD
PREPARED FOR:
THREE OAKS LAND
COMPANY, LLC

DRAWING PREPARED BY:
Banks Engineering, Inc.
10000 S. 100th Ave., Suite 100
Tulsa, Oklahoma 74134
Phone: (918) 438-1000
Fax: (918) 438-1001
E-mail: info@bankseng.com
WWW.BANKSENG.COM



Date: 4/10/02
Scale: 1"=100'
Revision: 11/26/02
JOB NO.: 02-008
Sheet: 1 of 1

EXHIBIT "C"
The Master Concept Plan
(Page 2 of 2)



LOCATION MAP (N.T.S.)
ALCO CROSSROADS CPD NOT LOCATED
ON PUBLIC TRANSIT LEX TRAIN STATION

APPROVED
Master Concept Plan
Date: 2-03-01 Page 2 of 2
Subject to modification in final plan
Case: 0012002-0002

THE ALCO CROSSROADS CENTER CPD - ALTERNATIVE PLAN
PREPARED FOR:
THREE OAKS LAND
COMPANY, LLC
NPT 2002-00052

STUART AND ASSOCIATES
LANDSCAPE ARCHITECTS
2100 WEST FIRST STREET, SUITE 200
PORT WORTH, TEXAS 76150
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Professional Engineer, Registered Professional Engineer
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Fort Worth, Texas 76102
TEL: (817) 335-3300
FAX: (817) 335-3300

DATE: 2/3/01
JOB NO.: 01.008
SHEET 2 OF 2

ATTACHMENT "D"

THE ALICO CROSSROADS CENTER CPD: Schedule of Uses

	Tract A	Tract B	Tract C	Tract D	Tract E
	Highway Commercial	Community Commercial	Mixed Use Commerce	Hotel & Retail	Mixed Use Office
Accessory Uses	x	x	x	x	x
Agriculture	x	x	x	x	x
Administrative Offices	x	x	x	x	x
ATM (Automatic Teller Machine)	x	x		x	
Auto Parts Store	x	x			
Automobile Service Station – Also see Self Service Fuel Pumps	x	x			
Banks and Financial Establishments – Group I & II	x	x			x
Bar or Cocktail Lounge – Accessory to Hotel/Motel & Restaurant use only	x	x		x	
Boat Sales		x	x		
Broadcast Studio – Commercial Radio and Television			x		x
Building Material Sales		x			
Business Services – Groups I and II	x	x	x	x	x
Car Wash – limited to a maximum 1 Freestanding & 1 Accessory to an Automobile Service Station use	x	x			
Cleaning and Maintenance Services			x		x
Clothing Store, General		x		x	
Computer and Data Processing Services		x	x		x
Consumption on Premises (COP)	x	x		x	
Contractors and Builders – Group I & II		x	x		x
Convenience Food and Beverage Store – limited to 2 on the entire development with a maximum total of 16 self-service fuel pumps (ea.) in conj.w/ Convenience Food and Beverage Store uses for the entire development.	x	x			
Department Store		x		x	x

EXHIBIT "D"

Schedule of Uses

(Page 1 of 5)

ATTACHMENT "D"

THE ALICO CROSSROADS CENTER CPD: Schedule of Uses

	Tract A	Tract B	Tract C	Tract D	Tract E
	Highway Commercial	Community Commercial	Mixed Use Commerce	Hotel & Retail	Mixed Use Office
Drive-Through Facility for any Permitted Use	x	x			
Drug Store	x	x			
Electrical Machinery and Equipment Manufacturing – Limited to Household appliances; Electric lighting and wiring equipment; Communication equipment; Electronic components and accessories; Miscellaneous electrical machinery, equipment and supplies			x		
EMS, Fire or Sheriffs Station			x		
Entrance Gate and Gatehouse	x	x	x	x	x
Essential Services	x	x	x	x	x
Essential Service Facilities – Group I	x	x	x	x	x
Excavation, Water Retention	x	x	x	x	x
Fabricated Metal Products Manufacturing, Groups II & III			x		
Fences & Walls	x	x	x	x	x
Food Stores – Group I & II	x	x		x	x
Food and Beverage Services, Limited	x	x		x	
Furniture and Fixtures Manufacturing – Limited to Household furniture; Public building and related furniture; Partitions, shelving, lockers and office and store fixtures; Miscellaneous furniture and fixtures			x		
Gift and Souvenir Shop	x	x		x	x
Hardware Store		x	x		
Healthcare Facilities – Group III	x	x	x	x	x
Hobby Toy and Game Shop	x	x			x
Hotel; with accessory restaurant and COP				x	

ATTACHMENT "D"

THE ALICO CROSSROADS CENTER CPD: Schedule of Uses

	Tract A	Tract B	Tract C	Tract D	Tract E
	Highway Commercial	Community Commercial	Mixed Use Commerce	Hotel & Retail	Mixed Use Office

Household Furnishings, all groups		x	x		x
Insurance Companies		x	x	x	x
Laundromat	x	x			
Laundry or Dry Cleaning, Group I	x	x			
Lawn & Garden Store		x	x		x
Machinery Manufacturing Group 2 -- Limited to Power-driven hand tools; Office, computing and accounting machines			x		
Measuring, Analyzing and Controlling Instruments Manufacturing -- Limited to Engineering, laboratory, scientific and research instruments and associated equipment; Measuring and controlling instruments; Optical instruments and lenses; Surgical, medical and dental instruments and supplies; Ophthalmic goods; Photographic equipment and supplies; Watches, clocks and clockwork operated devices, and parts			x		
Medical Office	x	x	x	x	x
Non-Store Retailers, All Groups	x	x	x		x
Package Store	x	x			x
Paint, Glass & Wallpaper		x	x		x
Parcel and Express Services	x	x	x		x
Parking Lot: Accessory, Commercial, Garage, and Temporary	x	x	x	x	x
Personal Services -- Groups I, II, III, IV excluding Escort Services, Palm Readers, Tattoo Parlors, Massage Parlors and Steam and Turkish Baths	x	x			x

EXHIBIT "D"
Schedule of Uses
(Page 3 of 5)

ATTACHMENT "D"

THE ALICO CROSSROADS CENTER CPD: Schedule of Uses

	Tract A	Tract B	Tract C	Tract D	Tract E
	Highway Commercial	Community Commercial	Mixed Use Commerce	Hotel & Retail	Mixed Use Office
Pet Services	x	x			x
Pet Shop	x	x			
Pharmacy	x	x			
Post Office		x	x		
Printing and Publishing		x	x		
Processing & Warehousing			x		x
Research and Development Laboratories Group II & IV		x	x		x
Recreation, Commercial, Group I and III	x	x	x	x	
Rental or Leasing Establishments, Groups I and III	x	x	x		x
Repair Shops, Group I & II	x	x	x		x
Restaurant, Fast Food – limited to 4 on the entire development.	x	x			
Restaurants, all Groups; with COP	x	x		x	x
Schools, Commercial			x		x
Self Service Fuel Pumps – limit of 32 for the entire development	x	x			
Signs in Accordance with LDC Chapter 30	x	x	x	x	x
Social Services, Group I			x		x
Specialty Retail Shops, all groups	x	x		x	
Storage, indoor and outdoor; outdoor storage limited to accessory for Manufacturing, Processing, Warehousing, Vehicle & Equipment Dealers, Building Material sales, Contractors & Builders, Lawn & Garden, & Hardware Store		x	x	x	x
Studios		x	x	x	x
Supermarket	x	x			x

EXHIBIT "D"

Schedule of Uses

(Page 4 of 5)

ATTACHMENT "D"

THE ALICO CROSSROADS CENTER CPD: Schedule of Uses

	Tract A	Tract B	Tract C	Tract D	Tract E
	Highway Commercial	Community Commercial	Mixed Use Commerce	Hotel & Retail	Mixed Use Office

Temporary Uses	x	x	x	x	x
Used Merchandise Stores, Group I	x	x	x		
Variety Store	x	x			
Vehicle & Equipment Dealers, Groups I, II & III		x	x	x	
Warehouse: Mini-Warehouse, Private & Public			x	x	x
Wholesale Establishments Groups III & IV			x	x	x

ATTACHMENT "E"

THE ALICO CROSSROADS CENTER CPD: Alternative Plan Schedule of Uses

	Tract A	Tract B	Tract C	Tract D
	Highway Commercial	Community Commercial	Mixed Use Commerce	Mixed Use Commerce
Accessory Uses	x	x	x	x
Agriculture	x	x	x	x
Administrative Offices	x	x	x	x
ATM (Automatic Teller Machine)	x	x	x	x
Auto Parts Store	x	x		
Automobile Service Station – Also see Self Service Fuel Pumps.	x	x		
Banks and Financial Establishments – Group I & II	x	x	x	x
Bar or Cocktail Lounge – Accessory to Hotel/Motel & Restaurant use only.	x	x	x	x
Boat Sales		x	x	
Broadcast Studio – Commercial Radio and Television			x	x
Building Material Sales		x		
Business Services – Groups I and II	x	x	x	x
Car Wash – limited to 1 Freestanding & 1 Accessory to an Automobile Service Station use	x	x		
Cleaning and Maintenance Services			x	
Clothing Store, General		x	x	x
Computer and Data Processing Services		x	x	
Consumption on Premises	x	x	x	x
Contractors and Builders – Group I & II		x	x	
Convenience Food and Beverage Store – limited to 2 on the entire development with a maximum total of 16 self-service fuel pumps (ea) in conj. w/ Convenience Food and Beverage Store uses for the entire development.	x	x		
Department Store		x	x	x
Drive-Through Facility for any Permitted Use	x	x		x

EXHIBIT "E"

Alternative Plan Schedule of Uses

(Page 1 of 5)

ATTACHMENT "E"

THE ALICO CROSSROADS CENTER CPD: Alternative Plan Schedule of Uses

	Tract A	Tract B	Tract C	Tract D
	Highway Commercial	Community Commercial	Mixed Use Commerce	Mixed Use Commerce

Drug Store, Pharmacy	x	x		
Electrical Machinery and Equipment Manufacturing – Limited to Household appliances; Electric lighting and wiring equipment; Communication equipment; Electronic components and accessories; Miscellaneous electrical machinery, equipment and supplies				x
EMS, Fire or Sheriffs Station				x
Entrance Gate and Gatehouse	x	x	x	x
Essential Services	x	x	x	x
Essential Service Facilities – Group I	x	x	x	x
Excavation, Water Retention	x	x	x	x
Fabricated Metal Products Manufacturing, Groups II & III				x
Fences & Walls	x	x	x	x
Food Stores – Group I & II	x	x	x	x
Food and Beverage Services, Limited	x	x	x	x
Furniture and Fixtures Manufacturing – Limited to Household furniture; Public building and related furniture; Partitions, shelving, lockers and office and store fixtures; Miscellaneous furniture and fixtures				x
Gift and Souvenir Shop	x	x	x	x
Hardware Store		x	x	
Healthcare Facilities – Group III	x	x	x	x
Hobby Toy and Game Shop	x	x		x
Hotel; with accessory restaurant and COP		x	x	x
Household Furnishings, all groups		x	x	
Insurance Companies		x	x	x
Laundromat	x	x		
Laundry or Dry Cleaning, Group I	x	x		

EXHIBIT "E"

Alternative Plan Schedule of Uses

(Page 2 of 5)

ATTACHMENT "E"

THE ALICO CROSSROADS CENTER CPD: Alternative Plan Schedule of Uses

	Tract A	Tract B	Tract C	Tract D
	Highway Commercial	Community Commercial	Mixed Use Commerce	Mixed Use Commerce
Lawn & Garden Store		x	x	x
Machinery Manufacturing Group 2 - Limited to Power-driven hand tools; Office, computing and accounting machines				x
Measuring, Analyzing and Controlling Instruments Manufacturing - Limited to Engineering, laboratory, scientific and research instruments and associated equipment; Measuring and controlling instruments; Optical instruments and lenses; Surgical, medical and dental instruments and supplies; Ophthalmic goods; Photographic equipment and supplies; Watches, clocks and clockwork operated devices, and parts				x
Medical Office	x	x	x	x
Non-Store Retailers, All Groups	x	x	x	x
Package Store	x	x		x
Paint, Glass & Wallpaper		x	x	x
Parcel and Express Services	x	x	x	x
Parking Lot: Accessory, Commercial, Garage, and Temporary	x	x	x	x
Personal Services - Groups I, II, III, IV excluding Escort Services, Palm Readers, Tattoo Parlors, Massage Parlors and Steam and Turkish Baths	x	x	x	x
Pet Services	x	x		x
Pet Shop	x	x		
Pharmacy	x	x		
Post Office		x	x	x
Printing and Publishing		x	x	x
Processing & Warehousing			x	x
Research and Development Laboratories Group II &		x	x	x

EXHIBIT "E"

Alternative Plan Schedule of Uses

(Page 3 of 5)

ATTACHMENT "E"

THE ALICO CROSSROADS CENTER CPD: Alternative Plan Schedule of Uses

	Tract A Highway Commercial	Tract B Community Commercial	Tract C Mixed Use Commerce	Tract D Mixed Use Commerce
IV				
Recreation, Commercial, Group I and III	x	x	x	x
Rental or Leasing Establishments, Groups I and III	x	x	x	x
Repair Shops, Group I & II	x	x	x	x
Restaurant, Fast Food -- limited to 4 on the entire development.	x	x		
Restaurants, all Groups, with COP	x	x	x	x
Schools, Commercial			x	x
Self Service Fuel Pumps -- limit of 32 for the entire development.	x	x		
Signs in Accordance with LDC Chapter 30	x	x	x	x
Social Services, Group I			x	x
Specialty Retail Shops, all groups	x	x	x	x
Storage, indoor and outdoor, outdoor storage limited to accessory for Manufacturing, Processing, Warehousing, Vehicle & Equipment Dealers, Building Material sales, Contractors & Builders, Lawn & Garden, & Hardware Store		x	x	x
Studios		x	x	x
Supermarket	x	x	x	x
Temporary Uses	x	x	x	x
Used Merchandise Stores, Group I	x	x	x	
Variety Store	x	x		
Vehicle & Equipment Dealers, Groups I, II & III		x	x	x
Warehouse: Mini-Warehouse, Private & Public			x	x
Wholesale Establishments Groups III & IV			x	x

EXHIBIT "E"

Alternative Plan Schedule of Uses

(Page 4 of 5)

ATTACHMENT "E"

THE ALICO CROSSROADS CENTER CPD: Alternative Plan Schedule of Uses

	Tract A	Tract B	Tract C	Tract D
	Highway Commercial	Community Commercial	Mixed Use Commerce	Mixed Use Commerce

EXHIBIT "E"

Alternative Plan Schedule of Uses

(Page 5 of 5)

ATTACHMENT "N"
ALICO CROSSROADS CENTER CPD

Tracts A, B, C, D & E Development Standards

Min. Area Dimensions:

♦ Min. Lot Area	20,000 sq.ft.
♦ Min. Lot Depth	100-ft.
♦ Min. Lot Width	100-ft.
Min. Building Setbacks:	
♦ Street	25-ft. Three Oaks Parkway/ 20-ft. Internal
♦ Side Yard	10-ft.
♦ Rear/Rear Water	20-ft.
♦ Accessory Structures	Per LDC
Max. Building Height	75-ft./6 stories
Max. Lot Coverage	45%

Tract A Site Area	5.5 to 9-ac. +/-
• Not to exceed 78,400 SF ⁽¹⁾	
Tract B Site Area	6.5 to 11 ac. +/-
• Not to exceed 95,800 SF ⁽¹⁾	
Tract C Site Area	9 to 15 ac. +/-
• Not to exceed 130,600 SF ⁽¹⁾	
Tract D Site Area	6 to 9.5 ac. +/-
• Not to exceed 82,700 SF and 200 hotel rooms ⁽¹⁾	
Tract E Site Area	7 to 12 ac. +/-
• Not to exceed 105,000 SF ⁽¹⁾	

(1) Individual development tract intensities may be internally transferred through an administrative County review process as long as the CPD combined development intensity will not exceed 300,000 SF commercial retail, 51,000 SF office, and a 125-room hotel or the optional development scenarios identified with the CPD development program.

ATTACHMENT "N" ALICO CROSSROADS CENTER CPD

Tracts A, B, C, D & E Development Standards

Min. Area Dimensions:

♦ Min. Lot Area	20,000 sq.ft.
♦ Min. Lot Depth	100-ft.
♦ Min. Lot Width	100-ft.

Min. Building Setbacks:

♦ Street	25-ft. Three Oaks Parkway/ 20-ft. Internal
♦ Side Yard	10-ft.
♦ Rear/Rear Water	20-ft.
♦ Accessory Structures	Per LDC
Max. Building Height	75-ft./6 stories ✓
Max. Lot Coverage	45%

Tract A Site Area

- Not to exceed 78,400 SF ⁽¹⁾

5.5 to 9-ac. +/-

Tract B Site Area

- Not to exceed 95,800 SF ⁽¹⁾

6.5 to 11 ac. +/-

Tract C Site Area

- Not to exceed 130,600 SF ⁽¹⁾

9 to 15 ac. +/-

Tract D Site Area

- Not to exceed 82,700 SF and 200 hotel rooms ⁽¹⁾

6 to 9.5 ac. +/-

Tract E Site Area

- Not to exceed 105,000 SF ⁽¹⁾

7 to 12 ac. +/-

(1) Individual development tract intensities may be internally transferred through an administrative County review process as long as the CPD combined development intensity will not exceed 300,000 SF commercial retail, 51,000 SF office, and a 125-room hotel or the optional development scenarios identified with the CPD development program.

ATTACHMENT "O" ALICO CROSSROADS CENTER CPD

Alternative Plan/Tracts A, B, C, & D Development Standards

Min. Area Dimensions:

♦ Min. Lot Area	20,000 sq.ft.
♦ Min. Lot Depth	100-ft.
♦ Min. Lot Width	100-ft.

Min. Building Setbacks:

♦ Street	25-ft. Three Oaks Parkway/ 20-ft. Internal
♦ Side Yard	10-ft.
♦ Rear/Rear Water	20-ft.
♦ Accessory Structures	Per LDC

Max. Building Height 75-ft./6 stories

Max. Lot Coverage 45%

Tract A Site Area 5.5 to 9-ac. +/-

- Not to exceed 78,400 SF ⁽¹⁾

Tract B Site Area 6.5 to 11 ac. +/-

- Not to exceed 95,800 SF & 125 hotel rooms ⁽¹⁾

Tract C Site Area 15 to 25 ac. +/-

- Not to exceed 275,000 SF & 125 hotel rooms ⁽¹⁾

Tract D Site Area 7 to 12 ac. +/-

- Not to exceed 82,700 SF & 125 hotel rooms ⁽¹⁾

(1) Individual development tract intensities may be internally transferred through an administrative County review process as long as the CPD combined development intensity will not exceed 300,000 SF commercial retail, 51,000 SF office, and a 125-room hotel or the optional development scenarios identified with the CPD development program.

EXHIBIT "G"

AFFIDAVIT

I, Sue E. Davidson, certify that I am the Managing Member of Three Oaks Land Company, LLC and authorized representative of the property identified as Strap # 03-46-25-00-00001.1080.

As such, I hereby verify that this property has qualified for an Agricultural Classification based on the use of the entire 51.5 +/- acres for cattle grazing. The same tenant has kept cattle on this property for over 10 years, and at the time of this statement, the lease with this tenant remained in effect.

It is our intent to continue to use this property for livestock grazing after the zoning being applied for is completed, until such time as the approval of a local development order is issued.

Sue E. Davidson
Sue E. Davidson, Managing Member
Three Oaks Land Company, LLC

State of Florida
County of Collier.

The foregoing instrument was certified and subscribed before me this 28th day of March 2003 by Sue E. Davidson, Managing Member, Three Oaks Land Company, LLC who is personally known to me, or has produced FLDL 013278554 808-4 as identification.

Leah K. Pogel
Signature of Notary Public

Leah Pogel
Printed Name of Notary Public

(SEAL)



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APR 01 2003

DCI 2002-00042

ZONING COUNTER

EXHIBIT "H"
Agricultural Use Affidavit
(Page 1 of 3)

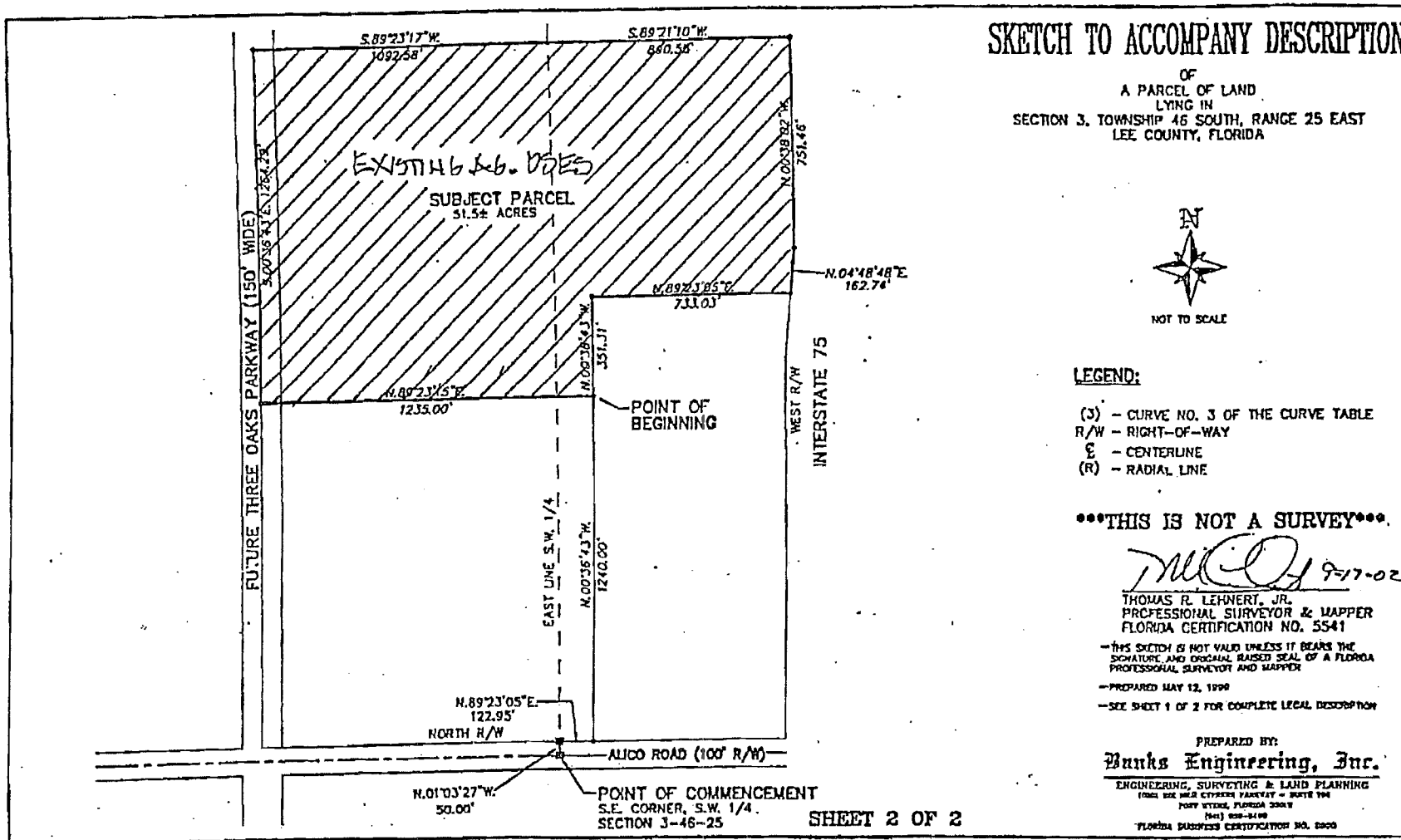


EXHIBIT "H"
Agricultural Use Affidavit
(Page 2 of 3)

I, K C Stock, certify that I am the Managing Member of the Three Oaks Land Company LLC and authorized representative of the property identified as Strap Number 03-46-25-00-00001.1080.

As such, I hereby verify that this property has qualified for an Agricultural Classification based on the use of the entire 47.1 acres for cattle grazing. The parcel has kept cattle for agricultural use for over 10 years, and at the time of this statement, an existing cattle lease remains in effect.

It is our intent to continue to use this property for livestock grazing after the master concept plan extension and amendment that is being applied for is granted and completed, until such time as a local development order is issued.

Three Oaks Land Company, LLC

Name of Entity

K.C. Stock

Signature

KC Stock

(Type or printed name)

Managing Member

(title of signatory)

STATE OF Wisconsin

COUNTY OF Brown

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 12/31/2007 (date) by Kenneth C. Stock (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

Christine Warnke

Signature of person taking oath or affirmation

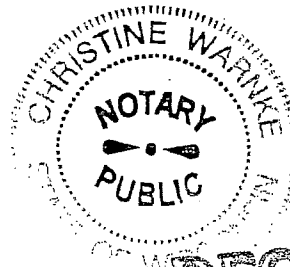
Title or rank

Christine Warnke

Name typed, printed or stamped

Commission Expires 1-2-2011

Serial number, if any



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FEB 26 2008

COMMUNITY DEVELOPMENT

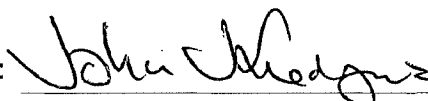
MEMORANDUM
FROM THE
OFFICE OF COUNTY ATTORNEY

DATE: June 3, 2008

TO: Dinah Johnson

Executive Assistant to
Commissioner Ray Judah

FROM:



John J. Fredyma
Assistant County Attorney

RE: **BOCC ZONING RESOLUTION FROM THE JUNE 2, 2008 MEETING**
ZONING RESOLUTION Z-08-029 (ALICO CROSSROADS CENTER CPD)

Attached is the original resolution adopted by the Board at the June 2, 2008 zoning meeting. The resolution has been reviewed and approved as to form and is ready for the Chairman's signature. After the Chairman signs the resolution, please forward to the Minutes Department for attestation and further processing.

Thank you for your assistance with respect to the above. Should you have any questions, please do not hesitate to contact me.

JJF/mms
Attachment

Via e-mail only: Jamie Prining, Administrative Assistant, DCD/Administration & Support
Lisa L. Pierce, Minutes Office Manager, Lee County Clerk of Courts
Billie J. Jacoby, Administrative Support Supervisor, DCD

2008 JUN -9 PM 4:42

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MINUTES OFFICE



LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

479-8585

Bob Janes
District One

A. Brian Bigelow
District Two

Ray Judah
District Three

Tammy Hall
District Four

Frank Mann
District Five

Donald D. Stilwell
County Manager

David M. Owen
County Attorney

Diana M. Parker
County Hearing
Examiner

January 8, 2007

Alan C. Freeman,
Southwest Florida Capital Corporation
19091 Tamiami Trail S.E.
Fort Myers, FL 33908

Re: Administrative Deviation
ADD2006-00225
Three Oaks Parkway and Oriole Road Extension Property List

Dear Mr. Freeman:

Attached is the Administrative Deviation finding which is not approved as follows:

1. DENIED for a deviation from the L.D.C. 10-415 (b) (1) a. (Open Space); to deviate from the 50 percent of open space percentage requirement through the onsite preservation of existing indigenous plant communities to allow 28.7 acres of preservation onsite and 136 acres offsite in the Six Mile Cypress Slough.


Attached please find approved Administrative Deviation to allow for proposed alternatives to provide the following:

2. APPROVED WITH CONDITIONS for a deviation from the L.D.C. 10-329 (d) (1) a.3. (Water Excavation Setbacks from Private Property); to reduce the required excavation setback from a private property line under separate ownership from the required 50 feet, to allow a lake excavation setback to be located zero feet from the western property line, as measured from the water control elevation contour line to the property line.

If you have any questions, please do not hesitate to contact this office.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Services Division


Peter J. Eckenrode
Director

PJE/RSK

Attachments: Administrative Deviation (3 pages), Reduced Plan

cc: Project File #DOS2003-00047

**DSO ADMINISTRATIVE DEVIATION
LEE COUNTY, FLORIDA**

WHEREAS, **Southwest Florida Capital Corporation** has filed an application on behalf of **Owners (see attached name list per Exhibit AA-2.C.1 and Exhibit AA-2.C.2)** for approval of an administrative deviation from technical requirements of the Lee County Land Development Code for **Three Oaks Parkway and Oriole Road Extension Property**, which property is located at **Alico Road, Fort Myers, FL 33912**, described more particularly as:

LEGAL DESCRIPTION

See attached Exhibit "A"; and

WHEREAS, the applicant has indicated that the property's current STRAP numbers are as follows, see attached Exhibit AA-2.C.1 and Exhibit AA-2.C.2; and

WHEREAS, the property is zoned AG-2 and IPD; and

WHEREAS, an application for an administrative deviation from technical requirements of Chapter 10 of the Lee County Land Development Code has been filed; and

WHEREAS, Lee County Land Development Code, as amended, provides for administrative deviation from certain technical requirements for matters involving streets, access streets, intersections, rights-of-way, drainage swales, public water, public sewer, water mains, mass transit facilities, setbacks for water retention/detention excavations, indigenous native vegetation, landscaping of vehicle use areas and site design standards and guidelines for commercial developments and similar matters not related to a change in use of the property in question; and

WHEREAS, deviation is requested in the AG-2 and IPD district from Lee County Land Development Code Section:

10-415 (b) (1) a. (Open Space); to deviate from the 50 percent of open space percentage requirement through the onsite preservation of existing indigenous plant communities to allow 28.7 acres of preservation onsite and 136 acres offsite in the Six Mile Cypress Slough, and

10-329 (d) (1) a.3. (Water Excavation Setbacks from Private Property); to reduce the required excavation setback from a private property line under separate ownership from the required 50 feet, to allow a lake excavation setback to be located zero feet from the western property line, as measured from the water control elevation contour line to the property line.

WHEREAS, the subject application, engineer's representations, and sealed engineering plans have been reviewed by the *Lee County Environmental Sciences* and *Lee County Development Services Division* in accordance with applicable regulations for compliance with all terms of the administrative deviation approval; and

WHEREAS, the following findings of fact are offered:

1. a) That the proposed alternative to deviate from the 50 percent of open space percentage requirement through the onsite preservation of existing indigenous plant communities to allow 28.7 acres of preservation onsite and 136 acres offsite in the Six Mile Cypress Slough is not based on sound engineering practice as follows:

(i) The proposed offsite mitigation parcels are zoned Planned Unit Development. These areas are labeled as cypress preserves on Georgia Bay PUD master plan, and therefore are not acceptable as offsite mitigation for the Three Oaks Parkway and Oriole Road Extension Property.

- b) That said proposed alternative is less consistent with the health, safety, and welfare of abutting land owners and the general public than the standard from which the deviation was requested; and
- c) The granting of the deviation would be inconsistent with directives of the Board of County Commissioners, and the provisions of Lee Plan.

2. a) That the proposed alternative to reduce the required excavation setback from a private property line under separate ownership from the required 50 feet, to allow a lake excavation setback to be located zero feet from the western property line, as measured from the water control elevation contour line to the property line is based on sound engineering practice as follows:

(i) The location of the detention area is part of the overall master concept plan which include the extension of Tree Oaks Parkway and Oriole Road. The location has been approved by Lee County Department of Transportation and South Florida Water Management District.

(ii) A minimum of 4-foot fence to surround the western property line is required to be installed and maintained in perpetuity by the property owner. The fence will serve as a continuous barrier impeding access to the site. This is in accordance to L.D.C Section 10-329 (d) (5) Fencing.

(iii) The applicant indicates this design will allow for the construction of an uninterrupted large lake serving the road drainage and multiple properties. Additionally, the applicant proposes enlarged littoral shelves to provide wading bird habitat away from the future industrial development.

(iv) The proposed lake design has more ecological value than multiple smaller lakes, and meets the intent of LDC Section 10-418(1). Environmental staff recommend the following CONDITION OF APPROVAL: Prior to local

development order approval for the Three Oaks Parkway and Oriole Road Extension, the development order plans must include:

- 1. a large stormwater lake in substantial compliance with the lake shown on Exhibit I-3.B.2 for this administrative amendment; and**
 - 2. a littoral planting plan in substantial compliance with the two page Exhibit I-3.C.2 entitled Emergent Plantings providing a minimum of 15,000 littoral plants. The littoral plantings must be installed prior to the issuance of any Certificate of Compliance for the Three Oaks Parkway and Oriole Road Extension development order.**
- b) That said proposed alternative is no less consistent with the health, safety, and welfare of abutting land owners and the general public than the standard from which the deviation was requested; and
- c) The granting of the deviation is not inconsistent with any specific directive of the Board of County Commissioners, any other ordinance, or any Lee Plan Provision.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for an Administrative Deviation in the AG-2 and IPD zoning district from the Lee County Land Development Code,

Section 10-415 (b) (1) a. (Open Space) to deviate from the 50 percent of open space percentage requirement through the onsite preservation of existing indigenous plant communities to allow 28.7 acres of preservation onsite and 136 acres offsite in the Six Mile Cypress Slough is DENIED.

Section 10-329 (d) (1) a.3. (Water Excavation Setbacks from Private Property) is **CONDITIONALLY APPROVED**, limited by the following conditions from the above items (i), (ii), (iii) and (iv), 1, 2:

- a) That approval is subject to the basic conceptual site plan, date stamped 11/28/06 respectively, submitted for this administrative deviation (copy attached); and
- b) That this approval is subject to further review and approval by the Lee County Development Services Division at the time of Development Order approval for lands herein described; and
- c) That approval is limited to lands herein described.

DULY SIGNED this 8th day of January, A.D., 2007

By: 

Peter J. Eckenrode, Director, Development Services

Three Oaks Parkway and Oriole Road Extension Property List

S	T	R	A	P	Lot	Plan I.D.		O.R. Book / No.	O.R. Page	Acres	Owner 1	Owner 2	Owner 3	Owner 4
						1st	2nd							
04	46	25	00	00003	.0020	1		2025	3772	36.02	H. Horowitz, Tr.			
04	46	25	00	00003	.0000	2		4778	1716	47.14	B. Weiss, Tr.			
04	46	25	00	00003	.0040	3		2006000061558	-	39.24	Alico North 26, LLC	Alico North 26 EF, LLC	Alico Aries, LLC	Alico Aries Trust, LLC - D. Goldberg, Tr.
04	46	25	00	00003	.0030	4	S	2005000068512	-	14.00	Three Oaks Business Center Partners, LLC			
04	46	25	00	00003	.0060	4	N	2005000068511	-	10.00	H. Youngquist, Tr.	W. Kelly		
04	46	25	00	00003	.001A	5		2005000083044	-	35.30	Alico 73, LLP - S. Miller			
04	46	25	00	00003	.0010	6		2005000076803	-	28.39	Three Oaks 59, LLC - D. Kelly			
03	46	25	00	00001	.1040	7		2025	3772	35.04	H. Horowitz, Tr.			
03	46	25	00	00001	.1000	8		4778	1716	42.79	B. Weiss, Tr.			
03	46	25	00	00001	.1070	9		2006000061558	-	38.81	Alico North 26, LLC	Alico North 26 EF, LLC	Alico Aries, LLC	Alico Aries Trust, LLC - D. Goldberg, Tr.
03	46	25	00	00001	.1060	10	11	2005000068512	-	28.23	Three Oaks Business Center Partners, LLC			
03	46	25	00	00001	.101A	12		2005000083044	-	37.74	Alico 73, LLP - S. Miller			
03	46	25	00	00001	.1010	13		2005000076803	-	30.64	Three Oaks 59, LLC - D. Kelly			
03	46	25	00	00001	.1100	14		4848	372	29.32	Alico Land, LLC	Opus South Corp - B. Greenfield		
03	46	25	00	00001	.1090	15		4848	360	4.68	Alico Land, LLC	Opus South Corp - B. Greenfield		
03	46	25	00	00001	.1080	16		3271	2534	49.33	Three Oaks Land Company, LLC			
03	46	25	00	00001	.1020	17		2776	2381	44.40	P. Freeman, Tr.			
03	46	25	00	00001	.1050	18		2019	1648	38.44	P. Freeman, Tr.			
03	46	25	00	00001	.103B	19		4778	1716	64.42	B. Weiss, Tr.			
03	46	25	00	00001	.103C	20		2600	1703	9.99	A. Kagan	S. Kagan		
03	46	25	00	00001	.1030	21	22	2600	1705	11.86	J. Kagan	E. Kagan		

ADD 2006-00225

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EXHIBIT AA-2.C.1

EXHIBIT "A"

DESCRIPTION:

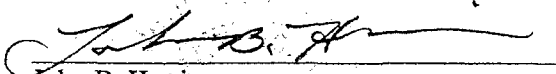
A tract or parcel of land lying in Sections 3 and 4, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

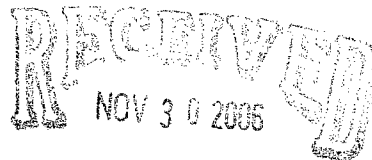
Commencing at the Southwest corner of the aforesaid Section 3; thence run N.00°56'55"W. along the West line of said Section 3 for 100.00 feet to the North right-of-way line of Alico Road and the point of beginning; thence run S.89°45'24"W. along said North right-of-way line for 1506.44 feet; thence run N.00°56'55"W. for 2526.60 feet; thence run N.01°03'10"W. for 3659.43 feet; thence run N.89°08'44"E. for 1506.34 feet; thence run N.89°24'36"E. for 80.75 feet; thence run N.44°09'02"E. for 70.39 feet; thence run N.89°24'36"E. for 2512.29 feet; thence run N.89°29'56"E. for 919.17 feet to the Westerly right-of-way line of Interstate Highway No. 75; thence run S.00°37'07"E. along said Westerly right-of-way line for 3117.66 feet; thence run S.03°23'08"W. along said Westerly right-of-way line for 672.46 feet; thence run N.89°23'08"E. along said Westerly right-of-way line for 18.08 feet; thence run S.00°36'52"E. along said Westerly right-of-way line for 61.02 feet; thence run S.89°23'08"W. along said Westerly right-of-way line for 22.35 feet; thence run S.03°23'08"W. along said Westerly right-of-way line for 225.12 feet to a point of curvature; thence run Southwesterly along said Westerly right-of-way line for 868.17 feet along the arc of a curve concave Northwesterly, with a radius of 1668.95 feet, a delta of 29°48'17", a chord bearing of S.18°17'17"W. and a chord distance of 858.42 feet to a point of tangency; thence run S.33°11'25"W. along said Westerly right-of-way line for 550.03 feet to a point of curvature; thence run Southwesterly along said Westerly right-of-way line for 334.92 feet along the arc of a curve concave Southeasterly, with a radius of 1048.93 feet, a delta of 18°17'39", a chord bearing of S.24°02'36"W. and a chord distance of 333.50 feet to a point of compound curvature; thence run Southwesterly along said Westerly right-of-way line for 565.82 feet along the arc of a curve concave Southeasterly, with a radius of 1731.09 feet, a delta of 18°43'39", a chord bearing of S.05°31'57"W. and a chord distance of 563.30 feet to a point on the North line of the aforesaid Alico Road; thence run N.89°40'11"W. along said North right-of-way line for 588.06 feet to a point on a non-tangent curve; thence run Southwesterly along said North right-of-way line for 375.23 feet along the arc of a curve concave Southerly, with a radius of 11,317.00 feet, a delta of 01°53'59", a chord bearing of S.88°04'37"W. and a chord distance of 375.21 feet to a point of tangency; thence run S.89°01'37"W. along said North right-of-way line for 94.92 feet to the East right-of-way line of Three Oaks Parkway (150 feet wide); thence run S.00°36'43"E. along said East right-of-way line for 43.20 feet to a point on the North right-of-way line of Alico Road; thence run S.89°23'17"W. along said North right-of-way line for 1610.74 feet to the point of beginning.

Said tract contains 695.155 acres, more or less.

Bearings are based on the South line of the Southwest Quarter (S.W.1/4) of the aforesaid Section 3 to be S.89°23'17"W.

b


John B. Harris
P.S.M. #4631
November 21, 2006

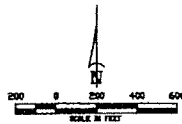


ADD 2006-00225

SURVEY NOTES:

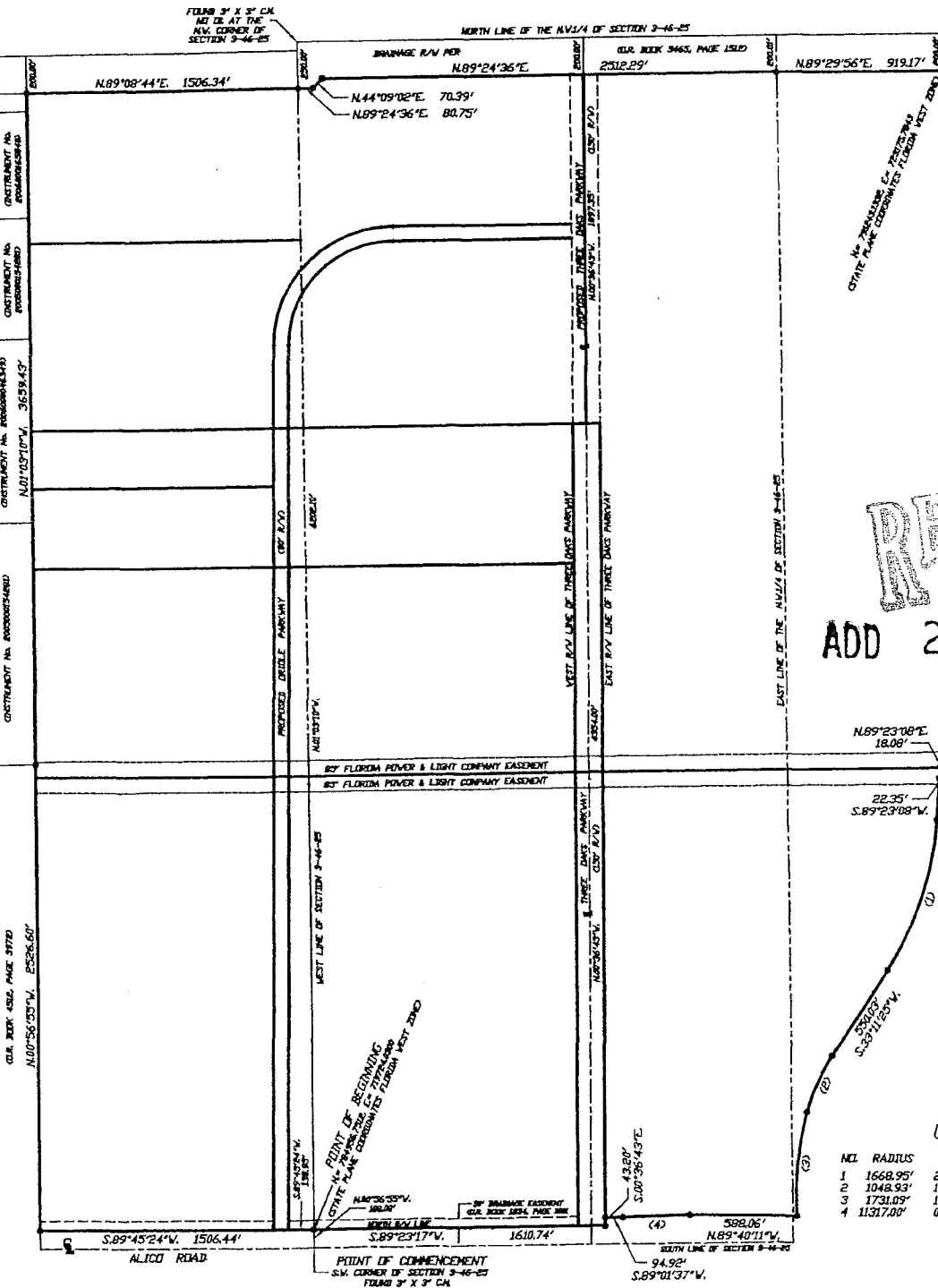
1. BASIS OF BEARINGS SHOWN HEREON TAKEN FROM THE SOUTH LINE OF THE S.W. 1/4 OF SECTION 3 TO BE S89°23'17"W.
 2. FIELD NOTES IN SECTION 3-4-25.
 3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
 4. THIS CERTIFICATION IS ONLY FOR LANDS DESCRIBED HEREIN. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.
 5. THIS SURVEY DOES NOT CONSTITUTE A TITLE OR EASEMENT SEARCH AND WAS BASED ON DESCRIPTION FURNISHED BY CLIENT AND/OR FOUNDED INFORMATION IN THE FIELD.
 6. UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED.
 7. THIS MAP/PLAN IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL HARDEN SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 8. ALL BEARINGS AND DISTANCES ARE PLAT AND MEASURED, UNLESS OTHERWISE SHOWN.
 9. ELEVATIONS ARE NATIONAL GEODETIC VERTICAL DATUM OF 1989 (NGVD83).
 10. FLOOD ZONE "X" ELEVATION 14.0' M.G.D.
 11. COMMUNITY "X" DESIGN PANEL "X" 0475
 12. SUFFICIENCY - 3 REVISION DATED 5/5/98
- THIS SURVEY IS CERTIFIED TO ALAN FREEMAN

BOUNDARY SURVEY OF **A PARCEL OF LAND LYING IN SECTIONS 3 & 4** TOWNSHIP 46 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA



REVISED	DESCRIPTION	BY
		NOV. 21, 2006
JOHN B. HARRIS, PSM FLORIDA LAND SURVEYOR #4631		
DRAWN	SCALE	PLAT
FM	1"=400'	TDC-4625
SURVEY DATE	FILE NO.	SHT. 1
5/18/06	46-25-3	OF 1
FLORIDA CERTIFICATE OF AUTHORIZATION # LB 6921		

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION.



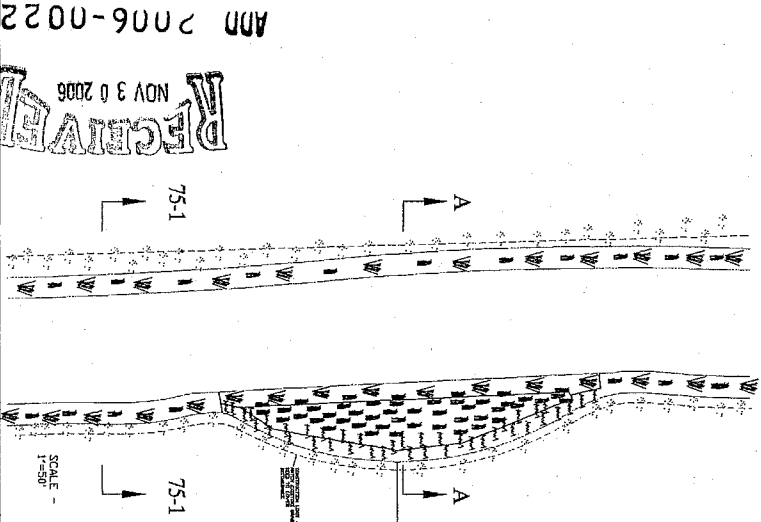
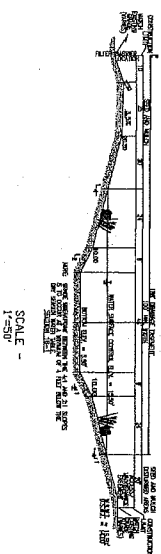
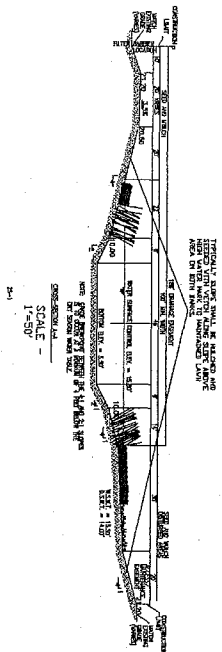
INTERSTATE I-75
ROADWAY UNDER CONSTRUCTION

RECEIVED
NOV 30 2006
ADD 2006-00225

- LEGEND:**
- NORTH
 - SOUTH
 - EAST
 - WEST
 - SET FROM PIN CAP #4631
 - FOUND FROM PIN (ENCL)
 - CONCRETE MONUMENT (C/M)
 - CONCRETE (C/M)
 - PERMANENT REFERENCE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - P.M. POINT OF BEGINNING
 - P.C. POINT OF COMMENCEMENT
 - P.C. POINT OF CURVATURE
 - O.S. OFFICIAL RECORDS BOOK
 - C. CURVE NUMBER
 - D/H OVERHEAD POWERLINES
 - P.P. POWER POLE
 - C. CENTERLINE
 - R/W RIGHT-OF-WAY

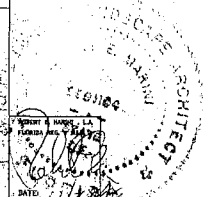
CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	1668.95'	29°49'17"	968.17'	858.42'	S18°17'17"W
2	1048.93'	18°17'39"	334.92'	333.50'	S24°02'36"W
3	1731.09'	18°43'39"	563.82'	563.30'	S05°31'57"W
4	11317.00'	01°53'59"	375.23'	375.21'	S89°04'37"W

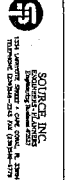


PLANT LIST FOR ALL LITERAL PLANTINGS

PLANT	QUANTITY	LOCATION	DATE
1. PALM TREE	10	ALONG ROAD	11-28-05
2. PALM TREE	10	ALONG ROAD	11-28-05
3. PALM TREE	10	ALONG ROAD	11-28-05
4. PALM TREE	10	ALONG ROAD	11-28-05
5. PALM TREE	10	ALONG ROAD	11-28-05
6. PALM TREE	10	ALONG ROAD	11-28-05
7. PALM TREE	10	ALONG ROAD	11-28-05
8. PALM TREE	10	ALONG ROAD	11-28-05
9. PALM TREE	10	ALONG ROAD	11-28-05
10. PALM TREE	10	ALONG ROAD	11-28-05



THREE OAK PARKWAY EXTENSION
SECTIONS 3 & 4, TOWNSHIP 46S, RANGE 25E
LEE COUNTY, FLORIDA



EMERGENT PLANTINGS

NATIVE LANDSCAPES
DESIGNED BY THE FLORIDA NATURAL CAPITAL ASSOCIATION
IN PARTNERSHIP WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION

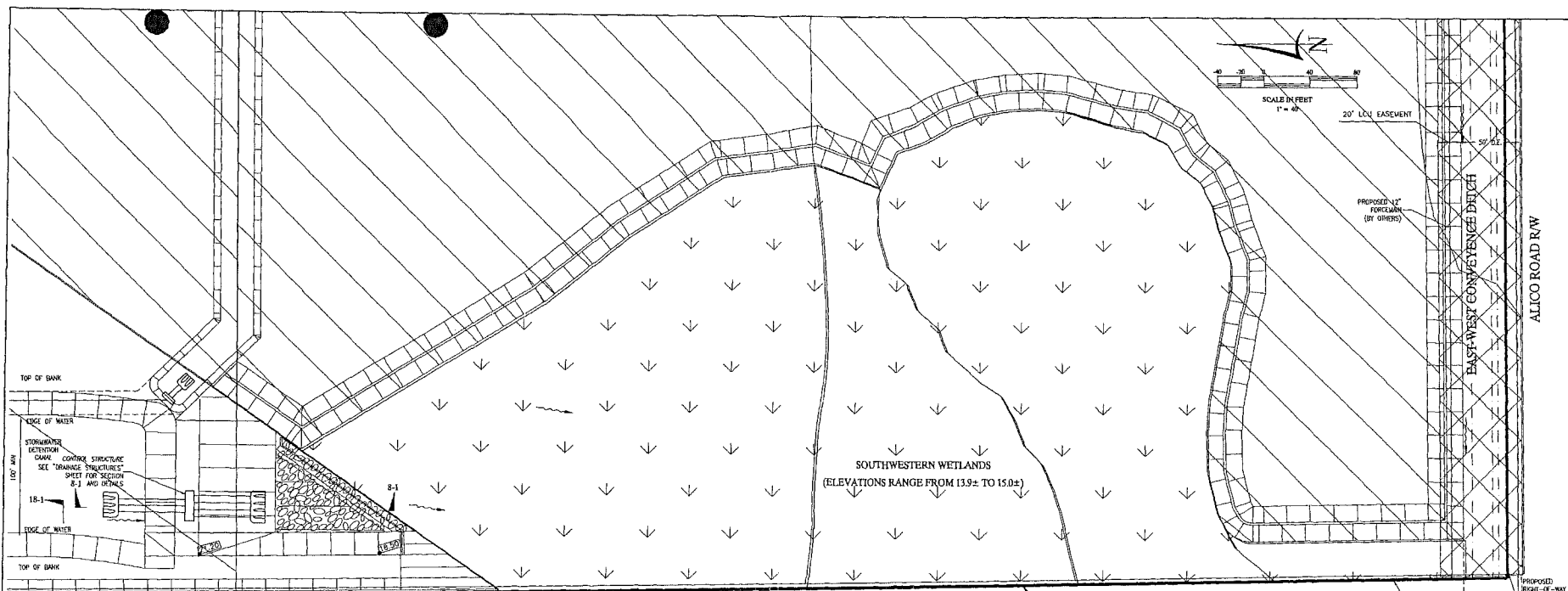
DESIGNED BY: J. L. L. L.
DATE: 11-28-05
SHEET: 1 OF 2
PROJECT: THREE OAK PARKWAY EXTENSION
SCALE: 1" = 50'

ADD 2006-0022

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NOV 30 2006

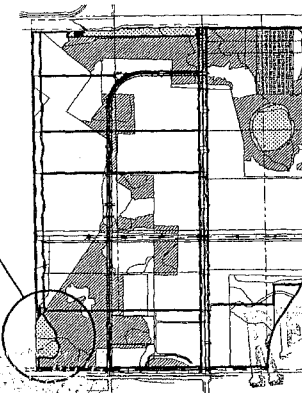
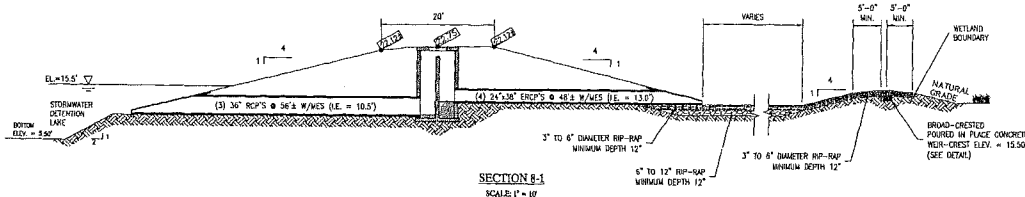
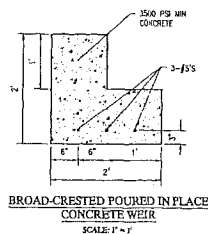
[illegible]





LEGEND

- CONSTRUCTION PLAN WETLANDS TO BE IMPACTED (CONSTRUCTION & OPERATION)
- WETLANDS PROPOSED TO BE IMPACTED BY OTHERS
- WETLAND ENHANCEMENT AND PRESERVATION AREAS - UNDER CONSERVATION EASEMENT
- WETLANDS PROPOSED TO BE IMPACTED BY OTHERS
- UPLANDS
- UPLAND ENHANCEMENT AND PRESERVATION AREAS - UNDER CONSERVATION EASEMENT



NOV 3 0 2005
ADD 2006-0022

THREE OAKS PARKWAY AND
ORIOLE ROAD EXTENSION
SECTIONS 3 & 4, TOWNSHIP 46S, RANGE 25E
LEE COUNTY, FLORIDA



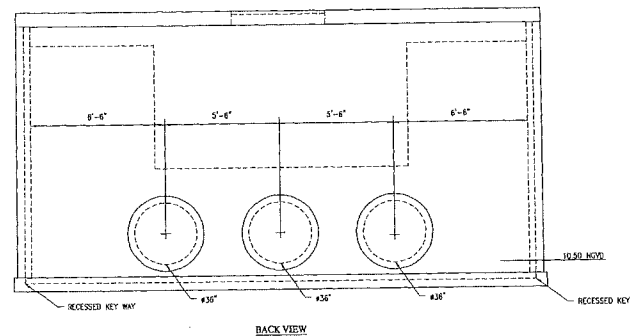
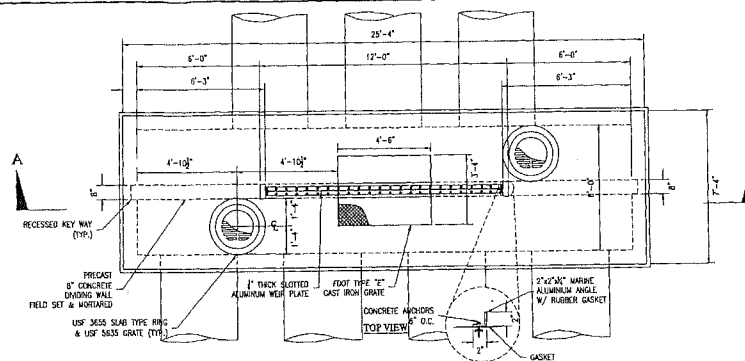
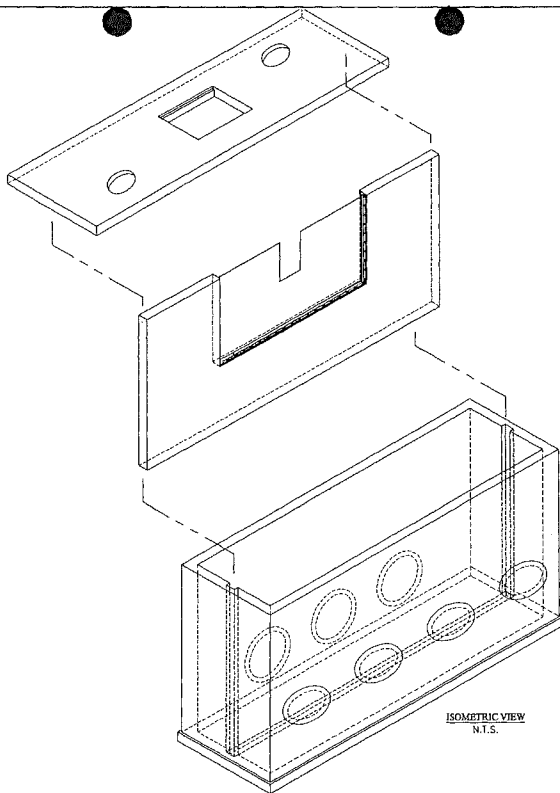
SOURCE INC.
ENGINEERS - PLANNERS
Engineering Business #2627
1334 LAFAYETTE STREET • CAPE CORAL, FL 33904
TELEPHONE (239)549-2345 FAX (239)549-6779

SOUTHWESTERN
WETLANDS INTERFACE

ENGINEER: THOMAS J. EUGH, P.E.
DATE: 11/28/06

CERTIFICATE NUMBER:
48221

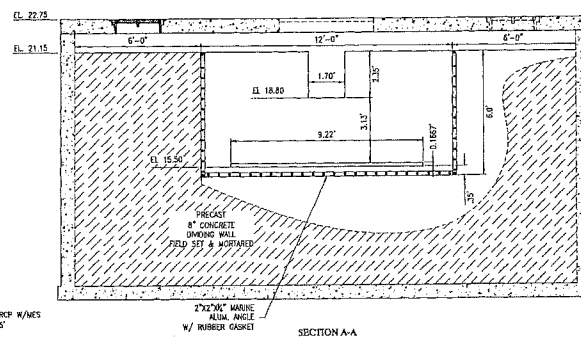
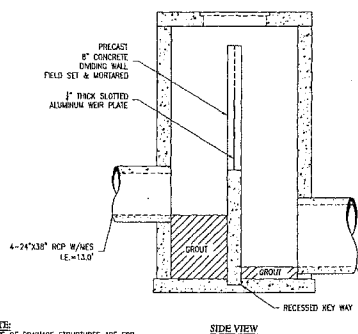
JOB NO.
110-01-88
DRAWN BY:
L.G.
FILE NAME:
08-110
DATE:
11-04-02
SHEET NO.
8 OF 35



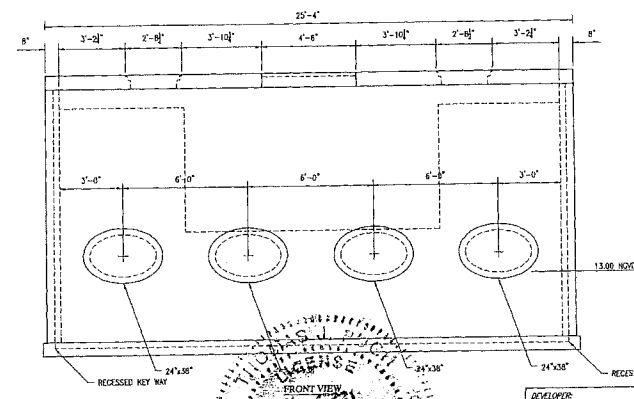
- STORM DRAINAGE STRUCTURES GENERAL NOTES**
- STRUCTURES SPECIFIED AND/OR SHOWN ON DRAWINGS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF ASTM C-418.
 - WHENEVER POSSIBLE, STRUCTURES SHALL BE AS STANDARDIZED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION.
 - STRUCTURES SHALL BE MANUFACTURED USING PORTLAND CEMENT TYPE I OR II (ASTM C 150) WITH A CONCRETE MIX DESIGNED TO WITHIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS (CONCRETE 5 ACI 318-85).
 - STEEL REINFORCEMENT SHALL BE OF MINIMUM GRADE 40 (ASTM A 615). SPICES SHALL HAVE A MINIMUM 24 HOUR CURETIME LAP. REINFORCING (ASTM A 185) MAY BE SUBSTITUTED FOR REBARS BASED ON EQUAL AREA AND EQUIVALENT STRENGTH.
 - REINFORCEMENT MAY BE PLACED IN CENTER OF WALL IF SUPPORTED BY STRUCTURAL CALCULATIONS.
 - PIPE OPENINGS CAST AT THE TIME OF MANUFACTURE SHALL BE PROPERLY ALIGNED BOTH IN ORIENTATION AND ELEVATION. ADDITIONAL REINFORCEMENT SHALL BE PLACED AROUND PIPE AND OTHER OPENINGS TO COMPENSATE FOR THE LOSS AND/OR INTERRUPTION OF THE HORIZONTAL AND VERTICAL REINFORCING.
 - STRUCTURES SHALL BE AS MANUFACTURED BY U.S. PRECAST CORPORATION OR APPROVED EQUIVALENT. SHALL BE BY U.S. PRECAST CORPORATION. STRUCTURES/FABRICATED BY OTHER MANUFACTURERS SHALL BE SUBMITTED FOR APPROVAL. A MINIMUM OF ONE WEEK PRIOR TO DELIVERABLE SUBMISSION.

NOV 30 2006

ADD 2006-00225



OUTFALL STRUCTURE
SCALE: 3/8" = 1'



NOTE:
VIEWS OF DRAINAGE STRUCTURES ARE FOR ORIENTATION AND DIMENSIONAL PURPOSES ONLY. DETAILED SHOP DRAWINGS MUST BE SUBMITTED TO ENGINEER AND APPROVED PRIOR TO CONSTRUCTION.

THREE OAKS PARKWAY AND
ORIOLE ROAD EXTENSION
SECTIONS 3 & 4, TOWNSHIP 46S, RANGE 25E
LEE COUNTY, FLORIDA



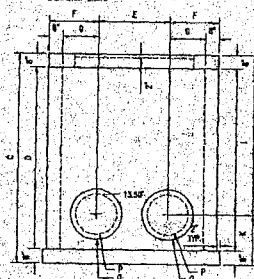
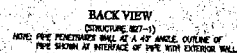
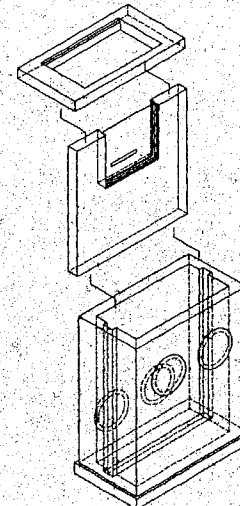
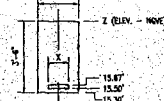
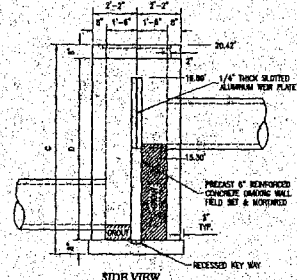
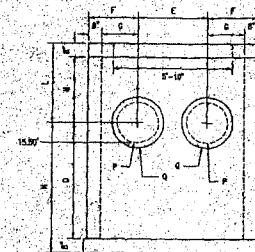
SOURCE, INC.
ENGINEERS - PLANNERS
Engineering Business #2627
1334 LAFAYETTE STREET • CAPE CORAL, FL 33904
TELEPHONE (239)549-2245 FAX (239)549-8779

DRAINAGE STRUCTURES

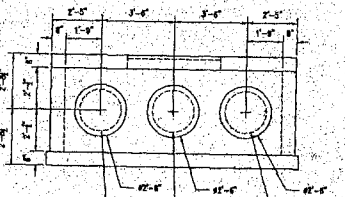
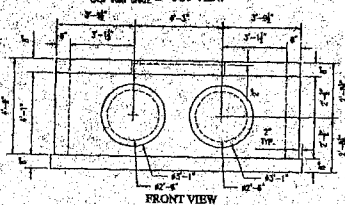
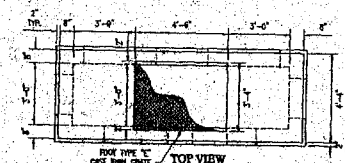
ENGINEER: THOMAS J. RUSH, P.E.
No. 11728/06

CERTIFICATE NUMBER: 48221	JOB NO. 110-01-89	DRAWN BY: C.T.	FILE NAME: 10-110
DATE: 11-04-03	THESE PLANS ARE NOT APPROVED UNLESS SIGNED AND SEALED	SHEET NO. 10 OF 35	

DEVELOPER:
NORTH ALLIED PROPERTY OWNERS ASSOCIATION, INC.
20 SOUTH HUNTER STREET, SUITE 200
FORT MYERS, FLORIDA 33901

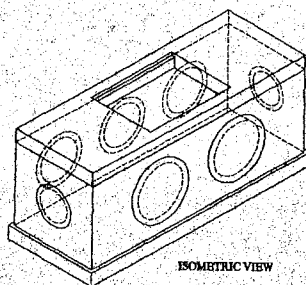
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ISOMETRIC VIEW
N.T.S.

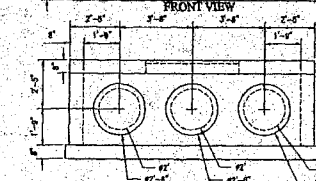
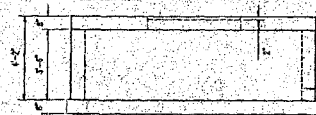
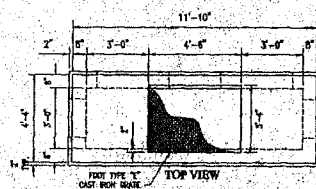


JUNCTION BOX #1

SCALE: 3/8" = 1'

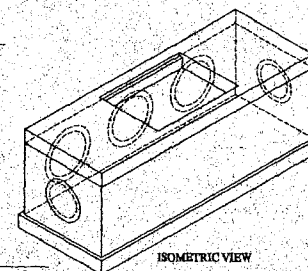


ISOMETRIC VIEW



MODIFIED JUNCTION BOX #1

SCALE: 3/4" = 1'



ISOMETRIC VIEW

- STORM DRAINAGE STRUCTURES GENERAL NOTES

- [illegible]

FOOTING TYPE 527-2 IS TO BE A 8"x10" CONCRETE
FOUNDATION BOX WITH A SINGLE FOOT TYPE "C"
STEEL REINFORCING BARS CENTERED ON LID WALLS. LID AND
BASE SLAB SHALL CONFORM TO FOOT STANDARD
DIMENSIONAL REQUIREMENTS OR BE 8" MINIMUM

ADD 2006-00225

DEVELOPER:
NORTH ALCO PROPERTY OWNERS ASSOCIATION
40 SOUTHWEST FLORIDA CAPITAL CORPORATE
1800 SOUTH TAMPA MI TRAIL, S.W.
FT. MYERS, FLORIDA 33909

NOTE:
VIEWS OF DRAINAGE STRUCTURES ARE FOR
ORIENTATION AND DIMENSIONAL PURPOSES
ONLY. DETAILED SHOP DRAWINGS MUST BE
SUBMITTED TO ENGINEER AND APPROVED
PRIOR TO CONSTRUCTION.

THREE OAKS PARKWAY AND
ORIOLE ROAD EXTENSION
SECTIONS 3 & 4, TOWNSHIP 46S, RANGE 25E
LEE COUNTY, FLORIDA

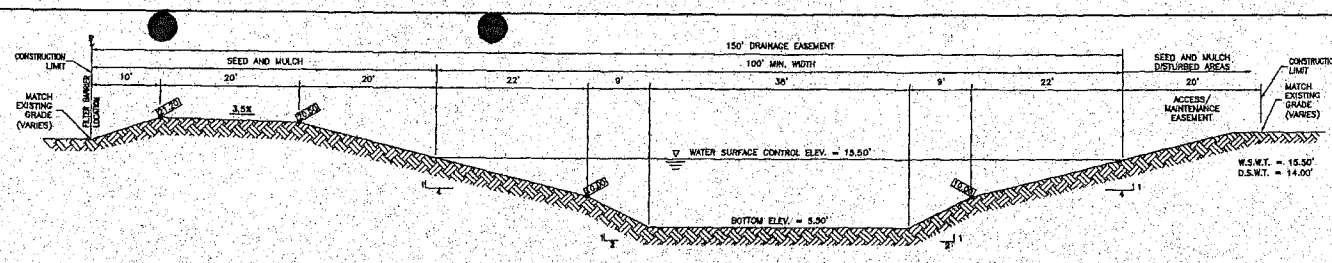


SOURCE INC.
ENGINEERS - PLANNERS
Engineering Business #2627
1334 LAFAYETTE STREET • CAPE CORAL, FL 33904
TELEPHONE (239) 549-7343 FAX (239) 549-8779

DRAINAGE STRUCTURES

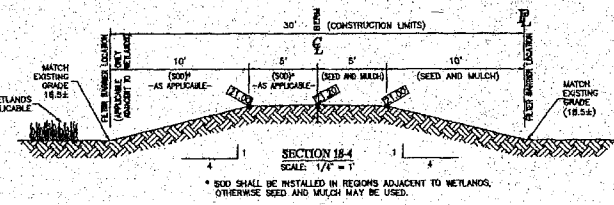
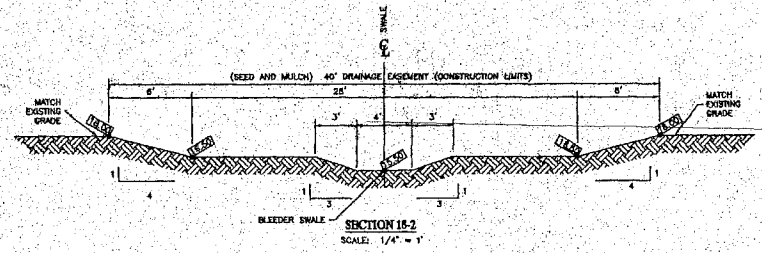
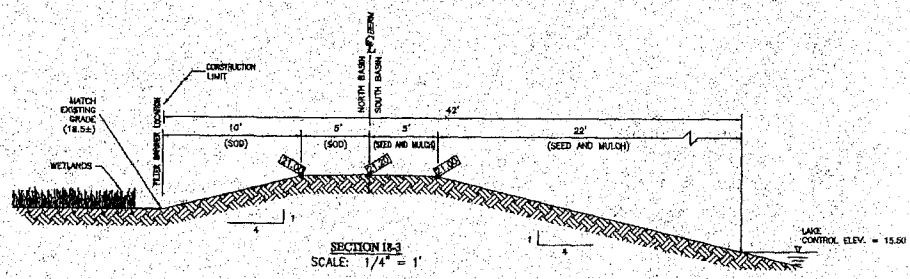
CERTIFICATE NUMBER: 48221	JOB NO. 110-01-98	DRAWN BY: L.G.	FILE NAME 11-110
THESE PLANS ARE NOT APPROVED UNLESS SIGNED	DATE: 11-04-03	SHEET NO. 11 OF 35	

11 OF 35

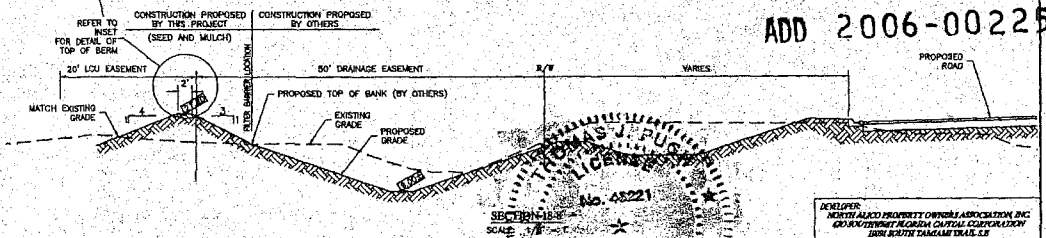
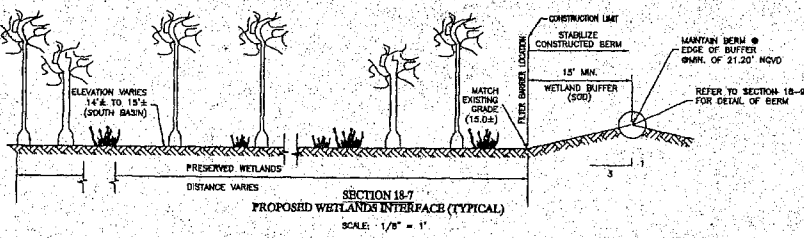
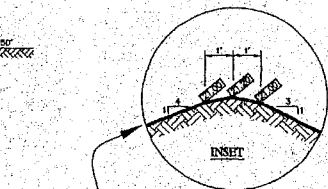
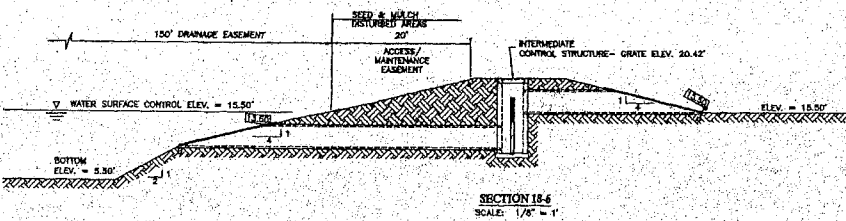


NOTE: GRADE BREAKPOINT BETWEEN THE 4:1 AND 2:1 SLOPES IS TO OCCUR AT A MINIMUM OF 4 FEET BELOW THE DRY SEASON WATER TABLE.

SECTION 18-1
SCALE: 1/8" = 1'



* SEED SHALL BE INSTALLED IN REGIONS ADJACENT TO WETLANDS, OTHERWISE SEED AND MULCH MAY BE USED.



RECEIVED
NOV 30 2006
SECTION 18-5
TEMP. DPT.
SCALE: 1/4" = 1'

ADD 2006-00225

THREE OAKS PARKWAY AND
ORIOLE ROAD EXTENSION
SECTIONS 3 & 4, TOWNSHIP 46S, RANGE 25E
LEE COUNTY, FLORIDA



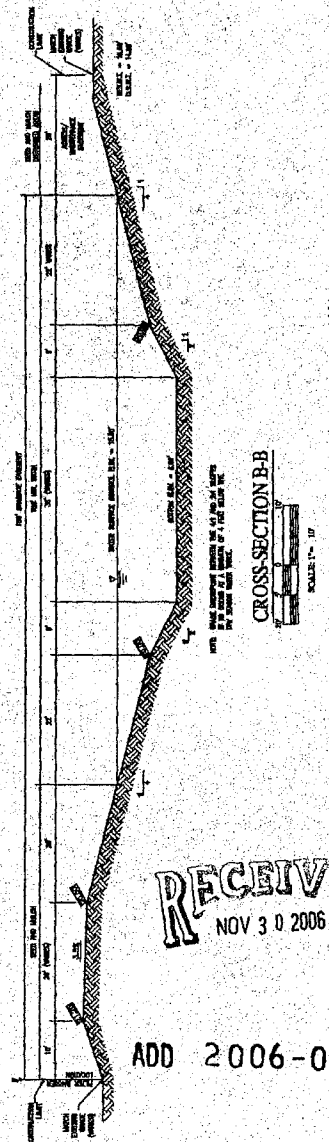
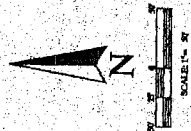
SOURCE INC.
ENGINEERS - PLANNERS
Engineering Division #3527
1334 LAFAYETTE STREET # CAPE CORAL, FL 33904
TELEPHONE (239)548-8545 FAX (239)548-6779

TYPICAL DRAINAGE
EASEMENT SECTIONS



CERTIFICATE NUMBER: 48221	JOB NO. 110-01-58	DRAWN BY: L.G.	FILE NAME: 18-110
DATE: 11-04-03	DATE: 11-04-03	SUBMITTAL: 29 OF 35	

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ADD 2006-00225

RECEIVED
NOV 30 2006


4-11-68

CROSS-SECTION B-B

PRODUCED TO HALF SCALE

225

THREE OAKS PARKWAY AND
ORIOLE ROAD EXTENSION
SECTIONS 3 & 4, TOWNSHIP 46S, RANGE 25E
LEE COUNTY, FLORIDA



SOURCE, INC.
Engineering & Surveying
1334 LAFAYETTE STREET • ORLEANS, LA 70656
TELEPHONE (504) 846-2348 FAX (504) 846-8778

THREE OAKS PKWY.
AND ORIOLE ROAD
STORMWATER LAKE

PROJECT: THOMAS PUNCH, P.E.
DATE: 12/17/89
SHEET NO. 1 OF 1
SCALE: 1" = 40' HORIZ.
1" = 20' VERT.

NO.	REVISION	DATE	BY	CHKD.	APP'D.
1	ISSUED FOR PERMIT	11-22-88	W. J. HARRIS	W. J. HARRIS	W. J. HARRIS
2	FOR RECORD	11-22-88	W. J. HARRIS	W. J. HARRIS	W. J. HARRIS



BOARD OF COUNTY COMMISSIONERS

Bob Janes
District One

239-533-8585

A. Brian Bigelow
District Two

March 16, 2010

Ray Judah
District Three

Fred Drovdlc, AICP
Quattrone & Assoc., Inc.
4301 Veronica Shoemaker Blvd.
Fort Myers, FL 33916

Tammy Hall
District Four

Frank Mann
District Five

Karen B. Hawes
County Manager

Re: Administrative Deviation
ADD2010-00016
North Alico Property Owners Assoc., Inc.

David M. Owen
County Attorney

Dear Mr. Drovdlc:

Diana M. Parker
County Hearing
Examiner

Attached please find the approved Administrative Deviation to allow for proposed alternatives to provide the following:

Approved for a deviation from LDC 10-329(d)(6) and to amend ADD2006-00225, section (2.)(a)(ii) to allow an intermittent fence in lieu of the required fence along a property line when an excavation is located less than 100 feet from property under separate ownership.

If you have any questions, please do not hesitate to contact this office.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Services Division

Peter J. Eckenrode
Director

PJE/RSM

Attachments: One copy of the Administrative Deviation (2 pages), one copy each of Exhibit "A", "AA-2.C.1" and "Fence Placement Exhibit".

cc: Project File #DOS2005- 00314

**DSO ADMINISTRATIVE DEVIATION
LEE COUNTY, FLORIDA**

WHEREAS, **Quattrone & Assoc, Inc.** has filed an application on behalf of **North Alico Property Owners Assoc., Inc.** for approval of an administrative deviation from the technical requirements of the Lee County Land Development Code for properties located within the North Alico Property Owners Association described more particularly as:

LEGAL DESCRIPTION

See attached Exhibit "A"; and

WHEREAS, the applicant has indicated that the property's current STRAP numbers are as follows; **See attached exhibit AA-2.C.1** and

WHEREAS, the property is zoned AG-2 and IPD; and

WHEREAS, an application for an administrative deviation from technical requirements of Chapter 10 of the Lee County Land Development Code has been filed; and

WHEREAS, Lee County Land Development Code, as amended, provides for administrative deviations from certain technical requirements for matters involving streets, access streets, intersections, rights-of-way, drainage swales, public water, public sewer, water mains, mass transit facilities, setbacks for water retention/detention excavations, indigenous native vegetation and similar matters not related to a change in use of the property in question; and

WHEREAS, a deviation is requested in the AG-2 and IPD district from Lee County Land Development Code **Section 10-329(d)(6) (Excavations – Fencing) and to amend ADD2006-00225, section (2.)(a)(ii) To allow an intermittent fence in lieu of the requirement to provide a fence along a property line when an excavation is located less than 100 feet from a property under separate ownership.**

WHEREAS, the subject application, engineer's representations, and engineering plans have been reviewed by the Lee County Development Services Division in accordance with applicable regulations for compliance with all terms of the administrative deviation approval; and

WHEREAS, the following findings of fact are offered:

- (a) That the proposed alternative to eliminate the fence, is based upon sound engineering practice in consideration of the following criteria:
 - i This property, and the adjacent property to the west, both required parallel fences with minimal separations running north-south the length of the properties. The elimination of the fence (and the fence along the adjoining property) and the placement of an intermittent fence will close off the berm areas between the lakes preventing access to maintain safety while easing long term maintenance;
- (b) That said proposed alternative is no less consistent with the health, safety, and welfare of abutting land owners and the general public than the standard from which the deviation was requested; and
- (c) The granting of the deviation is not inconsistent with any specific directive of the Board of County Commissioners, any other ordinance, or any Lee Plan Provision.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for Administrative Deviations in the AG-2 and IPD zoning districts from the Lee County Land Development Code, **Section 10-329(d)(6) and ADD2006-00225, section (2.)(a)(i) to allow an intermittent fence in lieu of the fence required for excavations located less than 100 feet from properties under separate ownership is APPROVED CONDITIONALLY, limited by the following conditions:**

- (a) That approval is subject to the site plan titled Fence Placement Exhibit, stamped received March 11, 2010, submitted for this administrative deviation (copy attached); and
- (b) That this approval is subject to further review and approval by the Lee County Development Services Division at the time of Development Order approval for lands herein described; and
- (c) That approval is limited to lands herein described.

DULY SIGNED this 16th day of March, A.D., 2010.

By: _____
Peter J. Eckenrode Director
Development Services Division

EXHIBIT "A"

DESCRIPTION:

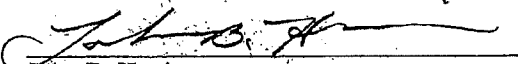
A tract or parcel of land lying in Sections 3 and 4, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

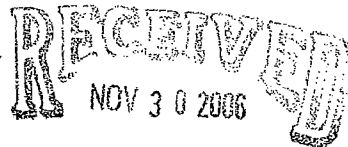
Commencing at the Southwest corner of the aforesaid Section 3; thence run N.00°56'55"W. along the West line of said Section 3 for 100.00 feet to the North right-of-way line of Alico Road and the point of beginning; thence run S.89°45'24"W. along said North right-of-way line for 1506.44 feet; thence run N.00°56'55"W. for 2526.60 feet; thence run N.01°03'10"W. for 3659.43 feet; thence run N.89°08'44"E. for 1506.34 feet; thence run N.89°24'36"E. for 80.75 feet; thence run N.44°09'02"E. for 70.39 feet; thence run N.89°24'36"E. for 2512.29 feet; thence run N.89°29'56"E. for 919.17 feet to the Westerly right-of-way line of Interstate Highway No. 75; thence run S.00°37'07"E. along said Westerly right-of-way line for 3117.66 feet; thence run S.03°23'08"W. along said Westerly right-of-way line for 672.46 feet; thence run N.89°23'08"E. along said Westerly right-of-way line for 18.08 feet; thence run S.00°36'52"E. along said Westerly right-of-way line for 61.02 feet; thence run S.89°23'08"W. along said Westerly right-of-way line for 22.35 feet; thence run S.03°23'08"W. along said Westerly right-of-way line for 225.12 feet to a point of curvature; thence run Southwesterly along said Westerly right-of-way line for 868.17 feet along the arc of a curve concave Northwesterly, with a radius of 1668.95 feet, a delta of 29°48'17", a chord bearing of S.18°17'17"W. and a chord distance of 858.42 feet to a point of tangency; thence run S.33°11'25"W. along said Westerly right-of-way line for 550.03 feet to a point of curvature; thence run Southwesterly along said Westerly right-of-way line for 334.92 feet along the arc of a curve concave Southeasterly, with a radius of 1048.93 feet, a delta of 18°17'39", a chord bearing of S.24°02'36"W. and a chord distance of 333.50 feet to a point of compound curvature; thence run Southwesterly along said Westerly right-of-way line for 565.82 feet along the arc of a curve concave Southeasterly, with a radius of 1731.09 feet, a delta of 18°43'39", a chord bearing of S.05°31'57"W. and a chord distance of 563.30 feet to a point on the North line of the aforesaid Alico Road; thence run N.89°40'11"W. along said North right-of-way line for 588.06 feet to a point on a non-tangent curve; thence run Southwesterly along said North right-of-way line for 375.23 feet along the arc of a curve concave Southerly, with a radius of 11,317.00 feet, a delta of 01°53'59", a chord bearing of S.88°04'37"W. and a chord distance of 375.21 feet to a point of tangency; thence run S.89°01'37"W. along said North right-of-way line for 94.92 feet to the East right-of-way line of Three Oaks Parkway (150 feet wide); thence run S.00°36'43"E. along said East right-of-way line for 43.20 feet to a point on the North right-of-way line of Alico Road; thence run S.89°23'17"W. along said North right-of-way line for 1610.74 feet to the point of beginning.

Said tract contains 695.155 acres, more or less.

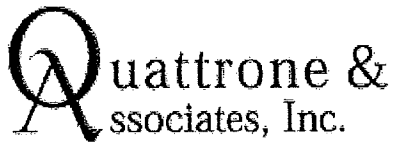
Bearings are based on the South line of the Southwest Quarter (S.W.1/4) of the aforesaid Section 3 to be S.89°23'17"W.

b


John B. Harris
P.S.M. #4631
November 21, 2006



ADD 2006-00225



**EXHIBIT AA-2.C.1
SUBJECT PROPERTY OWNERS LIST**

Three Oaks Parkway and Oriole Road Extension
Administrative Deviation from the technical requirements of Ch. 10

STRAP	Parcel #	Site Address	Owner/ Owner	Owner/ Owner
04-46-25-00-00003.0020	1	8901 ALICO RD FORT MYERS, FL 33912	HOROWITZ HAROLD TR 13891 JETPORT LOOP RD, STE9 FORT MYERS, FL 33913	
04-46-25-00-00003.0000	2	ACCESS UNDETERMINED FORT MYERS, FL 33912	WEISS BRADLEY S TR 1840 WEST 49TH ST., STE #410 HIALEAH, FL 33012	
04-46-25-00-00003.0040	3	ACCESS UNDETERMINED FORT MYERS, FL 33912	ALICO NORTH 26 LLC (30%)/ ALICO NORTH 26 EF LLC (30%)	ALICO ARIES LLC (12%)/ GOLDBERG DAVID HOWARD TR FOR ALICO ARIES TRUST, LLC (18%) 1840 W 49TH ST., STE 410 HIALEAH, FL 33012
04-46-25-00-00003.0030	4	ACCESS UNDETERMINED FORT MYERS, FL 33912	THREE OAKS BUSINESS CENTER PARTNERS, LLC 14311 METROPOLIS AVE., STE. 101 FORT MYERS, FL 33912	
04-46-25-00-00003.0060	5	ACCESS UNDETERMINED FORT MYERS, FL 33912	YOUNGQUIST HARVEY TR (70%)	KELLY WAYNE (30%) 20750 SIX L FARMS RD. ESTERO, FL 33928
04-46-25-00-00003.001A	6	ACCESS UNDETERMINED FORT MYERS, FL 33912	ALICO 73 LLP STEPHANIE MILLER 9250 CORKSCREW RD #8 ESTERO, FL 33928	
04-46-25-00-00003.001C	7	ACCESS UNDETERMINED FORT MYERS, FL 33912	WILLIAMS SCOTSMAN, INC. 8211 TOWN CENTER DR. BALTIMORE, MD 21236	
03-46-25-00-00001.1040	8	9151 ALICO RD FORT MYERS, FL 33912	HOROWITZ HAROLD TR 13891 JETPORT LOOP RD, STE9 FORT MYERS, FL 33913	
03-46-25-00-00001.1000	9	ACCESS UNDETERMINED FORT MYERS, FL 33912	WEISS BRADLEY S TR 1840 WEST 49TH ST., STE #410 HIALEAH, FL 33012	
03-46-25-00-00001.1070	10	ACCESS UNDETERMINED FORT MYERS, FL 33912	ALICO NORTH 26 LLC (30%)/ ALICO NORTH 26 EF LLC (30%)	ALICO ARIES LLC (12%)/ GOLDBERG DAVID HOWARD TR FOR ALICO ARIES TRUST, LLC (18%) 1840 W 49TH ST., STE 410 HIALEAH, FL 33012
03-46-25-00-00001.1080	11	ACCESS UNDETERMINED FORT MYERS, FL 33912	THREE OAKS LAND CO., LLC 4696 GOLDEN POND PARK CT. STE 400 ONEIDA, WI 54155	

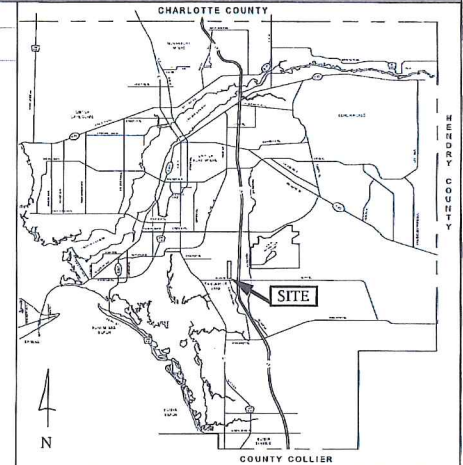
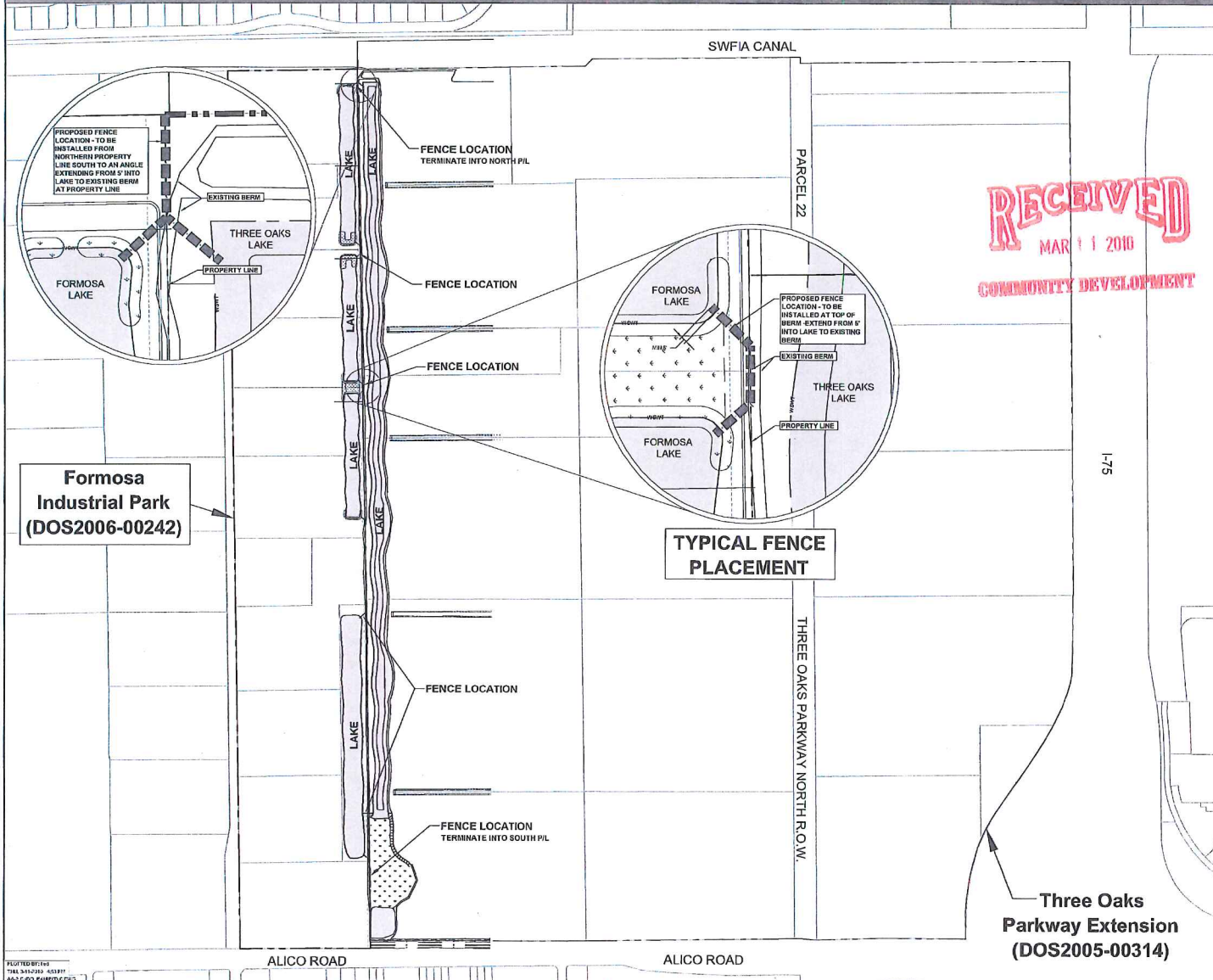


			STE 400 ONEIDA, WI 54155	
03-46-25-00-00001.101A	12	ACCESS UNDETERMINED FORT MYERS, FL 33912	ALICO 73, LLP STEPHANIE MILLER 9250 CORKSCREW RD #8 ESTERO, FL 33928	
03-46-25-00-00001.101C	13	ACCESS UNDETERMINED FORT MYERS, FL 33912	THREE OAKS-ALICO 59, LLC 1949 SE 37TH ST CAPE CORAL, FL 33904	
03-46-25-00-00001.1100	14	9401 ALICO RD FORT MYERS, FL 33912	ALICO LAND, LLC	OPUS SOUTH CORP 4200 W CYPRESS ST TAMPA, FL 33607
03-46-25-00-00001.1090	15	ACCESS UNDETERMINED FORT MYERS, FL 33912	ALICO LAND, LLC	OPUS SOUTH CORP 4200 W CYPRESS ST TAMPA, FL 33607
03-46-25-00-00001.1060	16	ACCESS UNDETERMINED FORT MYERS, FL 33912	THREE OAKS LAND CO., LLC 4696 GOLDEN POND PARK CT. STE 400 ONEIDA, WI 54155	
03-46-25-00-00001.1020	17	9351 ALICO RD FORT MYERS FL 33912	FREEMAN PAUL H TR ALAN C FREEMAN 13891 JETPORT LOOP RD STE 9 FORT MYERS, FL 33913	
03-46-25-00-00001.1050	18	ACCESS UNDETERMINED FORT MYERS, FL 33912	FREEMAN PAUL H TR 13691 PONDVIEW CIR NAPLES, FL 34119	
03-46-25-00-00001.103B	19	ACCESS UNDETERMINED FORT MYERS, FL 33912	WEISS BRADLEY S TR 1840 WEST 49TH ST STE #410 HIALEAH, FL 33012	
03-46-25-00-00001.103C	20	ACCESS UNDETERMINED FORT MYERS, FL 33912	KAGAN ABBOTT K III + SHEILA TR FOR SHEILA R KAGAN TR 18741 S RIVER RD ALVA, FL 33920	
03-46-25-00-00001.1030	21	9651 ALICO RD FORT MYERS, FL 33912	KAGAN ABBOTT K III + SHEILA TR FOR SHEILA R KAGAN TR 18741 S RIVER RD ALVA, FL 33920	
03-46-25-00-00001.101B	22	RIGHT OF WAY FORT MYERS, FL 33912	NORTH ALICO PROPERTY OWNERS ASSOCIATION, INC. 13891 JETPORT LOOP RD., STE 9 FORT MYERS, FL 33913	

EXHIBIT:

FENCE PLACEMENT

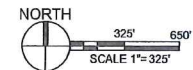
LOCATED IN SECTION 03, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA



LOCATION MAP
(NOT TO SCALE)

**FENCE PLACEMENT
EXHIBIT**

Formosa Industrial Park
(DOS2006-00242)
and
Three Oaks Parkway Extension
(DOS2005-00314)



Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4301 Venable Shoreline Blvd. | Fort Myers, FL 33916 | 239.934.5222 | QAI@earthlink.net

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

WHEREAS, Al Quattrone, P.E., Quattrone & Associates, Inc., filed an application on behalf of the property owner, Alan C Freeman as Trustee, to amend the Mixed Use Planned Development (MPD) to modify Condition 4 regarding termination of agricultural use in reference to Three Oaks Marketplace; and

WHEREAS, a public hearing before the Lee County Zoning Hearing Examiner, Amanda L. Rivera, was advertised and held on November 15, 2018; and

WHEREAS, the Hearing Examiner gave full consideration to the evidence in the record for Case #DCI2018-00016 and recommended APPROVAL of the Request; and

WHEREAS, a second public hearing was advertised and held on May 22, 2019 before the Lee County Board of Commissioners; and,

WHEREAS, the Lee County Board of Commissioners 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 amend the Three Oaks Marketplace MPD to modify Condition 4 regarding termination of agricultural use.

The property is located in the Industrial and Industrial Commercial Interchange Future Land Use Categories and is legally described in attached Exhibit A. The request 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. Development of this project must be consistent with the one-page Master Concept Plan (MCP) entitled "Three Oaks Marketplace," prepared by Quattrone & Associates, Inc., date stamped received August 4, 2016, and attached hereto as Exhibit C, except as modified by the conditions below. Development must comply with all requirements of the 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 MCP are subsequently pursued, appropriate approvals will be necessary.

This zoning approval authorizes the development of up to 130 hotel rooms and a maximum 400,000 square feet of commercial and industrial uses. The commercial uses will consist of office and/or retail uses. The project must include a minimum of 30,000 square feet commercial and a minimum 30,000 square feet industrial use.

2. Permitted Uses and Property Development Regulations

A. Schedule of Uses

Accessory Uses and Structures
Administrative Offices
Agricultural Uses and Agricultural Accessory Uses (See Condition 4)
Agricultural Services Office/Base Operations
Aircraft Food Services and Catering
Amateur Radio Antennas and Satellite Earth Stations (limited to the northern 300')
(Limited to Tracts A & B)
Animals: Clinic or Kennel (No Outdoor Runs)
ATM (Automatic Teller Machine)
Auto Parts Store (With and Without Installation)
Automobile Service Station (Limited to one for the entire MPD)
Automobile Repair and Service: All Groups
Banks and Financial Establishments: All Groups
Bar or Cocktail Lounge (Limited to one for the entire MPD)
Boats: Boat Parts Store
Broadcast Studio, Commercial Radio and Television
Billboards
Building Material Sales
Business Services: All Groups
Caretaker's Residence (Limited to one for the entire MPD)
Car wash (Limited to Tracts B, C & D)
Cleaning and Maintenance Services
Clothing Stores, General
Clubs: Commercial
Clubs: Fraternal, Membership Organization
Cold Storage, Pre Cooling, Warehouse & Processing Plant (Limited to Tracts A & B)
Communication Facility, Wireless (Subject to Condition 5) (Limited to Tracts A & B)
Computer and Data Processing Services
Consumption on Premises in conjunction with clubs, restaurant, bar and cocktail lounge, nightclub, or hotel/motel
Contractors and Builders:
Groups I, II
Group III (Limited to Tracts A & B)
Convenience food and beverage store [Limited to two for the Entire MPD (Limited to Tracts B, C & D)]
Cultural Facilities
Day Care Center, Child, Adult
Department Store (Limited to Tracts A & B)
Drive through Facility for Any Permitted Use
Drugstore, Pharmacy
Entrance Gates and Gatehouse
EMS, Fire or Sheriff's Station
Essential Services
Essential Service Facilities: Group I
Excavation: Water Retention
Factory Outlets (Point of Manufacture Only) (Limited to Tracts A & B)
Fences, Walls (Limited to Tracts B, C & D)
Food and Beverage Service, Limited

Food Stores: All Groups
 Freight and Cargo Handling Establishments (Limited to Tracts A & B)
 Gasoline Dispensing System, Special
 Gift and Souvenir Shop
 Golf Driving Range (Limited to Tracts A & B)
 Hardware Store
 Health Care Facilities:
 Groups I, II, III, IV (Limited to Tract A)(Group IV Limited to one for the entire MPD)
 Groups I, II, III (Limited to Tract B)
 Groups I, III (Limited to Tracts C & D)
 Heliport or Helistop (Subject to Condition 11) (Limited to Tracts A & B)
 Hobby, Toy and Game Shops
 Hotel/Motel – 130 Rooms Maximum
 Household and Office Furnishings:
 Groups I, II
 Group III (Limited to Tracts A & B)
 Insurance Companies
 Laundromat
 Laundry or Dry Cleaning: Groups I and II
 Lawn & Garden Store
 Library
 Manufacturing of: (Limited to Tracts A & B)
 Apparel Products
 Electrical Machinery and Equipment
 Fabricated Metal Products: Groups I, II and III
 Furniture and Fixtures
 Measuring, Analyzing and Controlling Instruments
 Novelties, Jewelry, Toys and Signs, All Groups
 Transportation Equipment: Groups I, II and III
 Maintenance Facility (Government) (Limited to Tracts A & B)
 Medical Office
 Motion Picture Production Studio
 Nightclubs - Limited to one for the entire MPD
 Non-store Retailers: All Groups
 Parcel and Express Services
 Package Store - Limited to one for the entire MPD
 Paint, Glass and Wallpaper
 Parking Lot:
 Accessory
 Temporary
 Commercial, Garage, Public Parking (Limited to Tracts A & B)
 Parks: Groups I and II (Limited to Tracts A & B)
 Personal Services: Groups I, II, III, and IV (Excluding Steam or Turkish Baths, Escort Services, Palm Readers, Fortunetellers or Card Readers)
 Pet Services
 Pet Shop
 Pharmacy
 Photofinishing Laboratory
 Place of Worship
 Post Office

Printing and Publishing
 Processing and Warehousing (Limited to Tracts A & B)
 Real Estate Sales Office
 Recreation Facilities Commercial:
 Groups I, IV
 Group III (Limited to Tracts A & B)
 Religious Facilities
 Research and Development Laboratories: Groups I, II, III, IV (Limited to Tracts A & B)
 Rental or Leasing Establishment:
 Group I, II, III
 Group IV (Limited to Tracts A & B)
 Repair Shops: Groups I, II, III, IV and V
 Restaurant, Fast Food
 Restaurants: All Groups
 Retail and Wholesale Sales, Ancillary to an Approved Use
 Schools: Commercial, Noncommercial, Lee County School District, and Other
 (Limited to Tracts A & B)
 Self-Service Fuel Pumps: Maximum 32 Pumps for the Entire MPD
 Signs – (Subject to Conditions 20 & 21) (See Deviations 4b, c, and d)
 Social Services: Groups I & II
 Specialty Retail Shops: All Groups
 Supermarket
 Storage: Open & Indoor
 Studios
 Temporary Uses
 Theater, Indoor (Limited to Tracts A & B)
 Transportation Services: Groups II, III and IV (Limited to Tracts A & B)
 Used Merchandise Stores:
 Groups I, II, III
 Group IV (Limited to Tracts A & B)
 Variety Store
 Vehicle & Equipment Dealers: Groups I, II and III
 Warehouse:
 Mini Warehouse
 Private
 Public (Limited to Tracts A & B)
 Wholesale Establishments: Groups I, II, III and IV

B. Minimum Lot Areas and Dimensions

Lot Size:	10,000 square feet
Lot Width:	100 feet
Lot Depth:	100 feet

Minimum Setbacks

Street:	25 feet public/15 feet private
Side:	10 feet
Rear:	15 feet
Water Body:	20 feet

Accessory Uses:	In accordance with LDC
Perimeter Setback:	15 feet (<i>see Deviation 6</i>)
Maximum Lot Coverage:	50 percent
Building Height:	65 feet

3. No Blasting

Blasting is prohibited.

4. Agricultural Uses

Existing bona fide agricultural uses on this site are allowed only in strict compliance with the following:

- a. Bona fide agricultural uses in the form of cattle grazing exists on the entire 40.1± acre property. Cattle grazing may continue until approval of a local development order of vertical building development and prior to the issuance of a vegetation removal permit. The agricultural use must terminate on the project area receiving development order approval and prior to the vegetation removal permit. The requirement to terminate agricultural uses is not triggered by approval of development order for plats, infrastructure improvements, landscaping, surface water management, or other non-vertical development.
- b. Additional clearing of trees or other vegetation in agricultural areas is prohibited. Existing areas of bona fide agricultural use may be maintained, i.e. mowed, but not cleared or expanded. This prohibition is not intended to preclude County approval requests for the removal of invasive exotic vegetation.
- c. Upon approval of a local development order for vertical development and prior to the issuance of a vegetation removal permit, the property owner must provide written proof, subject to approval by the County Attorney's Office, of the following:
 - i. Termination of all agricultural use on portions of the property included in the development order approval for vertical development and prior to the vegetation removal permit approval. Proof must include a sworn affidavit from the person or entity holding title to the subject property that specifically provides:
 - 1) the date the agricultural uses ceased;
 - 2) the legal description of the property subject to the development order approval for vertical development;
 - 3) an affirmative statement that the owner acknowledges and agrees that all agricultural uses are illegal and prohibited on the property and that the owner covenants with Lee County that they will not allow any such uses on the property unless and until the property is rezoned to permit such uses; and,

- 4) a statement that the affidavit constitutes a covenant between the owner and Lee County that is binding on the owner and their assignees and successors in interest.

The covenant must be properly recorded in the public records of Lee County at the owner's expense.

- ii. Termination of the agricultural tax exemption for any portion of the property included in the development order approval for vertical development and prior to the vegetation removal permit. Proof of termination must include a copy of the request to terminate the tax exemption that was provided to the Property Appraiser.

5. Wireless Communications Facilities

- a. Freestanding wireless communication facilities are limited to 1 for the entire MPD to be located on Tract A or B, approved in accordance with LDC §34-1441, *et seq.*
- b. Wireless communication facilities must be reviewed by the Federal Communication Commission to ensure signals from the facilities do not interfere with navigation aids and radar at the Lee County Port Authority (and airport).
- c. Before County approval of a freestanding Wireless Communication Facility, the developer must demonstrate attempts to collocate on existing towers in the area were not successful in achieving the desired goals for coverage.

6. Concurrency

Zoning approval does not constitute a finding that the proposed project meets the concurrency requirements of the Lee Plan or LDC. The Developer must demonstrate compliance with concurrency requirements prior to issuance of a local development order.

7. Vehicular/Pedestrian Impacts

Zoning approval does not address mitigation of vehicular or pedestrian traffic impacts. Additional conditions consistent with the LDC may be required to obtain a local development order.

8. Lee Plan Consistency/Concurrency

Zoning approval does not guarantee local development order approval. Future development order must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1 (b), as well as the remainder of the Lee Plan.

9. Development Permits

Issuance of a county development permit does not establish a right to obtain permits from state or federal agencies. Further, it does not establish liability on the part of the County if the Developer: (a) does not obtain requisite approvals or fulfill obligations imposed by state or federal agencies or (b) undertakes actions that result in a violation of state or federal law.

10. Accessory Uses

Accessory uses must be located on the same tract, parcel, or outparcel as the principal use. In addition, accessory uses must be incidental and subordinate to the principal use.

11. Heliport/Helistop

The developer must obtain approval from the Lee County Port Authority and the Florida Department of Transportation Aviation Office prior to constructing heliports or helistops to avoid interference with Southwest Florida International Airport operations.

12. Design Standards

Industrial and commercial buildings/structures must comply with the LDC Design Standards and Guidelines for Commercial Buildings and Development.

13. Tall Structures

The property is subject to LDC §34-1010, "LCPA Tall Structures Permit." Prior to development order approval, the Developer must submit an application for Federal Aviation Administration (FAA) and Port Authority review and approval of all proposed permanent structures, future wireless communication facilities, and temporary construction equipment, including cranes, exceeding 40-feet above ground level. Those facilities will be approved if the agencies conclude the facilities will not obstruct air traffic or conflict with FAA navigational aids and other communication facilities.

14. Unified Drainage Plan

The developer must obtain approval of a unified drainage plan for the property from the Division of Development Services prior to County approval of vertical construction. If the MCP lot configuration is substantially modified, the developer must obtain County approval of an updated unified drainage plan prior to vertical construction.

15. Burrowing Owl Protection

The developer must inspect the property for burrowing owls prior to application for each local development order. Prior to the issuance of Vegetation Removal Permits, the site must be inspected for burrowing owls. If burrowing owls are found on the site, the developer must submit for a "minor change" to include a species management plan.

16. Open Space

Development order plans must provide open space consistent with the open space table on the approved MCP.

17. Excavation Setback Protection (See Deviation 2.a)

The Developer will provide protection from wayward vehicles through the construction of guardrails, berms, swales, vegetation, or other methods approved by the Director of Development Services where excavations will be placed less than 50 feet from existing or proposed rights of way line or easements for collector or arterial streets.

18. Dead End Streets (See Deviation 3)

At the time of development order application, the developer must submit documentation confirming approval by the San Carlos Fire District of the proposed dead-end access way depicted on the MCP.

19. Lake Setback (See Deviation 2.a)

The developer must utilize guardrails, berms, swales, vegetation, or other suitable methods for the protection of wayward vehicles where water detention/retention facilities are less than 50 feet from an existing/proposed right-of-way line or easement.

20. Signs (See Deviation 4.c)

Prior to local development order approval, the developer must submit a detailed, final sign package addressing signs along Three Oaks Parkway, Alico Road, and Oriole Road for approval by the Department of Community Development.

The sign package must include the following:

- a. Reflect 100 foot minimum separations between common area signs; and
- b. Limit sign height to 20 feet (24 feet is permitted).

21. Ground Mounted Signs (See Deviation 4.d)

In addition to the location criteria of the LDC, the Developer must construct ground mounted signs on Three Oaks Parkway as stipulated below:

- a. The Developer must submit a detailed drawing of the two monument signs for approval by the Department of Community Development prior to local development order approval for the property;
- b. There must be a 100 foot minimum separation between identification signs and site specific parcel signs; and
- c. Signs are limited to 10 feet in height and 72 square feet of sign area.

SECTION C. DEVIATIONS:

- 1. Deviation 1.a (Roadway Connection Separation - Three Oaks Parkway North) seeks relief from the LDC §10-285(a) requirement to provide access road connections to arterial roads be separated by a minimum of 660 feet, to allow connection separations of a minimum of 440 feet and a minimum of 530 feet on Three Oaks Parkway North.

This deviation is APPROVED.

- 2. Deviation 1.d (Roadway Connection Separation - Alico Road) seeks relief from the LDC §10-285(a) requirement that access road connections to arterial roads be separated by a minimum of 660 feet, to allow connection separation of a minimum of 645 feet Alico Road.

This deviation is APPROVED.

3. Deviation 2.a (Lake Setback) seeks relief from the LDC §10-329(d)(1)a.2 requirement to provide a minimum 50 foot setback from a water retention/detention excavation and an existing/proposed right-of-way line or easement for collector or arterial streets, to allow for a 25 foot setback from an internal roadway and an existing drainage easement that extends beyond the north property line.

This deviation is APPROVED, SUBJECT TO Conditions 17 and 19. The deviation is necessary due to the location of a drainage easement on the north property line that is part of a master water management system serving adjacent properties.

4. Deviation 2.b (Lake Setback) seeks relief from the LDC §10-329(d)(1)a.3 requirement to provide a minimum 50 foot setback from a water retention/detention excavation and a private property line under separate ownership, to allow a 25 foot setback and/or a zero foot setback when a water retention/detention lake is combined with a lake on adjacent property.

This deviation is APPROVED. The master water management system includes an existing drainage easement straddling the north property line.

5. Deviation 3 (Cul-de-sac) seeks relief from the LDC §10-296(p)(1) requirement to provide dead-end streets to be closed at one end by a circular turn-around for vehicles, to allow the dead-end access way depicted on the MCP to be constructed without cul-de-sacs.

This deviation is APPROVED, SUBJECT TO Condition 18. The dead-end streets will be designed to allow vehicles and emergency vehicles to turn left and/or right into a parking lot and continue in a forward motion to the site exits. They also provide for possible future connection to adjacent properties and will serve to reduce traffic on the adjacent public roadways.

6. Deviation 4.b (Signs) seeks relief from the LDC §30-153(2)a to allow one ground mounted identification sign along any street that provides access to the property. Accordingly, the code allows one sign on each of the three roadways surrounding the project: Three Oaks Parkway, Oriole Road and Alico Road.

The requested deviation would allow additional ground mounted signs as follows: one additional sign on Three Oaks Parkway, one additional sign on Oriole Road, a sign at the northwest corner of Alico Road and Three Oaks Parkway and a sign at the northeast corner of Alico Road and Oriole Road for a total of seven ground-mounted project signs.

This deviation is APPROVED.

7. Deviation 4.c (Identification Signs) seeks relief from the LDC §30-153(2)a.1.ii requirement to allow only one identification sign along street frontages less than 330 linear feet. A second identification sign may be permitted if the frontage along any one street exceeds 330 linear feet, provided that the total combined sign area of both signs does not exceed 300 square feet.

The requested deviation would allow:

- a. Two signs on Three Oaks Parkway with 200 square feet of sign area per sign face;
- b. Two signs on Oriole Road with 200 square feet of sign area per face;
- c. One sign on Alico Road with a total of 200 square feet of sign area per face;
- d. One sign at the northwest corner of Alico Road and Three Oaks Parkway with 72 square feet of sign area; and
- e. One sign at the northeast corner of Alico Road and Oriole Road with 72 square feet of sign area.

The effect of the deviation authorizes an additional 300 square feet of sign area on Three Oaks Parkway, 300 square feet of sign area on Oriole Road and 294 square feet of sign area on Alico Road.

The signs in these deviations are project signs. They do not preclude individual lots and buildings along Three Oaks Parkway from having building and ground-mounted signs consistent with the LDC.

This deviation is APPROVED, SUBJECT TO Condition 20.

The deviation allows an additional 750 square feet of total sign area and two additional ground-mounted project signs that are warranted because:

- a. The development size requires additional signage to serve the office, retail, and industrial centers.
 - b. Project signs bring order to the development by informing the public and shortening trip lengths.
 - c. Project signs enhance project design and aesthetics with landscaping, consistent architecture themes.
 - d. The posted speeds on Three Oaks Parkway, Alico Road and Oriole Road call for additional sign square footage to size lettering readable to the traveling public.
 - e. Significant project frontage on the three surrounding roads results in substantial distances separating project entrances allowing for sufficient spacing between signs.
8. Deviation 4.d (Ground Mounted Signs) seeks relief from the LDC §30-153(3)a requirement to allow one ground mounted sign for every individual office, business or industrial establishment, and a multiple-occupancy complex of five or less establishments.

The deviation seeks to allow second ground-mounted sign at the northwest corner of Alico Road and Three Oaks Parkway and a second ground-mounted sign at the northeast corner of Alico Road and Three Oaks Parkway identifying the overall development (Three Oaks Commerce Center), which includes parcels from Alico Road north to the Fiddlesticks Canal and between I-75 and the Formosa Industrial Park.

This deviation is APPROVED, SUBJECT TO Condition 21.

9. Deviation 5.a (Buffers Adjacent to Open Drainage Systems) seeks relief from the LDC §34-1353(e)(2) which requires convenience food and beverage stores, automotive service stations, fast food restaurants, and car washes with open drainage systems, to construct a two-foot high, undulating berm with a maximum slope of 3:1 along the entire length of the landscape buffer, to allow the elimination of the berm requirement in favor of dry detention in the buffers.

This deviation is APPROVED.

10. Deviation 5.b (Buffer Types) seeks relief from the LDC §10-416(d)(4)3 requirement to limit the use of palm trees in a right-of-way buffer to a maximum of 50 percent of the tree requirement, to allow palms to make up a 100 percent of the right-of-way tree requirement along Three Oaks Parkway.

This deviation is APPROVED.

11. Deviation 6 (Perimeter Setback) seeks relief from the LDC §34-935(b)(1)c requirement to provide a 25 foot perimeter setback for industrial uses of an MPD, to allow a 15 foot perimeter setback for building/structures in industrial portions of the project.

This deviation is APPROVED.

LDC §34-935(e)(3) - Setbacks for Buildings in Commercial Planned Developments, Industrial Planned Developments and Mixed Use Planned Development.

If the development contains or consists of a subdivision for development parcels to be sold or leased as improved land for further development for commercial, industrial, or multi-family residential purposes, where permitted, side and rear setbacks for all lots shall be scheduled on the MCP, except that, where a lot line is congruent with the development perimeter, the setback defined in subsection (b) of this section shall have priority. *Note LDC §34-935(b) specifically requires a 25 foot perimeter setback for industrial portions of an MPD.*

SECTION D. EXHIBITS:

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

SECTION E. FINDINGS AND CONCLUSIONS:

1. As conditioned herein, the proposed amendment to the Three Oaks Marketplace MPD:
 - a. Complies with the Lee Plan. *See*, Lee Plan Vision Statement Paragraph 10, Lee Plan Goals 2, 4, 6, 39, Objective 2.2, and Policies 1.3.4; Lee Plan Maps 1, 16.
 - b. Complies with the LDC and other County regulations. *See*, LDC §34-934.

- c. Is compatible with existing and planned uses in the area. See, Lee Plan Policies 1.3.4, 2.1.1, 2.1.2, 2.2.1, 6.1.1, 6.1.4, 6.1.6, 6.1.7; LDC §§ 34-411(c), (i), and (j).
 - d. Will not adversely affect environmentally critical areas and natural resources. See, Lee Plan Goal 77, Objectives 4.1, 77.2; and LDC §34-411(h).
 - e. Will be served by urban services. See, Lee Plan Glossary, Maps 6, 7, Goal 2; Objectives 2.1, 2.2, 4.1; Policies 2.2.1, 6.1.4, 43.1.3, and Standards 4.1.1 and 4.1.2; LDC §34-411(d).
- 2. The Master Concept Plan reflects sufficient access to support the intensity of development. In addition, County regulations and conditions of approval will address expected impacts to transportation facilities. See, Lee Plan Goal 39, Policy 6.1.5; LDC §34-411(d).
 - 3. The proposed mix of uses is appropriate at the proposed location. See, Lee Plan Policies 1.3.4, 2.1.1, 6.1.1, and 6.1.7.
 - 4. The recommended conditions are sufficient to protect the public interest and reasonably relate to the impacts expected from the development. See, Lee Plan Policy 6.1.1; See also, LDC Chapters 10 and 34.
 - 5. As conditioned herein, the deviations:
 - a. Enhance the objectives of the planned development; and
 - b. Promote the intent of the LDC to protect the public health, safety and welfare. See, LDC §34-377(b)(4).

SECTION F. SCRIVENER'S ERRORS

The Board intends that this resolution can be renumbered or relettered and typographical errors that do not affect the intent and are consistent with the Board's action can be corrected with the authorization of the County Manager or his designee, without the need for a public hearing.

Commissioner Manning made a motion to adopt the foregoing resolution, seconded by Commissioner Pendergrass. The vote was as follows:

John Manning	Aye
Cecil Pendergrass	Aye
Vacant	
Brian Hamman	Aye
Frank Mann	Absent

DULY PASSED AND ADOPTED this 22nd day of May 2019.

ATTEST:
LINDA DOGGETT, CLERK

BY: Missy Flint
Deputy Clerk



BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: Brian Hamman
Chair/Vice-Chair

APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY

Amanda L. Swindle
Amanda L. Swindle
Assistant County Attorney
County Attorney's Office

RECEIVED
MINUTES OFFICE
2019 MAY 29 PM 2:45
MD

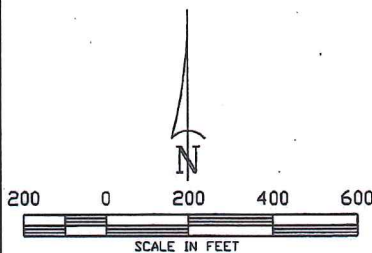
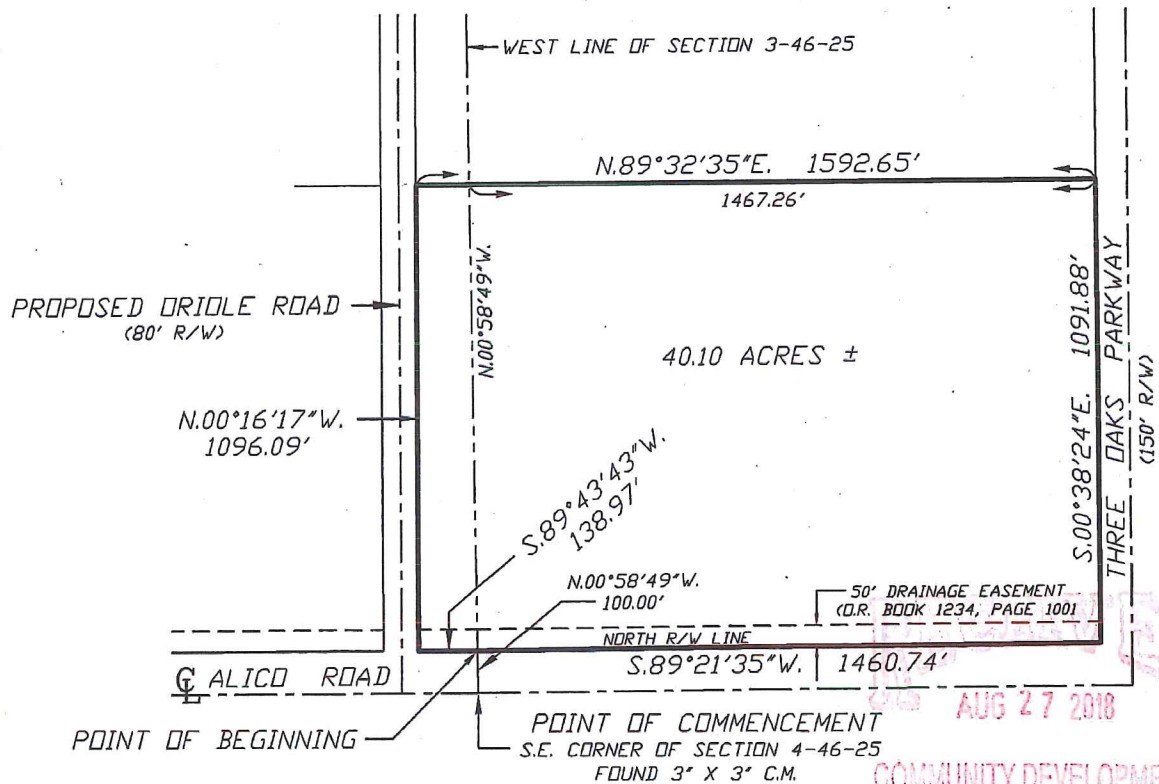
SKETCH OF
A PARCEL OF LAND LYING
IN SECTIONS 3 AND 4

TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

THIS IS NOT A BOUNDARY SURVEY

Applicant's Legal Checked
by MJL 8/30/18



AUG 27 2018
COMMUNITY DEVELOPMENT
DCI 2018-00016

REVISED:		DESCRIPTION:		BY	 PHILLIP M. MOULD PROFESSIONAL SURVEYOR AND MAPPER #6515 - STATE OF FLORIDA
DRAWN:	CHECK:	PROJECT #	SHEET 1		HARRIS - JORGENSEN, INC. 2706 SE SANTA BARBARA PLACE CAPE CORAL, FLORIDA PHONE: (941) 772-9939 FAX: (941) 772-1315
FBH	PMM	A-T-D	OF 2		
SKETCH DATE:		FILE NO.	SCALE		
2/28/18		46-25-3	1"=400'		
FLORIDA CERTIFICATE OF AUTHORIZATION # LB 6921					

EXHIBIT A

EXHIBIT "A"

DESCRIPTION:

A TRACT OR PARCEL OF LAND LYING IN SECTIONS 3 AND 4, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE AFORESAID SECTION 3; THENCE RUN N.00°58'49"W. ALONG THE WEST LINE OF SAID SECTION 3 FOR 100.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ALICO ROAD AND THE POINT OF BEGINNING; THENCE RUN S.89°43'43"W. ALONG THE NORTH LINE OF ALICO ROAD FOR 138.97 FEET; THENCE RUN N.00°16'17"W. ALONG THE EAST RIGHT-OF-WAY LINE OF ORIOLE ROAD (80 FEET WIDE) FOR 1096.09 FEET; THENCE RUN N.89°32'35"E. FOR 1592.65 FEET TO THE WEST RIGHT-OF-WAY LINE OF THREE OAKS PARKWAY (150 FEET WIDE); THENCE RUN S.00°38'24"E. ALONG SAID WEST RIGHT-OF-WAY LINE FOR 1091.88 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ALICO ROAD; THENCE RUN S.89°21'35"W. ALONG THE NORTH LINE OF ALICO ROAD FOR 1460.74 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 40.10 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE WEST LINE OF THE AFORESAID SECTION 3 AS BEING N.00°58'49"W.



PHILLIP M. MOULD
LS #6515
FEBRUARY 28, 2018

Applicant's Legal Checked
by MJL 8/30/18

RECEIVED
AUG 27 2018

COMMUNITY DEVELOPMENT

DCI 2018-00016

SHEET 2 OF 2

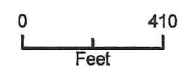
DCI 2018-00016



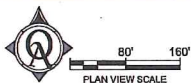
DCI2018-00016
Zoning

Legend

- Subject Parcel
- Parcel Boundary



LOCATED IN SECTION 03 & 04, TOWNSHIP 46-S, RANGE 25-E, LEE COUNTY, FLORIDA



RECEIVED
AUG 04 2016

COMMUNITY DEVELOPMENT

DCI 2015-00033

THREE OAKS MARKETPLACE

ZONING/REZONING
AG-2 TO MPD

STRAP #'s
03-46-25-00-00001.1040
04-46-25-00-00003.0020

Approved as Exhibit C
MCP Page 1 of 1
Resolution # Z-16-013

PROJECT ACREAGE

PROJECT ACREAGE
40.10 ACRES (1,746,836 SF)

PROJECT INTENSITY

PROJECT INTENSITY	
MAX. BUILDING FLOOR AREA	400,000 SF
MINIMUM 30,000 SF COMMERCIAL	
MINIMUM 30,000 SF INDUSTRIAL	
HOTEL ROOMS	130 ROOMS

ALL TRACTS SHALL BE PERMITTED TO HAVE COMMERCIAL AND/OR INDUSTRIAL USES IN ACCORDANCE WITH THE SCHEDULE OF USE TABLES.

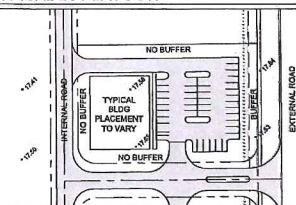
OPEN SPACE

REFER TO PLAN FOR MINIMUM OPEN SPACE REQUIREMENTS
PER TRACT. PROJECT MIN. = 8.02 ACRES (20%)

DEVIATIONS

DEVIATIONS 1b, 1c, 2c, & 4a HAVE BEEN WITHDRAWN

TYPICAL LOT LAYOUT:



Q

Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants

4301 Veronica Shoemaker Blvd. | Fort Myers, FL 33916 | 239.936.5222 | QAInc.com



RECEIVED
NOV 29 2018

COMMUNITY DEVELOPMENT

Via E-Mail

DCI 2018-10022

John E. Manning
District One

November 8, 2018

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
County Chief
Hearing Examiner

Frank J. Feeney, P.E.
Q. Grady Minor & Assoc., P.A.
3800 Via Del Rey
Bonita Springs, FL 34134

**RE: Potable Water and Wastewater Availability
Vintage Commerce Center, 9401 Alico Road
STRAP #s: 03-46-25-00-00001.1100 and 03-46-25-00-00001.1090**

Dear Mr. Feeney:

The subject property is located within the Lee County Utilities Future Service Area as depicted on Maps 6 and 7 of the Lee County Comprehensive Land Use Plan. Potable water and sanitary sewer lines have been installed along Three Oaks Extension adjacent to the property mentioned above; however, those lines have not yet been conveyed to, or accepted by, Lee County Utilities. As a result, service at the subject property is unavailable. To provide service to the subject parcels, the developer constructed system enhancements, e.g., potable water and sanitary sewer lines along Three Oaks Extension, must be conveyed to, and accepted by, Lee County Utilities.

Your firm has indicated that this project will consist of 400 multi-family units, a 300-room hotel, and 350,000 sq. ft. of commercial uses, with an estimated flow demand of approximately 145,000 gallons per day. While it appears Lee County Utilities may presently have sufficient capacity to provide potable water and sanitary sewer service as estimated above; however, insofar as the necessary services lines, although constructed, have not yet been conveyed to, and accepted by, Lee County Utilities, service at the subject property will remain unavailable.

Availability of potable water and sanitary sewer service is contingent upon final acceptance of the infrastructure that has been constructed by the developer to serve the subject property. Upon completion and final acceptance of this project, potable water service will be provided through our Green Meadows Water Treatment Plant.

Sanitary sewer service may subsequently be provided by our Three Oaks Wastewater Treatment Plant. The Lee County Utilities' Design Manual requires the project engineer to perform hydraulic computations to determine what impact this project will have on our existing system.

November 8, 2018

Page 2

This letter should not be construed as a commitment to serve, but only as to the availability of service. Lee County Utilities will commit to serve only upon receipt of all appropriate connection fees, a signed request for service and/or an executed service agreement, and the approval of all State and local regulatory agencies.

Further, this letter of availability of potable water and sanitary sewer service is to be utilized for CPD only. Individual letters of availability will be required for the purpose of obtaining building permits.

Sincerely,



Nathan Beals, PMP
Senior Manager
(239) 533-8157
LEE COUNTY UTILITIES

RECEIVED
NOV 29 2018
COMMUNITY DEVELOPMENT

DCI 2018-10022



DEPARTMENT OF COMMUNITY DEVELOPMENT

Memo

To: Chip Block, Planner, Principal

From: Lili Wu, Planner, Senior

Date: August 20, 2019

Subject: Vintage Commerce Center CPD (DCI2018-10022)

Infrastructure Planning staff has reviewed the application for public hearing. This project is located at the northeast corner of Alico Rd/Three Oaks Pkwy intersection. Accesses to the project will be provided via a proposed right-in/right-out only and a full access driveway on Three Oaks Pkwy and a proposed right-in only on Alico Rd. Three Oaks Pkwy is an arterial maintained by County and Alico Rd (from Three Oaks Pkwy to I-75) is also an arterial maintained by State. The proposed right-in only access on Alico Rd is not a designated access point on Map 3K of Lee Plan. Since Alico Rd (from Three Oaks Pkwy to I-75) is maintained by State, the proposed right-in only access point on Alico Rd is subject to the approval of FDOT. FDOT staff indicated the request for the right-in only on Alico Rd for this project was denied by FDOT.

Block, Alvin

From: Clark, Mark [Mark.Clark@dot.state.fl.us]
Sent: Tuesday, September 24, 2019 3:09 PM
To: Wu, Lili
Cc: Massey, Lawrence; Schaill, Leanna; Simpron, Christopher; Block, Alvin
Subject: [EXTERNAL] RE: DCI2018-10022, Vintage Commerce Center

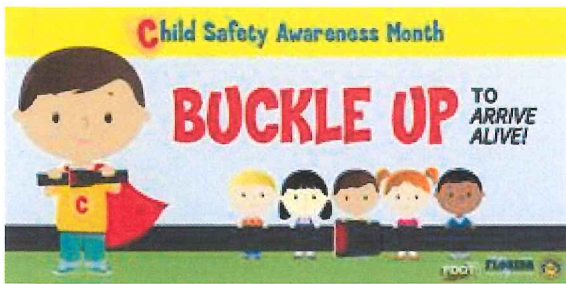
Lili,

Regarding our previous discussion on the applicant request to create a break in the Federal Highway Limited Access (LA) for the interchange of I-75 and Alico Road, I wanted to provide the department position on access request of this nature. An access point on Florida's Interstate System is defined as a break in the control of access to the right-of-way of the System. FHWA policy dictates that managing the location and design of accesses within the Federal Highway Limited Access (LA) is essential to maintaining the safety, operational, and engineering acceptability of the Interstate System, and to providing the highest level of service possible. Full control of accesses on the crossroad at an interchange is critical to providing such service because these accesses introduce points of traffic conflict creating "turbulence" in the traffic flow. As such, as stated in the FDOT Interchange Access Request Users Guide, dated January 2018, access management standards require more stringent regulation of driveway connections and median openings in interchange areas. Interchange areas are defined as either $\frac{1}{4}$ mile from the interchange, if the crossroad is a controlled-access facility (measured from the end of the ramp that is farthest from the interchange), or up to the first intersection with an arterial road, whichever is less. However, these distances may be increased on State owned crossroads at the discretion of FDOT to improve the operations and safety of the Interstate System.

Any proposal for a new access point requires adequate justification and FHWA approval. It is important to note that it is the intent of FHWA to avoid adding any access to the Interstate System that exclusively serves a narrow, private interest. An FHWA decision to approve new or revised access points must be supported by substantiated information justifying and documenting that decision. Technical analysis must clearly demonstrate the proposed change in access does not have a significant adverse impact on traffic safety and operation of the Interstate facility or on the crossroad under both current and future conditions. It is strongly recommended that before undertaking any such technical analysis, the analysis methodology be reviewed and approved by the applicable FDOT District Interchange Review Coordinator.

Mark Clark
Access Management Specialist
FDOT SWIFT SunGuide Center
10041 Daniels Parkway
Fort Myers, Florida 33913
mark.clark@dot.state.fl.us
(239) 225-1984

ATTACHMENT I



From: Block, Alvin [<mailto:ABlock@leegov.com>]
Sent: Wednesday, August 14, 2019 10:42 AM
To: Clark, Mark <Mark.Clark@dot.state.fl.us>
Cc: Wu, Lili <LWu@leegov.com>; Block, Alvin <ABlock@leegov.com>
Subject: DCI2018-10022, Vintage Commerce Center

EXTERNAL SENDER: Use caution with links and attachments.

Good Morning, Mark:

I understand you and Lili Wu have been coordinating the review of the access to this development, specifically a proposed right-in for westbound traffic.

This case has been found sufficient to proceed to a public hearing before the Lee County Hearing Examiner, tentatively scheduled October 30, 2019.

I thought you may like to have a copy of the current Master Concept Plan so you could see the current design as you discuss this with Wu. See Attached.

As you coordinate your review, you can send me comments from your office to be included within the staff report as part of any Transportation related information. Wu also mentioned you may send him your comments to be included as part of his report/memorandum. I will make sure the comments are included in the report however they are provided.

Feel free to contact me if I can be of any assistance.

Chip

Alvin "Chip" Block, AICP

Planner, Principal

Lee County Department of Community Development

Zoning Section

Phone: (239) 533-8371

E-mail: ABlock@leegov.com



Please note: Florida has a very broad public records law. Most written communications to or from County Employees and officials regarding County business are public records available to the public and media upon request. Your email communication may be subject to public disclosure.

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.



MEMORANDUM

Date: November 7, 2019
To: A. Block
Principal Planner
From: M. Evans *ME*
Senior Engineer
Subject: **Vintage Commerce Center CPD Commercial Planned Development (CPD) Transportation-Related Analysis and Recommendations**
Case No. DCI2018-10022
STRAP No. 03-46-25-00-00001.1090 (lowest)

Purpose

The purpose of this memorandum is to provide substantive comments related to Development Services Section (DSS) staff review of subject-case documents that relate to transportation elements received to date by Lee County through formal written submittals from the applicant.

As noted in Lee County Administrative Code AC-13-17 "Traffic Study Guidelines for Planned Development Rezoning", zoning traffic studies (i.e. traffic impact statements) such as the study associated with the subject case are not applicable for determining traffic-related impacts for local development orders. Since the specific requirements and scope of a development order traffic study may differ from that of a zoning traffic study, staff recommends that the applicant or successors discuss proposed development order traffic impact statement (TIS) assumptions and methodology prior to submitting a local development order TIS for staff review.

Traffic Study Methodology

Development Services Section staff reviewed the traffic study associated with the subject case. Although required by Lee County Administrative Code AC-13-17 "Traffic Study Guidelines for Planned Development Rezoning", the applicant did not meet with staff to discuss the traffic study methodology prior to submitting the initial traffic study for staff review.

Site Location

The approximately 33.95-acre subject site is located on the north side of Alico Road between Three Oaks Parkway and I-75. Current planning/zoning information applicable to the subject site is described in **Table 1**.



MEMORANDUM

Table 1

Site-Related Planning/Zoning Information

Future Land Use Category ⁽¹⁾	Mixed Use Overlay Area? ⁽¹⁾	Planning Community ⁽²⁾	Zoning District	
			Current	Proposed
Industrial Commercial Interchange	no	Gateway/Airport	CPD ⁽³⁾	CPD ⁽³⁾

⁽¹⁾ see *The Lee Plan* Map 1 and related policies

⁽²⁾ see *The Lee Plan* Map 16 and related policies

⁽³⁾ commercial planned development

Proposed Site Access

The roadways proposed to directly service the subject site as depicted on the applicant's master concept plan (MCP) are described in **Table 2A**.

Table 2A

Site Access Intersecting Roadway Information

Roadway	Maintenance Authority ⁽¹⁾	Functional Class ⁽¹⁾	2-Way Lane Configuration	Controlled Access?	Constrained? ⁽²⁾	Right-of-Way Width (ft) ⁽³⁾	Speed Limit (mph)
Alico Road	State of Florida	arterial	6-lane divided	no	no	300	45
Three Oaks Parkway	Lee County	arterial	4-lane divided	no	no	150	45

⁽¹⁾ see Lee County Administrative Code AC-11-1 "Functional Classification of Roadways" for Lee County classification as related to the Lee County *Land Development Code*; see also <http://www.fdot.gov/statistics/hwysys/cubfc.shtm> (Lee County map approved April 29, 2014) for Federal Highway Administration classification information

⁽²⁾ see *The Lee Plan* Objective 37.2 and related policies

⁽³⁾ approximate widths described based upon limited staff research; information must be validated by qualified professionals

Access to the subject site is proposed on the applicant's MCP as described in **Table 2B**.

Table 2B

Site Access Location(s)

Roadway	Proposed Location ⁽¹⁾	Access Type (assumed)
Alico Road	approximately 635 feet east of Three Oaks Parkway and 605 feet west of the western I-75 exit ramp (serving southbound I-75)	right-in direct access
Three Oaks Parkway	approximately 600 feet north of Alico Road and 4,900 feet south of Oriole Road	right-in/-out direct access
Three Oaks Parkway	approximately 1,080 feet north of Alico Road and 4,420 feet south of Oriole Road	direct full access

⁽¹⁾ distance approximate from site access/roadway centerlines

MEMORANDUM

Elements associated with proposed project access, including but not limited to permissible access movements, will be further considered at time of local development order review. See *Lee County Land Development Code*, Sections 10-285(g) and 34-378(g) as applicable and noted in **Table 7**.

Proposed Residential Density/Non-Residential Intensity of Use

The subject site is currently undeveloped. With the subject case, the applicant proposes to rezone the site to permit a maximum density/intensity in terms of new vehicular trips with respect to the proposed schedule of uses considering a development scenario as described in **Table 3**.

Table 3
Development Parameters
Current vs. Proposed Zoning

Land Use	Current Zoning Density/Intensity	Proposed Zoning Density/Intensity	Density/Intensity Change
lodging	--	300 hotel rooms	+300 hotel rooms
retail	300,000 ft ² shopping center	350,000 ft ² shopping center	+50,000 ft ² shopping center

Trip Generation Review

The applicant analyzed traffic-related impacts assuming full site build-out with the density/intensity described in **Table 3**. As part of the analysis, the applicant reviewed the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 10th Edition*, and estimated generated trips in order to assess traffic impacts of the proposed zoning. Unless otherwise stated, applicant trip generation results are described in **Table 4**. Traffic volumes shown in this table are assumed to be new traffic volumes on the surrounding roadway network, and may reflect a reduction for internal capture traffic (traffic concurrently utilizing multiple site uses) and/or pass-by traffic (non-newly generated traffic already utilizing the roadway network) if applicable.

Table 4
New Weekday Trip Generation
Current vs. Proposed Zoning

Zoning Description	AM Peak Hour ⁽¹⁾			PM Peak Hour ⁽¹⁾			Daily (2-way)
	In	Out	Total	In	Out	Total	
Current Zoning ⁽²⁾	185	118	303	427	478	905	13,870
Proposed Zoning	228	146	374	562	598	1,160	12,824
Trip Difference	+43 (+23%)	+28 (+24%)	+71 (+23%)	+135 (+32%)	+120 (+25%)	+255 (+28%)	-1,046 (-8%)

⁽¹⁾ peak hour of the adjacent street

⁽²⁾ "Access Study Allico Development CPD" dated January 4, 2005 prepared by Vanasse & Daylor LLP for DCI2004-00065 (received by Lee County on January 6, 2005)

MEMORANDUM

Total estimated new trips associated with development orders located within the boundaries of the approved planned development will be assumed to not exceed the values described in **Table 4** as this is the proposed maximum density/intensity in terms of trip generation "specifically reviewed...during the planned development process". See *Lee County Land Development Code*, Section 34-378(b) as noted in **Table 7**.

Roadway Section Traffic Operations Level of Service Analysis

New trips associated with the subject case were assigned to the surrounding road network in order to assess level of service (LOS) impacts on arterial/collector roadway sections expected to be most impacted by the proposed development. Per Administrative Code AC-13-17 *Traffic Study Guidelines for Planned Development Rezoning*s, "significant impact is defined as 10%....of the LOS "C" service volumes for the links at build out."

In the subject case, using the trip assignments described in the applicant's final traffic study, the following arterial/collector roadway sections are expected to be significantly impacted by the proposed zoning:

- Lee Road from San Carlos Boulevard to Alico Road and
- Oriole Road from San Carlos Boulevard to Alico Road.

Table 5 describes the arterial/collector roadway sections in proximity to the subject site that are expected to be most impacted by the proposed development along with corresponding pre- and post-project build-out level of service estimates with respect to the proposed zoning.

Table 5
Arterial/Collector Roadway Section(s) Adjacent to Site
Expected to be Most Impacted by Proposed Rezoned Development

Roadway	Location	Significant Impact Expected?	Constrained? ⁽²⁾	Level of Service (v/c) ⁽¹⁾		
				Existing	Future	Future + Project
Alico Road	Lee Road to Three Oaks Parkway	no	no	B (0.35)	C	C
"	Three Oaks Parkway to I-75	no	no	B (0.78)	F	F
"	I-75 to Ben Hill Griffin Parkway	no	no	B (0.39)	C	C

MEMORANDUM

Lee Road	San Carlos Boulevard to Alico Road	yes	no	C (0.71)	F	F
Oriole Road	San Carlos Boulevard to Alico Road	yes	no	C (0.18)	C	C
Three Oaks Parkway	San Carlos Boulevard to Alico Road	no	no	B (0.36)	C	C

(1) AM/PM worse case; v/c is defined as traffic volume/capacity ratio; future year 2024

(2) see *The Lee Plan* Objective 37.2 and related policies

Based on a review of applicable traffic volumes in the Lee County "Public Facilities Level of Service and Concurrency 2018 Report Inventory and Projections", and the most current "Lee County Link Specific Service Volumes" tables (for short-term analyses of 5 years or less from table date) or the most current "Lee County Generalized Peak Hour Directional Service Volumes" tables (for long-term analyses of more than 5 years from table date), the roadway sections described in Table 5 currently operate at LOS "E" or better. Utilizing the 2018 Lee County Traffic Count Report and assuming a project build-out year of 2024, the roadway sections described in Table 5 except for the following are estimated to operate at LOS "E" or better with and without future background traffic volumes:

- Alico Road from Three Oaks Parkway to I-75 and
- Lee Road from San Carlos Boulevard to Alico Road.

Based on the LOS standards for "unconstrained" county-maintained arterial/collector roadway sections set forth in *The Lee Plan* Policy 95.1.3.7, LOS "A" through "E" are acceptable levels of service. For state-maintained roadway sections, LOS "A" through "D" are acceptable levels of service in urbanized areas and LOS "A" through "C" are acceptable levels of service in non-urbanized areas.

Roadway link improvements along Alico Road from Three Oaks Parkway to I-75 and along Lee Road from San Carlos Boulevard to Alico Road as described in Table 5 may be required to accommodate the proposed zoning. The applicant may be required to pay a proportionate share of future Alico Road and Lee Road widening costs as outlined in Lee County Administrative Code AC-13-16 "Transportation Proportionate Share Calculations for New Development Projects" or as negotiated through a developer's agreement.

At the time of local development order review, proposed projects will be further reviewed to determine required site-related traffic improvements to the nearby roadway(s).

MEMORANDUM

Roadway Intersection Traffic Operations Level of Service Analysis

New trips were assigned to the surrounding road network in order to assess LOS impacts as necessary at site accesses, intersections within one-quarter mile of site accesses, and/or intersections expected to be most impacted by the proposed development. Per Administrative Code AC-13-17 *Traffic Study Guidelines for Planned Development Rezoning*s, "significant impact is defined as 10% or more of the total peak hour intersection volume (the summation of all four approaches)....at build out."

In the subject case, using trip assignments described in the applicant's final traffic study, the following intersections are expected to be significantly impacted by the proposed subject site zoning:

- Alico Road at Three Oaks Parkway,
- north site access at Three Oaks Parkway, and
- south site access at Three Oaks Parkway.

Since Florida Department of Transportation staff has indicated that an access to the subject site along Alico Road will not be permitted, this access was not further reviewed by staff. Staff review was limited to the scenario described in the applicant traffic study whereby access to the subject site was limited to Three Oaks Parkway and the Three Oaks Parkway extension to Daniels Parkway was completed and open to traffic.

Table 6 describes subject site accesses and nearby roadway intersections that are expected to be most impacted by the proposed zoning along with their corresponding pre- and post-project build-out levels of service.

Table 6
 Roadway Intersection(s) Immediately Adjacent to Subject Site
 Expected to be Most Impacted by Proposed Rezoned Development

Intersection		Significant Impact Expected?	Existing Traffic Control	Peak Hour	Level of Service ⁽¹⁾		
Roadway A	Roadway B				Existing	Future	Future + Project
Alico Road	Three Oaks Parkway	yes	traffic signal	AM	--	E	F
				PM	--	F	F
Three Oaks Parkway	north site access	yes	2-way stop-controlled	AM	--	--	D
				PM	--	--	F
Three Oaks Parkway	south site access	yes	2-way stop-controlled	AM	--	--	B
				PM	--	--	B

⁽¹⁾ future year 2024

As noted in **Table 6**, the intersection of Alico Road at Three Oaks Parkway is expected to operate at LOS "F" under full project build-out conditions. Lee County Department of



MEMORANDUM

Transportation Chief Traffic Engineer, Stephen Jansen, has expressed concerns with respect to intersection operations under these future conditions and has indicated that the additional traffic volumes from the subject site, assuming full project build-out, will warrant intersection turn lane improvements including increasing the number of turn lanes and/or extending existing ones.

Additional and/or extended eastbound Alico Road left-turn, and westbound Alico Road and southbound Three Oaks Parkway right-turn lanes may at minimum be necessary at this intersection to accommodate additional traffic associated with the subject project under full project build-out conditions.

As noted in Table 6, the intersection of the north subject site access at Three Oaks Parkway is also expected to operate at LOS "F" under full project build-out conditions. This is primarily due to the excessive delay associated with stopped westbound left-turn traffic interacting with the free-flow northbound/southbound movements. Future intersection traffic control modifications and dedicated turn lanes may improve overall intersection operations.

According to the Lee County Land Development Code (LDC), Section 2-265(a), developers are generally required to pay roads impact fees prior to building permit issuance. The LDC, Section 2-270(a), states the following with respect to how roads impact fee funds are to be used:

"Funds collected from roads impact fees must be used for the purpose of capital improvements to approved roads. Such improvements must increase roadway capacity and be of the type made necessary by the new development."
[underscore and emboldened emphasis added]

The LDC, Section 2-264, further defines "capital improvements" as follows:

"Capital improvements means preliminary engineering, engineering design studies, land surveys, right-of-way acquisition, engineering, permitting and construction of all the necessary features for any non-site-related road construction project, including but not limited to: (1) Constructing new through lanes; (2) Constructing new turn lanes; (3) Constructing new frontage or access roads; (4) Constructing new bridges; (5) Constructing new drainage facilities in conjunction with roadway construction; (6) Purchasing and installing traffic signalization (including both new installations and upgrading signalization); (7) Constructing curbs, medians, sidewalks, bicycle paths and shoulders in conjunction with roadway construction; (8) Relocating utilities to accommodate new roadway construction; and (9) Constructing on-street and off-street parking when such parking is intended for and designed to protect or enhance the vehicular capacity of the existing network of approved roads. (10) Alternative roadway capacity improvements that accommodate vehicle trips by providing alternative travel modes

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and by taking pedestrians, bicyclists, and buses out of travel lanes including, but not limited to, sidewalks and other pedestrian improvements, bikeways, and bus pull out lanes along arterial and collector roads." *[underscore and emboldened emphasis added]*

As noted in this LDC citation, "**capital improvements**" **do not include site-related improvements**. The LDC, Section 2-264, further defines "site-related improvements" as follows:

"Site-related improvements means capital improvements and right-of-way dedications for direct access improvements to the development in question. Direct access improvements include but are not limited to the following: (1) Site driveways, roads, and bicycle and pedestrian facilities. (2) Median cuts made necessary by those driveways or roads; (3) Right turn, left turn, and deceleration or acceleration lanes leading to or from those driveways or roads; (4) Traffic control measures for those driveways or roads; (5) Access or frontage roads that are not shown as planned county-built or publicly owned roads on the county's access road location map, as amended; (6) Roads or intersection improvements whose primary purpose at the time of construction is to provide access to or within the development..." *[underscore and emboldened emphasis added]*

Since turn lane improvements at the intersection of Alico Road with Three Oaks Parkway will likely be needed to accommodate the subject site development, are not capital improvements intended to "increase roadway capacity" (see LDC, Section 2-270(a) above), and may be considered "site-related" in that the "primary purpose at the time of construction...[will be]...to provide access to...the development" (see LDC Section 2-264 above), the LDC appears to indicate that the subject site developer should be responsible for costs associated with subject site-related intersection improvements at this location.

At the time of local development order review, proposed projects will be further reviewed to determine required site-related traffic improvements to nearby roadway intersections.

Future Transportation Capital Improvement Projects

The following Lee County transportation capital improvement projects are currently planned in close proximity to the subject site for fiscal years 2018/2019-2022/2023⁽¹⁾:

- Alico Road 4-lane widening from Ben Hill Griffin Parkway to Airport Haul Road – 2019-2020 funding and
- Three Oaks Parkway 4-lane extension from the north terminus of Three Oaks Parkway to Daniels Parkway – 2020-2023 construction.



MEMORANDUM

The following State of Florida capital improvement project is currently planned in close proximity to the subject site for fiscal years 2018/2019-2022/2023⁽¹⁾:

- I-75 widening from south of Corkscrew Road to south of Daniels Parkway – 2020 funding.

⁽¹⁾ see *The Lee Plan* Table 3 for Lee County projects and <https://www.fdot.gov/workprogram/WorkProgramResources.shtm> for State of Florida projects

Lee County Land Development Code Proposed Site-Related Review

Development Services Section staff reviewed subject-case documents with respect to transportation-related sections of the *Lee County Land Development Code* (LDC). Related comments are described in **Table 7**.

Table 7
Lee County Land Development Code-Related Review Comments⁽¹⁾

Land Development Code Chapter/Section Reference	Subject	Comments
Chapter 10, Section 10-281	Lee Plan Map 3A.	roadway sections proposed to directly service the subject site as depicted on <i>The Lee Plan</i> Map 3A are not planned for future widening
Chapter 10, Section 10-285(g)	Connection separation.	this section states that the County may restrict access, turning movements, median openings, and use of traffic control devices on or affecting County rights-of-way in order to address traffic safety and/or operational issues
Chapter 10, Section 10-291(3)	Required street access.	this section requires that more than one means of ingress/egress be established for the subject site
Chapter 10, Section 10-296(d)(6)	Street design and construction standards.	all streets and intersections within the development must operate at not less than a level of service C
Chapter 33	Planning Community Regulations	no access location requirements related to the local planning community specifically apply to the subject site
Chapter 34, Section 34-378(b)	Effect of planned development zoning.	this section states that "no approved use will be vested as to density or intensity unless the proposed density or intensity is specifically

MEMORANDUM

		reviewed and approved during the planned development process"
Chapter 34, Section 34-378(g)	Effect of planned development zoning.	this section states that turning movements other than right-in/-out at approved locations depicted on the master concept plan (MCP), median openings, and traffic control devices depicted on the MCP are not guaranteed or vested and that approval for construction of access points, median openings, turning movements, and traffic control devices (i.e. traffic signals) reside with the County and will be considered at time of development order or permit application
Chapter 34, Section 34-411(d)	General standards.	this section states that the subject site is required to access existing or proposed roadways that have either sufficient existing or potential future expanded capacity to accommodate both background trips and those associated with the subject site at not less than a level of service E during the peak season; subject site-related industrial traffic must not be required to travel through predominantly residential areas

(1) review comments do not consider all transportation-related requirements contained in the LDC; it is the applicant's responsibility to comply with all county code and policy requirements as the subject site is developed

Applicant Proposed Deviation Review and Conditions

Development Services Section staff considered the applicant's proposed *Land Development Code* deviations for the subject case and identified no specific transportation-related deviations requiring further review and/or comment.

MEMORANDUM

Based upon a review of the subject case, DSS staff recommends that the following additional conditions be incorporated into the subject case zoning resolution:

- A.) "Regardless of any land use density/intensity conversion allowed per the Land Development Code or zoning condition specific to this development, the development is permitted a maximum development density/intensity with respect to new trip generation utilizing the following development scenario:
- 300 hotel rooms and
 - 350,000-SF commercial retail."
- B.) "Permitted restaurant gross floor area includes restaurant outdoor seating areas."
- C.) "If the development is developed in phases, local development order submittals must include a running inventory showing the overall number of residential units, number of hotel rooms, and commercial floor area (in terms of square feet) that have been constructed, are approved to be constructed, and are in the development approval process."
- D.) "Access internal to the site as depicted on the master concept plan is conceptual only. Connection spacing of access internal to the site will be further evaluated as to location at time of local development order. No access is permitted on internal roadways connecting to Three Oaks Parkway between Three Oaks Parkway and the closest roadway parallel to Three Oaks Parkway."
- E.) The developer will construct the following site-related turn lane improvements at the intersection of Alico Road with Three Oaks Parkway to the satisfaction of the Lee County Department of Transportation at the time of the first local development order for non-vertical development of the project site:
- 1.) a southbound right-turn lane extension to accommodate an additional 425 feet of vehicle queue storage,
 - 2.) an eastbound left-turn lane extension and an additional eastbound left-turn lane to accommodate a total of an additional 800 feet of vehicle queue storage, and



MEMORANDUM

- 3.) a westbound right-turn lane extension to accommodate an additional 200 feet of vehicle queue storage.

The aforementioned improvements will be considered site-related and not eligible for roads impact fee credits. [see Roadway Intersection Traffic Operations Level of Service Analysis section above for further discussion]

- F.) "Unless deviations from the requirements of the Lee County Land Development Code are specifically requested and formally granted by authorized Lee County action, any description and/or depiction of possible deviations in the application materials are assumed to be for informational purposes only."

MJE:mje

Copy: S. Hollingsworth – Lee County Department of Community Development
A. Getch – Lee County Department of Community Development
S. Jansen – Lee County Department of Transportation
L. Wu – Lee County Department of Community Development
file



Direct Dial: 239-590-4603
Fax: 239-590-4688

September 30, 2019

JEFF MULDER, A.A.E.
EXECUTIVE DIRECTOR

RICHARD WM. WESCH
PORT AUTHORITY ATTORNEY

BOARD OF
PORT COMMISSIONERS

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JOHN E. MANNING

CECIL L. PENDERGRASS

Chip Block
Principal Planner
Lee County Community Development Department
Zoning Section
1500 Monroe Street
Fort Myers, FL 33901

Re: Vintage Commerce Center DCI2018-10022

Dear Mr. Block:

The Lee County Port Authority (LCPA) has reviewed the proposed Vintage Commerce Center CPD zoning request and provides the following comments:

- The project is located along the extended centerline of the future parallel runway, and in very close proximity to the arrival and departure paths of the existing Runway 06/24, at RSW. As such, the property will be subject to numerous daily aircraft overflights at low altitudes. The southeast corner of the project is located in a noise sensitive area, specifically Airport Noise Zone C, as described in Sec. 34-1104 of the Land Development Code. As such, the project is subject to the noise notification policy in Sec. 34-1104(c) of the Land Development Code (LDC).
- Any object or structure (including temporary equipment used for construction) within an Airport Obstruction Notification Zone or proposed at a height greater than an imaginary surface extending outward and upward from any point of any Southwest Florida International Airport (SWFIA) runway and/or Page Field runway at a slope of 125 to 1 (one foot vertically for every 125 feet horizontally) for a distance up to a height of 125 feet above mean sea level and anything above 125 feet above mean sea level will require a Tall Structures Permit approved by the LCPA as described in section 34-1107 of the Land Development Code. Additionally any proposed object or structure at a height greater than an imaginary surface extending outward and upward from any point of any SWFIA runway and/or Page Field runway at a slope of 100 to 1 up to a height of 200 feet above mean sea level and anything above 200 feet above mean sea level will require the sponsor to acquire a determination of no hazard from the Federal Aviation Administration (FAA) pursuant to 14 CFR Part 77.

- If lighting in the project is angled upward, it may be a distraction to pilots flying into the airport. It is requested that the developer angle all lighting in the development downward to mitigate this potential hazard per Section 34-1110 (a)(1) of the LDC.

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) 590-4603.

Sincerely,

LEE COUNTY PORT AUTHORITY

A handwritten signature in black ink that reads "Mike Fiigon II". The signature is written in a cursive, slightly slanted style.

Mike Fiigon II
Planner, Planning & Environmental Compliance

cc: Alicia Dixon, Director, Planning & Environmental Compliance, LCPA



THE SCHOOL DISTRICT OF LEE COUNTY

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DISTRICT 6
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SUPERINTENDENT
ROBERT DODIG, ESQ.
BOARD ATTORNEY

December 6, 2018

Sharon Jenkins-Owens & Alvin Block
Lee County Division of Planning
1500 Monroe Street
Fort Myers, Florida 33902-0398

RE: DCI2018-10022 & CPA2018-10012
Vintage Commerce Center CPA

Dear Ms. Jenkins-Owens & Mr. Block:

This letter is in response to your request for comments dated December 4, 2018 for the Vintage Commerce Center in regard to educational impact. The project is located in the South Choice Zone S2.

The applicant's request is to develop 400 multi-family dwelling units. With regard to the interlocal agreement for school concurrency the generation rates are created from the type of dwelling unit and further broken down by grade level.

For multi-family, the generation rate is .115 and further broken down into the following, .058 for elementary, .028 for middle and .030 for high. A total of 46 school-aged children would be generated and utilized for the purpose of determining sufficient capacity to serve the development.

The Concurrency Analysis attached, displays the impact of this development and there are sufficient seats available to serve the need within the Concurrency Service Area (CSA).

Thank you and if I may be of further assistance, please call me at 239-337-8142.

Sincerely,

Dawn Huff

Dawn Huff, Long Range Planner

LEE COUNTY SCHOOL DISTRICT'S SCHOOL CONCURRENCY ANALYSIS

REVIEWING AUTHORITY Lee County School District
NAME/CASE NUMBER Vintage Commerce Center CPA/DCI2018-10022 & CPA2018-10012
OWNER/AGENT CLEFLRE Investment I, LLC
ITEM DESCRIPTION various amendments; all impacts in South CSA, sub area S2

LOCATION Northwest corner of I-75 and Alico Rd
ACRES 34.00
CURRENT FLU Industrial Commercial Interchange
CURRENT ZONING Commercial Planned Development

PROPOSED DWELLING UNITS BY TYPE

Single Family	Multi Family	Mobile Home
0	400	0

STUDENT GENERATION

Student Generation Rates			
SF	MF	MH	Projected Students
Elementary School	0.058		23.20
Middle School	0.028		11.20
High School	0.03		12.00

Source: Lee County School District, December 6, 2018 letter

CSA SCHOOL NAME 2022/23

	CSA Capacity (1)	CSA Projected Enrollment (2)	CSA Available Capacity	Projected Impact of Project	Available Capacity W/Impact	LOS is 100% Perm FISH Capacity	Adjacent CSA Available Capacity w/Impact
South CSA, Elementary	13,291	11,993	1,298	23	1275	90%	
South CSA, Middle	6,904	5,561	1,343	11	1332	81%	
South CSA, High	8,703	8,347	356	12	344	96%	

(1) Permanent Capacity as defined in the Interlocal Agreement and adopted in the five (5) years of the School District's Five Year Plan

(2) Projected Enrollment per the five (5) years of the School District's Five Year Plan plus any reserved capacity (development has a valid finding of capacity)

(3) Available Adjacent CSA capacity is subject to adjacency criteria as outlined in the Interlocal Agreement and the School District's School Concurrency Manual

Prepared by:

Dawn Huff, Long Range Planner

STAFF REPORT FOR
CPA2018-10012 and CPA2018-10013:
Vintage Commerce Center
Privately Initiated Map and Text Amendments to the Lee Plan



Applicant:

CLE FL RE Investment I, LLC

Representative:

D. Wayne Arnold, AICP
Q. Grady Minor & Associates,
P.A.

Property Location:

Northeast corner of Alico Rd &
Three Oaks Pkwy

Size:

± 33.95 acres

Planning Community:

Gateway/Airport

Commissioner District:

District #2

Attachments:

Existing Future Land Use Map
Proposed Future Land Use Map
Table 1(b)

Hearing Dates:

LPA: 8/26/2019
BOCC: 9/18/2019

REQUEST

- Amend the Future Land Use Map designation on ±33.95 acres from Industrial Commercial Interchange to General Interchange.
- Amend Table 1(b) 2030 population allocation to accommodate residential development on the subject property.

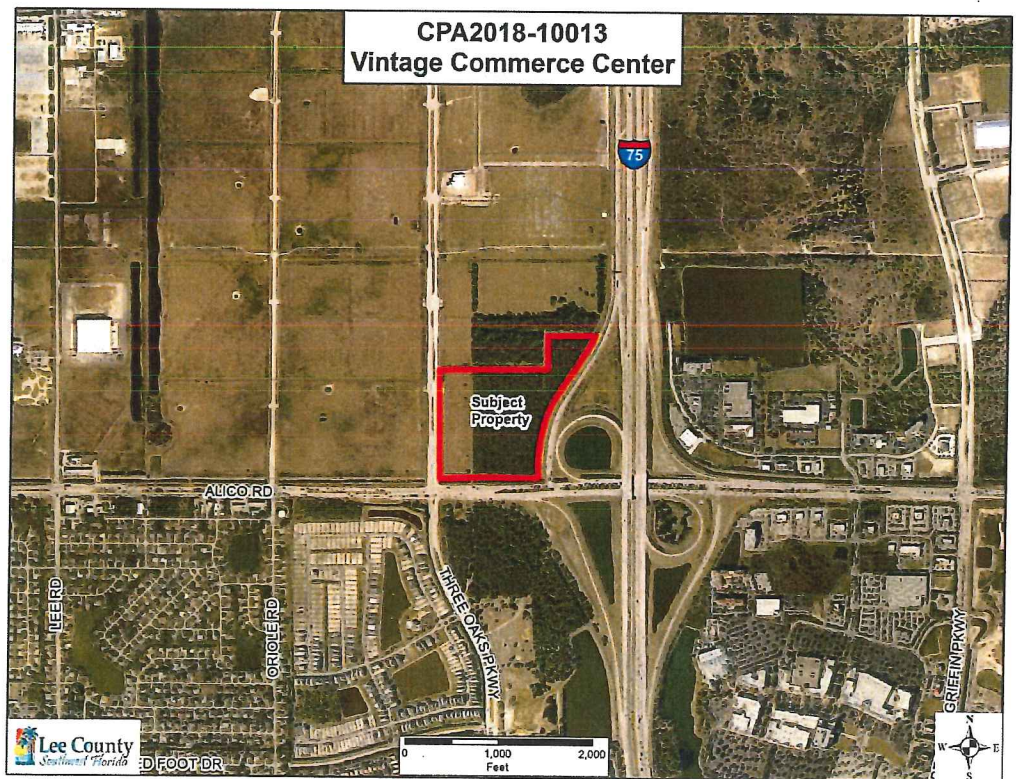
SUMMARY

The requested amendments would allow a mix of residential, commercial and light industrial uses on the subject property. The existing and proposed future land use categories are similar except that the current designation does not allow residential.

PROJECT LOCATION

The subject property is located on the northeast corner of Alico Road and Three Oaks Parkway, and is immediately west of I-75.

FIGURE A: AERIAL LOCATION MAP



RECOMMENDATION

Staff recommends that the Board of County Commissioners *transmit* the requested amendments based on the analysis and findings provided in this staff report.

PART 1 CONCURRENT APPLICATION REVIEW

The applicant has filed a companion rezoning application (DCI2018-10022) that is being reviewed concurrently with this plan amendment application. The applicant is seeking to rezone the property to a Commercial Planned Development (CPD) to allow residential and commercial uses, including a hotel.

Florida Statutes Chapter 163.3184(12) provides that "At the request of an applicant, a local government shall consider an application for zoning changes that would be required to properly enact any proposed plan amendment transmitted pursuant to this subsection." This requires Lee County provide a concurrent review of the rezoning request.

PART 2 PROPERTY INFORMATION

Subject Property

The subject property is located on the north side of Alico Road, immediately west of Interstate I-75 and east of Three Oaks Parkway. It is currently zoned CPD for 300,000 square feet of commercial retail and office uses (Zoning Resolution Z-05-019).

The ±33.95 acre subject property is located in the Gateway/Airport Planning Community and is currently designated as Industrial Commercial Interchange on the Future Land Use map (see Attachment 1, Page 1).

Gateway/Airport: The Gateway/Airport Planning Community has three components. The subject property is within the area anticipated to develop with hi-tech/clean industry businesses spurred by its proximity to the Southwest Florida International Airport (SWFIA) and Florida Gulf Coast University (FGCU).

Industrial Commercial Interchange Future Land Use Category: The subject property is designated as Industrial Commercial Interchange on the Future Land Use Map and has been since 1990. The Industrial Commercial Interchange future land use category, as provided in Policy 1.3.4 below, is limited to commercial and light industrial uses. No residential uses are allowed.

***POLICY 1.3.4:** The Industrial Commercial Interchange areas are designated to permit a mixture of light industrial and/or commercial uses. This category does not permit heavy industrial uses. Within areas expanded beyond the existing Industrial Commercial Interchange boundaries (on January 1, 2007), retail commercial uses will be limited to 20% of the total floor area and light industrial uses will be a minimum of 50% of the total floor area. (Ordinance No. 07-10)*

Surrounding Properties

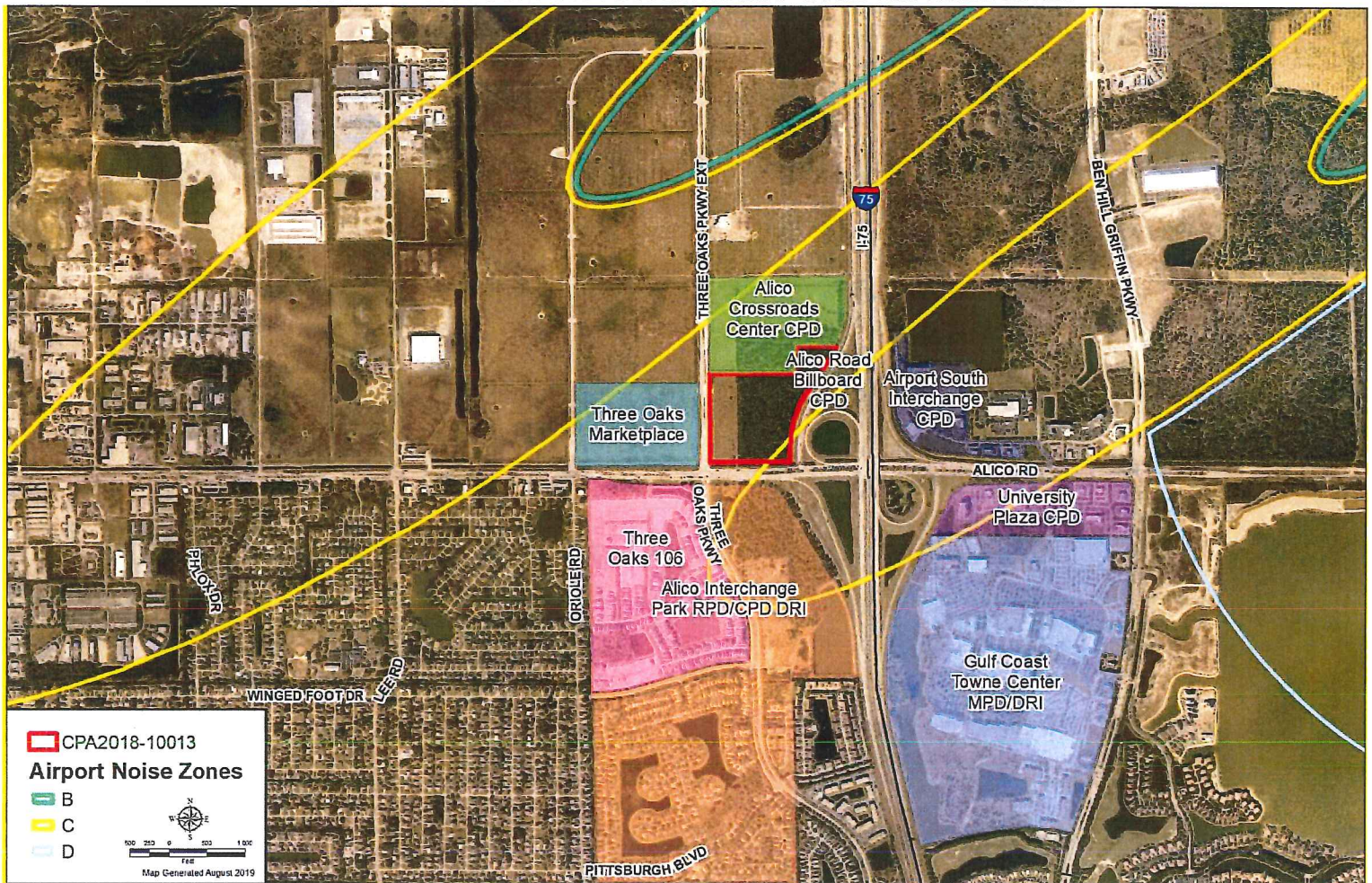
The surrounding properties to the north, northwest, west, and east are predominantly within the Industrial Commercial Interchange future land use category and are zoned CPD, Mixed Use Planned Development (MPD), and Agriculture (AG-2). The properties south of Alico Road, located within the San Carlos Planning Community, have a future land use designation of Urban Community with CPD and Residential Planned Development (RPD) zoning. More detailed information on the surrounding properties is provided below in Table 1 and locations are shown on Figure B.

TABLE 1: SURROUNDING PROPERTIES INFORMATION

	Future Land Use	Zoning	Existing Use
North	Industrial Commercial Interchange; Industrial Development	Alico Crossroads Center CPD - Approved for 351,000 SF commercial & 125 hotel rooms	Grazing lands
Northwest	Industrial Commercial Interchange; Industrial Development	AG-2	Grazing lands
West	Industrial Commercial Interchange; Industrial Development	Three Oaks Marketplace MPD - Approved for 400,000 SF of industrial & commercial uses and 130 hotel rooms	Grazing lands; industrial uses
Southwest	Urban Community (6 units/acre*)	Three Oaks 106 RPD - Approved for 400 units	Alico Road; Westbrook residential subdivision under construction
South	Urban Community (6 units/acre*)	CPD portion of Alico Interstate Park RPD/CPD DRI - Approved for a maximum of 992 dwelling units, 400 hotel rooms, 2,042,000 SF commercial retail & office uses	Alico Road; Undeveloped
Southeast	University Village Interchange	University Plaza CPD - Approved for 300,000 SF commercial & 180 hotel rooms	Alico Road; I-75; University Plaza CPD - commercial retail and hotel uses
East	Industrial Commercial Interchange	Alico Road Billboard CPD; Airport Interchange South CPD - Approved for 310,000 SF commercial & 172 hotel rooms	I-75 Exit Ramp; I-75; Airport Interchange South CPD - commercial retail and hotel uses

*Up to 15 units/acre may be approved using bonus density.

FIGURE B: SURROUNDING PROPERTIES MAP & AIRPORT NOISE ZONES



PART 3

STAFF DISCUSSION AND ANALYSIS OF PROPOSED AMENDMENTS

The applicant is requesting to amend the future land use category of the subject property to General Interchange (see Attachment 1, Page 2) to allow, in addition to commercial and light industrial, residential uses on the subject property. As previously mentioned, the current future land use designation does not allow residential uses.

The General Interchange future land use category allows for commercial development serving the traveling public, light industrial uses, and multi-family development with a standard density range between 8 to 14 dwelling units per acre. Bonus density may be approved up to 22 units per acre.

POLICY 1.3.2: *The General Interchange areas are intended primarily for land uses that serve the traveling public: service stations, hotel, motel, restaurants, and gift shops. But because of their location, market attractions, and desire for flexibility, these interchange uses permit a broad range of land uses that include tourist commercial, general commercial, light industrial¹/commercial, and multi-family dwelling units. The standard density range is from eight dwelling units per acre (8*

du/acre) to fourteen dwelling units per acre (14 du/acre). Maximum density is twenty-two units per acre (22 du/acre).

Amending the future land use map would expand the types of uses allowed on the subject property to include multi-family residential land uses. Commercial and light industrial uses would continue to be permitted since both are allowed in the Industrial Commercial Interchange and General Interchange future land use categories. There is no restriction on the amount of commercial or industrial square feet allowed on the land since the designation has been on the subject property since 1990. This means the subject property could be developed all commercially, industrially or provide a mix of both.

If approved, the subject property would be a pocket of General Interchange future land use designated land surrounded on three sides by lands within the Industrial Commercial Interchange future land use category. Lands to the south, within the San Carlos Planning Community, are within the Urban Community future land use category which permits a mix of uses including commercial, limited light industrial, and residential with a density of 6 units an acre or up to 15 units an acre using bonus density.

Lee Plan Consistency

As previously stated the subject property is within the Gateway/Airport Planning Community which includes three distinct areas – Gateway, the Southwest Florida International Airport, and the area extending west of I-75, along Alico Road. The subject property is in the area extending west of I-75, along Alico Road. The vision for this area is to develop with hi-tech/clean industry businesses.

Due to compatibility constraints of industrial uses and the conflicts that can arise when locating industrial uses in close proximity to residential uses, the concurrent rezoning must be designed so that the future residential uses do not interfere with future development of industrial uses. Recent activity along the Three Oaks Parkway corridor indicates a transition to Research and Development (R & D) and corporate office type uses. As a result, some of the housing needs stemming from this transition could be served on the subject property which would support the anticipated hi-tech/clean industry businesses. Providing for multi-family dwelling units on the subject property through the planned development rezoning process would further Objective 135.1 and Policy 135.1.9 by adding to the mix of residential types within Lee County.

The proposed General Interchange Future Land Use designation would allow residential development on the subject property. Approximately 3 acres located on the southeast portion of the subject property is in the Airport Noise Zone C (see Figure B). Airport Noise Zone C (Policy 1.7.1) requires formal notification to property owners, but does not restrict land uses.

Lee County Port Authority issued a letter on April 22, 2019 stating:

“The project is located along the centerline of the future parallel runway, and in very close proximity to the arrival and departure paths of the existing Runway 06/24, at RSW. As such, the property will be subject to numerous daily aircraft overflights at low altitudes. The southeast corner of the project is located in a noise sensitive area, Airport Noise Zone C as described in Sec. 34-1004 of the Land Development Code. As such, the project is subject to the noise notification policy in Sec. 34-1004(c) of the Land Development Code.”

Airport Noise Zone C is only located on a small portion of the subject property. However, the subject property could be affected by air traffic from the expanding Southwest Florida International Airport

(SWFIA). As part of the concurrent rezoning, the applicant has agreed to notify future residences on the subject property of the potential exposure to airport noise and industrial developments.

Policy 5.1.5 protects future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential area. In this case, the residential uses are being added where industrial and commercial uses are currently allowed and expected to develop. The applicant will address the location of the residential area as part of the planned development and demonstrate consistency with Policy 7.1.9 that states industrial traffic will not travel through residential areas.

The request is consistent with Policy 5.1.3 which directs high-density residential developments to locations near employment and shopping centers. The subject property is located in close proximity to the industrial businesses along Alico Road, University Plaza CPD, Gulf Coast Towne Center, SWFIA, and FGCU. Policy 5.1.3 also discusses appropriateness of residential in proximity to parks (Three Oaks Park and the Karl Drews Community Center), schools (San Carlos Park Elementary School, Three Oaks Elementary School, Three Oaks Middle School and Estero High School) and accessibility to mass transit (Bus Route 60 with a bus stop located on the corner of Alico Road and Three Oaks Parkway) and bicycle facilities (bike paths are along Three Oaks Parkway and Alico Road). Just south of the subject property, in San Carlos Park, are single-family, two-family, and multi-family units which are owner-occupied or rented. Adding multi-family uses to the subject property will provide another housing option for workers employed by the area businesses. The amendment would also support the transition from the San Carlos single family residential units to industrial uses further north and west.

Table 1(b): The request to amend Table 1(b) is to accommodate residential development on the subject property. The map amendment, if approved, will require that Table 1(b) be updated to provide additional residential allocation for the General Interchange Future Land Use Category (see Attachment 1, Page 3).

Service Availability

The proposed amendment to the Future Land Use Map would expand the types of uses allowed on the subject property to included residential uses. There are adequate potable water, sanitary sewers, solid waste, police, fire/EMS, schools and mass transit services to accommodate anticipated development on the subject property with or without the proposed amendments.

Transportation: The subject property is located at the northeast corner of Alico Road and Three Oaks Parkway. Interstate I-75 is located along the east boundary of the land.

- I-75 is a six-lane median divided freeway maintained by State.
- Alico Road is a limited access, six-lane median divided arterial roadway. Alico Road, from Three Oaks Parkway to I-75, is maintained by the State. Policy 1.3.7 provides the access control standards for Alico Road and no new accesses would be acceptable within this roadway link. Alico Road, from US 41 to Three Oaks Parkway, is maintained by the County.
- Three Oaks Parkway is a four-lane median divided roadway with sidewalks and bike lanes that are maintained by the County. There are three turn lanes where it nears Alico Road and a turn lane into the subject property.

The 5 year analysis indicates that Alico Road from Three Oaks Parkway to I-75, I-75 from Corkscrew Road to Terminal Access Road and San Carlos Boulevard from Oriole Road to Three Oaks Parkway are projected to operate at LOS "F" with or without the project in Year 2024. The same is true of the Year 2040 projections with the additional failure of US 41 between Alico Road and Six Mile Cypress Parkway.

Mass Transit: The property is within ¼ mile of a fixed route corridor. The closest bus route is Route 60 along Alico Road and bus stop 1952 is located on Three Oaks Parkway.

Utilities: The subject property is within the Lee County Utilities future potable water and sanitary sewer service areas. Potable water and wastewater lines are in operation adjacent to the property on Three Oaks Extension. Potable water is available from the Green Meadows Water Treatment Plant. Wastewater service would be provided by the Three Oaks Wastewater Treatment Plant.

Solid Waste: The subject property has access to solid waste services. Solid waste collection services will be provided by Lee County using the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill.

Fire: The San Carlos Park Fire District indicated they are capable of providing fire protection. In a letter dated January 25, 2019, the Fire District states the subject property is within 3 miles from Station #51 (Sanibel Blvd.)

EMS: The subject property has access to EMS services. In a letter dated December 6, 2018, Lee County Emergency Medical Services indicates they will be able to serve the property from Medic 9 located 3.1 miles west of the property, and a second EMS facility is located within 5 miles from the property.

Police: The Lee County Sheriff will provide law enforcement services primarily from the South District office in Bonita Springs. The Sheriff indicated in a letter dated November 26, 2018 that the development of the subject property will not affect the ability of the Lee County Sheriff's Office to provide core services at this time.

Schools: There is adequate school seat capacity to serve the subject property.

PART 4 CONCLUSIONS

Commercial and industrial uses are permitted in both the Industrial Commercial Interchange and General Interchange future land use categories. The difference is that General Interchange will allow for multi-family residential uses at a minimum of 8 units and a maximum of 14 units per acre. Up to 22 units per acre would be allowed using bonus density.

The subject property is well situated in a growing industrial and commercial area. Providing multi-family residential units on the subject property will add a new housing type available to workers in the area. The residential/industrial/commercial interface will be limited as proposed by the concurrent planned development. Residents will be given notice of the property's proximity to the airport and the potential for airport noise. There are services available to the site to support the proposed uses.

For the reasons discussed in this staff report, staff recommends that the Board of County Commissioners ***transmit*** the proposed amendments.

PART 5
LOCAL PLANNING AGENCY
REVIEW AND RECOMMENDATION
DATE OF PUBLIC HEARING: August 26, 2019

A. LOCAL PLANNING AGENCY REVIEW:

The Applicant presented an overview of the proposed amendments and consistency with the Lee Plan. Staff provided a brief presentation for the amendment which covered consistency with the Lee Plan and staff recommendation. No members of the public addressed the LPA concerning this case.

Members of the LPA asked questions about the impact on light industrial uses, development within airport noise zone C and residential uses and items that would be addressed during the planned development rezoning.

B. LOCAL PLANNING AGENCY RECOMMENDATION:

A motion was made to find the map amendment request consistent with the Lee Plan and to recommend that the Board of County Commissioners ***transmit*** CPA2018-10013. The motion passed 7 to 0.

VOTE:

RAYMOND BLACKSMITH	<u>AYE</u>
RHONDA BREWER	<u>AYE</u>
JAMES INK	<u>AYE</u>
DON SCHROTENBOER	<u>AYE</u>
KRISTINE SMALE	<u>AYE</u>
STAN STOUDE	<u>AYE</u>
HENRY ZUBA	<u>AYE</u>

A motion was made to find the text amendment request consistent with the Lee Plan; and to recommend that the Board of County Commissioners ***transmit*** CPA2018-10012. The motion passed 7 to 0.

VOTE:

RAYMOND BLACKSMITH	<u>AYE</u>
RHONDA BREWER	<u>AYE</u>
JAMES INK	<u>AYE</u>
DON SCHROTENBOER	<u>AYE</u>
KRISTINE SMALE	<u>AYE</u>
STAN STOUDE	<u>AYE</u>
HENRY ZUBA	<u>AYE</u>

PART 6
BOARD OF COUNTY COMMISSIONERS
TRANSMITTAL HEARING FOR PROPOSED AMENDMENT

DATE OF PUBLIC HEARING: September 18, 2019

A. BOARD REVIEW:

Staff provided a brief presentation for the proposed amendments which covered consistency with the Lee Plan and the LPA and staff recommendation. No members from the public spoke. The Board discussed the potential residential use on the subject property, allowing a mix of uses, notice requirements for airport noise zones, and the need for employee housing in the area.

B. BOARD ACTION:

A motion was made to transmit CPA2018-10012 and CPA2018-10013 as recommended by staff. The motion was passed 5 to 0.

VOTE:

BRIAN HAMMAN	<u>AYE</u>
FRANK MANN	<u>AYE</u>
JOHN MANNING	<u>AYE</u>
CECIL L. PENDERGRASS	<u>AYE</u>
RAY SANDELLI	<u>AYE</u>

PART 7
ATTACHMENTS

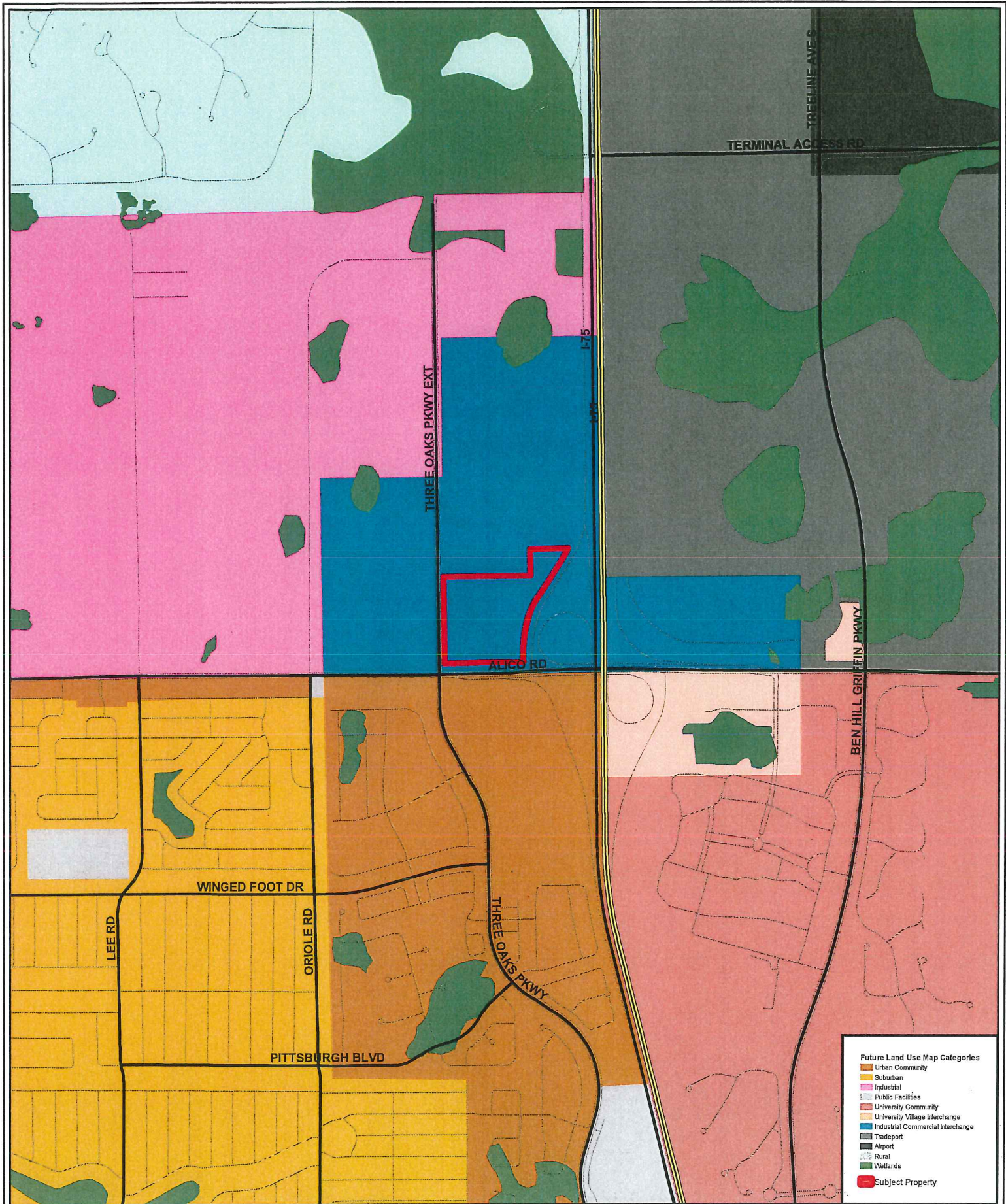
Attachments:

- Existing Future Land Use Map
- Proposed Future Land Use Map
- Proposed Table 1(b)
- Staff Comments

Electronic Files:

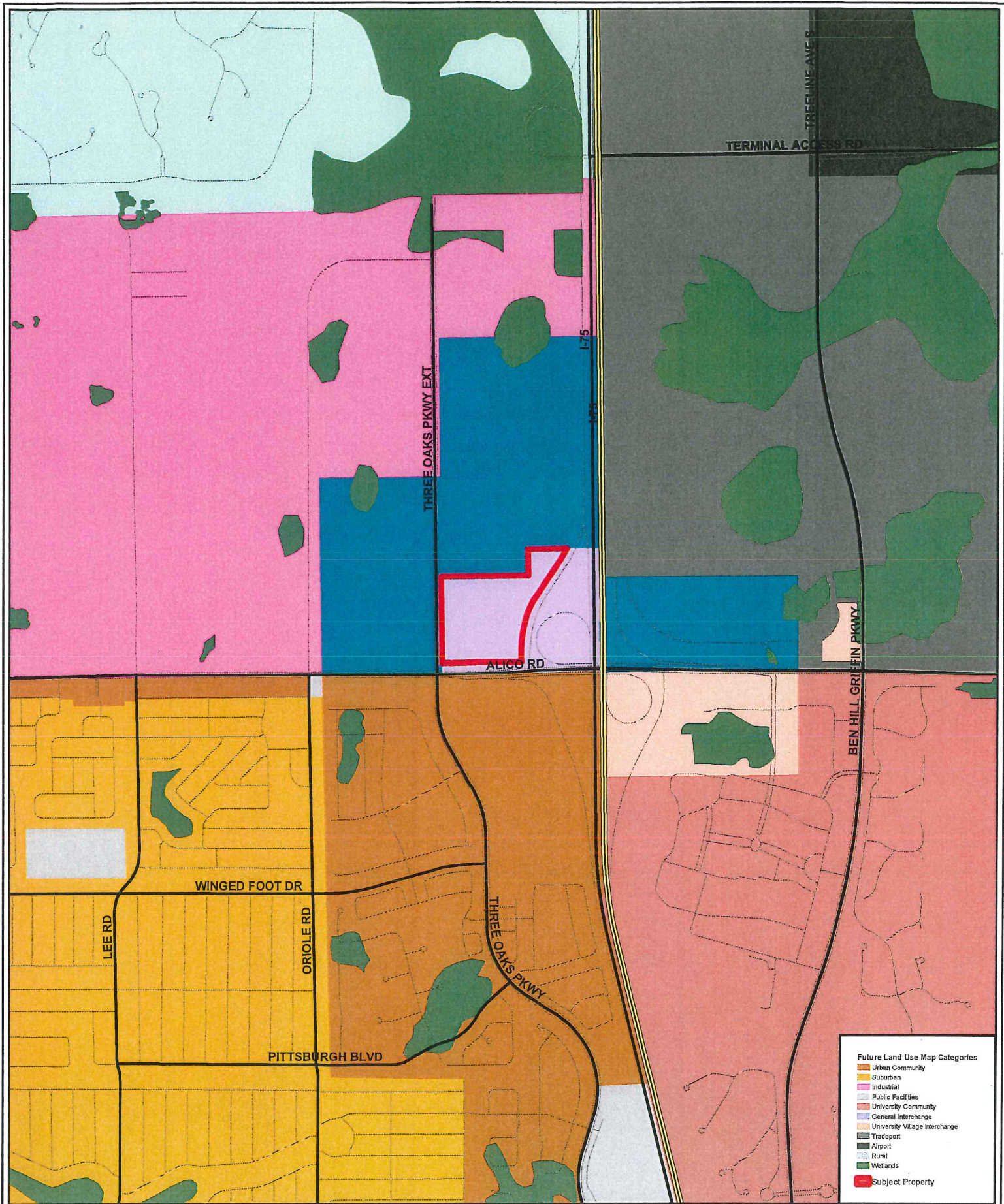
<https://www.leegov.com/dcd/planning/cpa/compplansearch?case=CPA2019-10012> and
<https://www.leegov.com/dcd/planning/cpa/compplansearch?case=CPA2019-10013>

ATTACHMENT 1



CPA2018-10013 - Vintage Commerce Center

EXISTING LEE PLAN FUTURE LAND USE MAP



Map Generated August 2019



CPA2018-10013 - Vintage Commerce Center

PROPOSED LEE PLAN

FUTURE LAND USE MAP

TABLE 1(b)
Year 2030 Allocation

Future Land Use Category	Lee County Totals		Northeast Lee County	Boca Grande	Bonita Springs	Fort Myers Shores	Burnt Store	Cape Coral	Captiva	Fort Myers	Fort Myers Beach	Gateway/ Airport		Daniels Parkway
	Existing	Proposed										Existing	Proposed	
Residential By Future Land Use Category	Intensive Development	1,361	1,361			5		27		250				
	Central Urban	14,766	14,766			225				230				
	Urban Community	17,021	16,873	520	485	637						250	250	
	Suburban	16,623	16,623			1,810				85				
	Outlying Suburban	3,843	3,843	30		40	20	2	500					1,438
	Sub-Outlying Suburban	1,955	1,955			547						227	227	
	Commercial													
	Industrial	79	79							39		20	20	
	Public Facilities	1	1						1					
	University Community	850	850											
	Destination Resort Mixed Use Water Dependent	8	8											
	Burnt Store Marina Village	4	4				4							
	Industrial Interchange													
	General Interchange	151	169									11	29	58
	General Commercial Interchange													
	Industrial Commercial Interchange													
	University Village Interchange													
	Mixed Use Interchange													
	New Community	2,100	2,100	1,200								900	900	
	Airport													
	Tradeport	9	9									9	9	
	Rural	8,313	8,313	1,948		1,400	636							1,500
	Rural Community Preserve	3,100	3,100											
	Coastal Rural	1,300	1,300											
	Outer Island	202	202	5		1			150					
	Open Lands	2,805	2,805	250			590							120
	Density Reduction/ Groundwater Resource	6,905	6,905	711								94	94	
	Conservation Lands Upland													
	Wetlands													
	Conservation Lands Wetland													
Unincorporated County Total Residential		81,267	81,267	4,664	485	4,665	1,250	29	651	604		1,511	1,529	3,116
Commercial		12,793	12,793	177	52	400	50	17	125	150		1,100	1,100	440
Industrial		13,801	13,801	26	3	400	5	26		300		3,100	3,100	10
Non Regulatory Allocations														
Public		82,565	82,565	7,100	421	2,000	7,000	20	1,961	350		7,752	7,752	2,477
Active AG		17,027	17,027	5,100		550	150							20
Passive AG		43,786	43,786	12,229		2,500	109					1,241	1,241	20
Conservation		81,933	81,933	2,214	611	1,142	3,236	133	1,603	748		2,947	2,947	1,733
Vacant		23,874	24,004	1,953		61	931	34		45		300	282	151
Total		357,176	357,176	33,463	1,572	11,718	12,731	259	4,340	2,197		17,951	17,951	7,967
Population Distribution (unincorporated Lee County)		495,000	495,000	9,266	1,531	30,861	3,270	225	530	5,744		18,333	19,358	16,375

TABLE 1(b)
Year 2030 Allocation

Future Land Use Category		Iona/ McGregor	San Carlos	Sanibel	South Fort Myers	Pine Island	Lehigh Acres		Southeast Lee County	North Fort Myers	Buckingham	Estero	Bayshore
							Existing	Proposed					
<i>Residential By Future Land Use Category</i>	Intensive Development				660	3	42	42		365		9	
	Central Urban	375	17		3,140		8,179	8,179		2,600			
	Urban Community	850	1,000		860	500	11,359	11,211			110	450	
	Suburban	2,488	1,975		1,200	675				6,690		1,700	
	Outlying Suburban	377				600				382		454	
	Sub-Outlying Suburban		25							140	66		950
	Commercial												
	Industrial	5	5		10								
	Public Facilities												
	University Community		850										
	Destination Resort Mixed Use Water Dependent	8											
	Burnt Store Marina Village												
	Industrial Interchange												
	General Interchange								15	31		6	30
	General Commercial Interchange												
	Industrial Commercial Interchange												
	University Village Interchange												
	Mixed Use Interchange												
	New Community												
	Airport												
	Tradeport												
	Rural		90			190	14	14		500	50	635	1,350
	Rural Community Preserve										3,100		
	Coastal Rural					1,300							
	Outer Island	1				45							
	Open Lands									45			1,800
	Density Reduction/ Groundwater Resource								4,000				2,100
	Conservation Lands Upland												
	Wetlands												
	Conservation Lands Wetland												
Unincorporated County Total Residential		4,104	3,962		5,870	3,313	49,594	19,446	4,015	10,753	3,326	3,254	6,230
Commercial		1,100	1,944		2,100	226	1,300	1,300	68	1,687	18	1,700	139
Industrial		320	450		900	64	300	300	7,246	554	5	87	5
Non Regulatory Allocations													
Public		3,550	3,059		3,500	2,100	15,289	15,289	12,000	4,000	1,486	7,000	1,500
Active AG						2,400			7,171	200	411	125	900
Passive AG						815			17,521	1,532	3,619	200	4,000
Conservation		9,306	2,969		188	14,767	1,541	1,541	31,210	1,317	336	5,068	864
Vacant		975	594		309	3,781	9,880	10,028	470	2,060	1,000	800	530
Total		19,355	12,978		12,867	27,466	47,904	47,904	79,701	22,103	10,201	18,234	14,168
Population Distribution (unincorporated Lee County)		34,538	36,963		58,363	13,265	153,011	151,987	1,270	71,001	6,117	25,577	8,760

Lee County, Florida
Department of Community Development
Zoning Section
Environmental Sciences Staff Report

Case Number: DCI2018-10022

Case Name: Vintage Commerce Center CPD

Type of Case: Major Planned Development Amendment

Area Affected by Request: \pm 33.95 Acres

Sufficiency Date: July 29, 2019

Hearing Date: November 22, 2019

Summary of Request

Q. Grady Minor and Associates, P.A., on behalf of CLE FL RE Investment I LLC filed a request to amend the 33.95 acre, previously approved Commercial Planned Development to a Commercial Planned Development in order to add additional uses. The applicant is proposing to preserve 2.55 acres of indigenous area to comply with the indigenous open space requirement. The master concept plan submitted on October 9, 2019 depicts code compliant landscape buffers and no deviations have been requested from the environmental requirements in the Land Development Code (LDC).

Protected Species Assessment

DexBender and Associates submitted a Protected Species Assessment that was completed in October of 2018. The report provides a map depicting the types of vegetation associated with the subject property better known as the Florida Land Use Cover and Forms Classification System (FLUCCS). These land use cover and classification codes are the indicators of the types of species could inhabit the subject property. In the case of Vintage Commerce Center, the site is primarily Pine Flatwoods with less than 25% exotics. The applicant proposes to preserve 2.55 acres of the 21.66 acres of Pine Flatwood to meet the indigenous requirements. The remainder of the site consists of disturbed land, fallow pasture, spoil areas and ditches. The Protected Species Assessment is attached as **Exhibit A** and includes the FLUCCS map depicting the meandering pedestrian transects that were walked during the inspection. During the inspection, signs of Gopher Tortoises (*Gopherus polyphemus*), Florida black bear (*Ursus americanus floridanus*), Florida panther (*Felis concolor coryi*), Big Cypress Fox Squirrel (*Sciurus niger avicennia*), Florida bonneted bat (*Eumops floridanus*), and others listed on page 4 of the Protected Species Assessment were looked for while walking the transects. No species listed species were observed on the subject parcel.

Open Space

LDC Section 10-415 requires proposed developments to provide open space based on the use and size of the development. Vintage Commerce Center is proposing commercial and residential uses on land that is considered a large development (over 10 acres in size). LDC Section 34-414(c) states the requirements when a planned development is proposing a mix of uses and the applicant has provided Master Concept Plan received on October 9, 2019 that states that commercial tracts will provide 30% open space and the residential tracts will provide 40% open space. Half of the required open space must include indigenous open space in accordance with LDC 10-415(b)(1)(a). The applicant is providing a 2.55 acre indigenous preserve to meet the indigenous open space requirements and utilizing the indigenous open space credits per LDC 10-415(b)(3). The indigenous open space credits are allocated based on the size and width of the indigenous preserve. Vintage Commerce Center qualifies for 125% indigenous credits since the size of the preserve is over one acre and the minimum width is 75 feet. The 125% indigenous credit will result in 3.18 acres of indigenous open space.

To ensure that the open space is met at time of development order approval, staff suggests the following open space conditions:

Prior to all development order approvals, the following open space requirements must be depicted on the development order plans:

- a. A total of 3.18 acres of indigenous open space that includes 2.55 acres of indigenous preserve with 125% indigenous credits; and*
- b. All commercial development must provide 30% open space; and*
- c. All residential development must provide 40% open space.*

Vintage Commerce Center CPD

Section 3, Township 46 South, Range 25 East
Lee County, Florida

Protected Species Assessment

October 2018

RECEIVED
NOV 29 2018

COMMUNITY DEVELOPMENT

Prepared for:

**CRM Real Estate Services
1110 Euclid Avenue #300
Cleveland, OH 44115**

Prepared by:

***DexBender*
4470 Camino Real Way, Suite 101
Fort Myers, FL 33966
(239) 334-3680**

INTRODUCTION

The 33.95± acre project is located within a portion of Section 3, Township 46 South, Range 25 East, Lee County, Florida. The parcel is bordered to the north by undeveloped land and pasture, to the west by Three Oaks Parkway, to the south by Alico Road, and to the east by I-75.

SITE CONDITIONS

The majority of this site consists of exotic invaded pine flatwoods and fallow pasture.

VEGETATIVE CLASSIFICATIONS

The predominant vegetation associations were mapped in the field on 2018 digital 1" = 200' scale aerial photography. The property boundary was provided by Grady Minor and inserted into the digital aerial. The property boundary was not staked in the field at the time of our site inspection and was, therefore, estimated based on the overlay of the approximate boundary on the aerial photography. Five vegetation associations were identified using the Florida Land Use, Cover and Forms Classification System (FLUCCS). The Protected Species Assessment Map (Appendix A) depicts the approximate location and configuration of these vegetation associations and Table 1 summarizes the acreages by FLUCCS Code. A brief description of each FLUCCS Code is also provided below.

Table 1. Acreage Summary by FLUCCS Code

FLUCCS CODE	DESCRIPTION	ACREAGE
262	Fallow Pasture	8.00
411E1	Pine Flatwoods Invaded by Exotics (10-25%)	21.66
510D	Ditches	1.50
740	Disturbed Land	0.14
743	Spoil Areas	2.65
Total		33.95

FLUCCS Code 262, Fallow Pasture

The western portion of the site includes remnant improved pasture which is no longer being actively grazed. Vegetation consist primarily of Bahia grass (*Paspalum notatum*) and smutgrass (*Sporobolus indicus*). Scattered Caesarweed (*Urena lobata*), ragweed (*Ambrosia artemisiifolia*), whitehead broom (*Spermacoce verticillata*), and guinea grass (*Panicum maximum*) are also present.

DCI 2018-10022

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DEVELOPMENT

DCI 2018-10022

COMMUNITY DEVELOPMENT

RECEIVED
NOV 29 2018

0 100 200
SCALE FEET
SECTION: 3
TOWNSHIP: 46 S
RANGE: 25 E

FLUCCS	Description	Acreage
262	Fallow Pasture	8.00 ac.
411E1	Pine Flatwoods Invaded by Exotics (10-25%)	21.66 ac.
510D	Ditches	1.50 ac.
740	Disturbed Land	0.14 ac.
743	Spoil Areas	2.65 ac.
Total		33.95 ac.

PERMIT USE ONLY, NOT FOR CONSTRUCTION

November 01, 2018 2:44:30 p.m.
Drawing: CRM1PSA.DWG

Figure 1. Protected Species Assessment Map

Vintage Commerce Center CPD

B DEXBENDER
ENVIRONMENTAL CONSULTING
FORT MYERS 239-334-3680

FLUCCS Code 411E1, Pine Flatwoods Invaded by Exotics (10-25%)

This association is characterized by a canopy dominated by slash pine (*Pinus elliottii*) and groundcover dominated by saw palmetto (*Serenoa repens*). Additional vegetative species include grapevine (*Vitis rotundifolia*), scattered dahoon holly (*Ilex cassine*), wax myrtle (*Myrica cerifera*), widely scattered cabbage palm (*Sabal palmetto*), and myrsine (*Rapanea punctata*). This area has been invaded by exotic vegetation including ear leaf acacia (*Acacia auriculiformes*), Brazilian pepper (*Schinus terebinthifolius*), melaleuca (*Melaleuca quinquenervia*), cogon grass (*Imperata cylindrica*), and downy rose-myrtle (*Rhodomyrtus tomentosa*).

FLUCCS Code 510D, Ditch

These man-made drainage features are vegetated by species such as pickerelweed (*Pontedaria cordata*), willow (*Salix caroliniana*), cattail (*Typha* sp.), hempvine (*Mikania scandens*), Brazilian pepper, and alligator weed (*Alternanthera philoxeroides*),

FLUCCS Code 740, Disturbed Land

A small area of previously disturbed pine flatwoods is present in the northern end of the site and is vegetated by species such as Bahia grass, broomsedge (*Andropogon* sp.), widely scattered little blue maidencane (*Amphicarpum muhlenbergianum*), slash pine, and melaleuca.

FLUCCS Code 743, Spoil Areas

This FLUCCS Code was used to denote the filled areas around the perimeter of the site which are associated with portions of the existing stormwater management system and roads. Vegetation in these areas includes Bahia grass, ragweed, Caesarweed, whitehead broom, pusley (*Richardia* sp.), torpedo grass (*Panicum repens*), and goatweed (*Scoparia dulcis*). Two small paved portions of the Three Oaks Parkway extension are present in this association.

SURVEY METHOD

Lee County Protected Species Ordinance No. 89-34 lists several protected species of animals that could potentially occur on-site based on the general vegetative associations found on the subject parcel. Each habitat type was surveyed for the occurrence of these and any other listed species likely to occur in the specific habitat types. The survey was conducted using meandering linear pedestrian belt transects. This survey methodology is based on the Lee County administratively approved Meandering Transect Methodology. In order to provide at least 80 percent visual coverage of habitat types listed in Ordinance No. 89-34, the transects were spaced approximately 75 feet apart. The approximate locations of all direct sighting or signs (such as tracks, nests, and droppings) of a listed species were denoted on the aerial photography. The 1" = 200' scale aerial Protected Species Assessment map (Appendix A) depicts the approximate location of the survey transects and the results of the survey. The listed species survey was conducted during the morning hours of September 25, 2018. During the survey the weather was warm, sunny, and calm.

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NOV 29 2018

LEVEL OPME

DCI 2018-1000

Species listed as endangered, threatened, or species of special concern by the Florida Fish and Wildlife Conservation Commission (FWC) or the United States Fish and Wildlife Service (FWS) that could potentially occur on the subject parcel according to the Lee County Protected Species Ordinance are shown in Table 2. This list from the Lee County Protected Species Ordinance is general in nature, does not necessarily reflect existing conditions within or adjacent to the 33.95± acre property, and is provided for general informational purposes only. The bald eagle (*Haliaeetus leucocephalus*) (which has been delisted by the FWC and FWS but is still protected by other regulations), burrowing Owl (*Athene cunicularia floridana*), the Florida black bear (*Ursus americanus floridanus*) (delisted in 2012 and still protected by the Florida Black Bear Management Plan), and the Florida bonneted bat (*Eumops floridanus*) (which was listed by the FWS after Ordinance No. 89-34 was adopted by Lee County) were also included in the survey.

Prior to conducting the protected species survey, a search of the FWC listed species database (updated in June 2018) was conducted to determine the known occurrence of listed species in the project area. This search revealed no known protected species occurring on or immediately adjacent to the site.

Table 2. Listed Species That Could Potentially Occur On-site

FLUCCS CODE	Percent Survey Coverage	Species Name	Present	Absent
262	80	None		
411E1	80	Gopher Frog (<i>Rana areolata</i>)		✓
		Eastern Indigo Snake (<i>Drymarchon corais couperi</i>)		✓
		Gopher Tortoise (<i>Gopherus polyphemus</i>)		✓
		Red-cockaded Woodpecker (<i>Picoides borealis</i>)		✓
		Southeastern American Kestrel (<i>Falco sparverius paulus</i>)		✓
		Big Cypress Fox Squirrel (<i>Sciurus niger avicennia</i>)		✓
		Florida Black Bear (<i>Ursus americanus floridanus</i>)		✓
		Florida Panther (<i>Felis concolor coryi</i>)		✓
		Beautiful Pawpaw (<i>Deeringothamnus pulchellus</i>)		✓
		Fakahatchee Burmannia (<i>Burmannia flava</i>)		✓
		Florida Coontie (<i>Zamia floridana</i>)		✓
		Satinleaf (<i>Chrysophyllum olivaceum</i>)		✓

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NOV 29 2018

FLUCCS CODE	Percent Survey Coverage	Species Name	Present	Absent
510D	80	American Alligator (<i>Alligator mississippiensis</i>) Limpkin (<i>Aramus guarauna</i>) Little Blue Heron (<i>Egretta caerulea</i>) Reddish Egret (<i>Egretta rufescens</i>) Roseate Spoonbill (<i>Ajaia ajaja</i>) Snowy Egret (<i>Egretta thula</i>) Tricolored Heron (<i>Egretta tricolor</i>) Everglades Mink (<i>Mustela vison evergladensis</i>)		√ √ √ √ √ √ √ √
740	80	None		
743	80	Gopher Tortoise (<i>Gopherus polyphemus</i>)		√

SURVEY RESULTS

No species listed by either the FWS or the FWC were observed on the site during the protected species survey. In addition to the site inspection, a search of the FWC species database (updated in June 2018) revealed no known protected species within or immediately adjacent to the project limits. No live trees with cavities or artificial structures were observed on-site.

Y:\CRM-1\PSA.docx

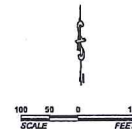
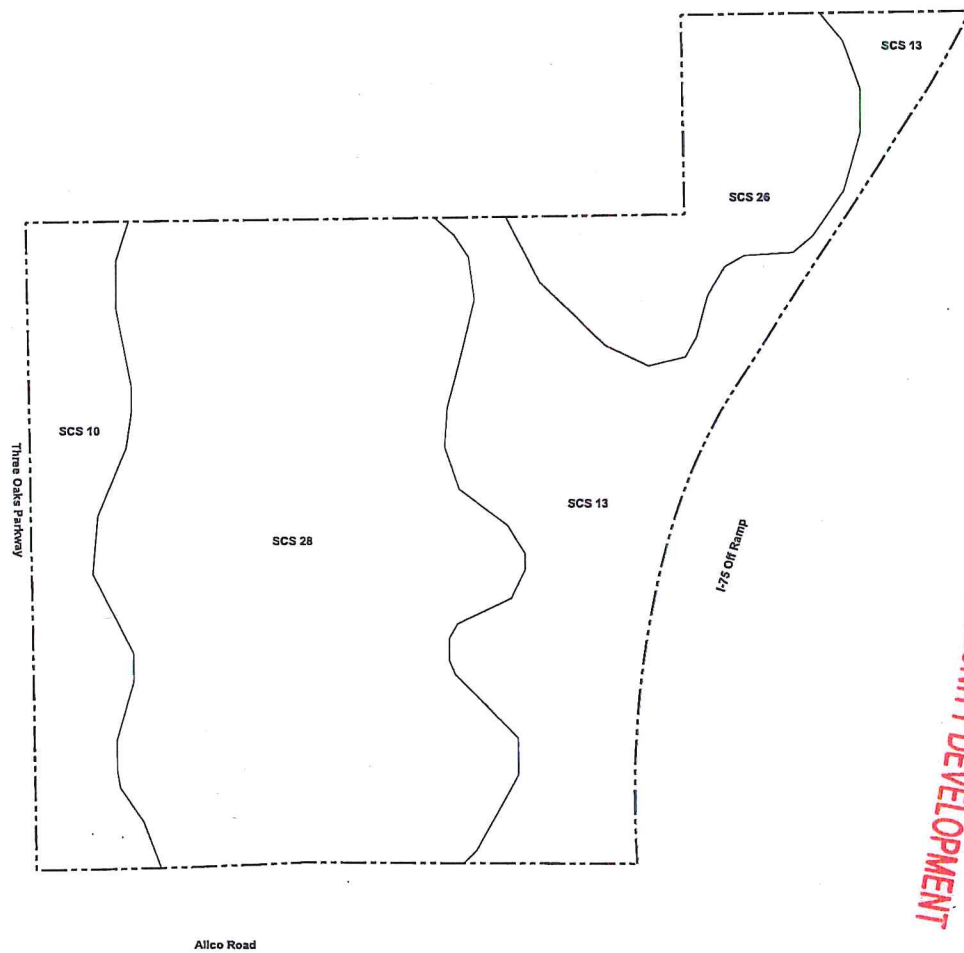
DCI 2018-10022

RECEIVED

NOV 29 2018

COMMUNITY DEVELOPMENT

SECTION 3
RANGE 40 S
TOWNSHIP 25 E



Soil Legend
SCS 10 - Pompano fine sand
SCS 13 - Boca fine sand
SCS 26 - Pineda fine sand
SCS 28 - Immokalee sand

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NOV 29 2018
COMMUNITY DEVELOPMENT

DCI 2018-10022

Revised: 11/29/2018
Drawing: 100-10022-01

B. DEXBENDER
ENVIRONMENTAL CONSULTING
P.O. BOX 222-291-292

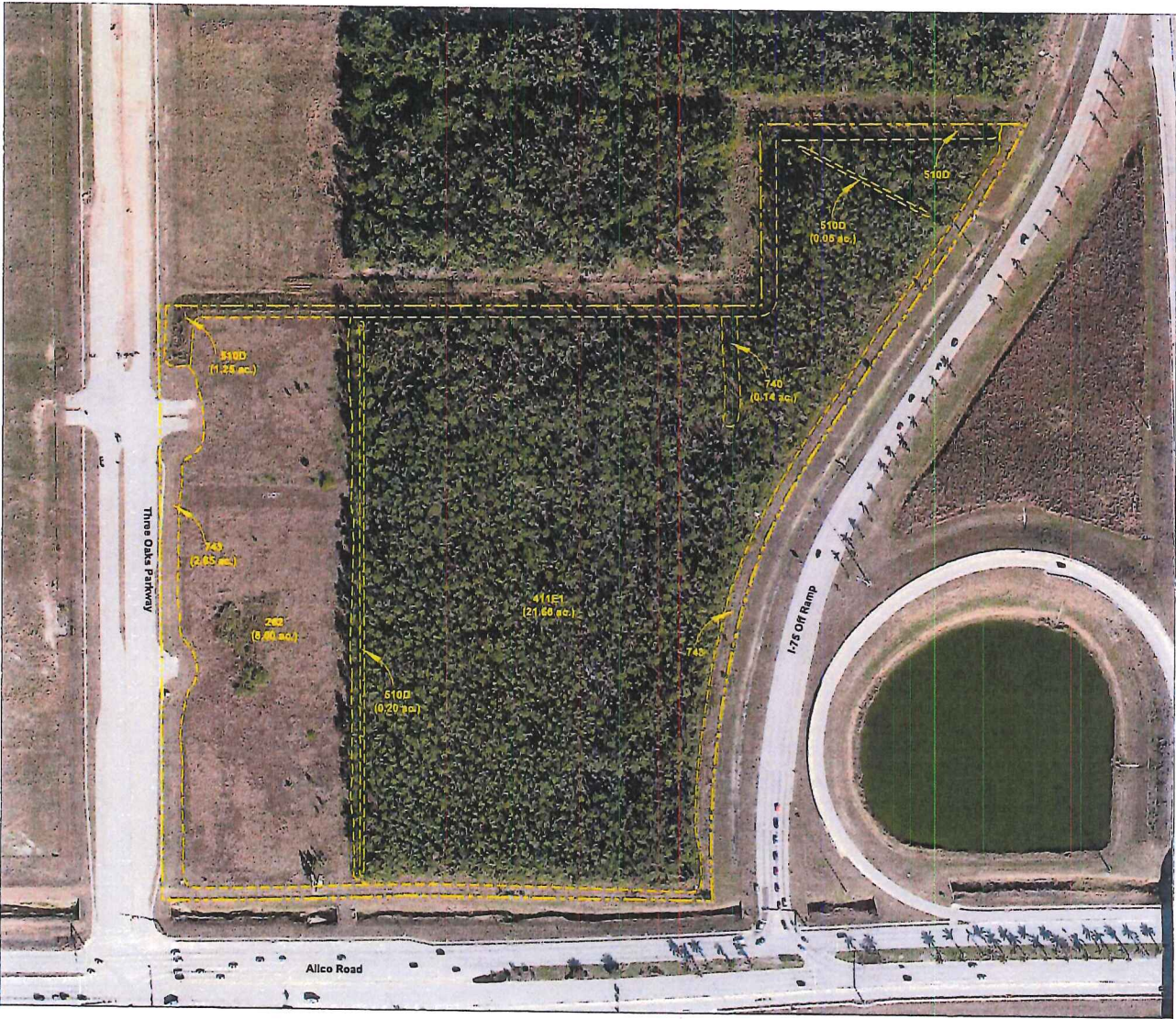
Vintage Commerce Center CPD

Soils Map

1 of 1

Notes:
1. Property boundary is approximate and was obtained from the Lee County Property Appraiser's Website.
2. Data information obtained from the Florida Geographic Data Library.

SECTION 3
TOWNSHIP 48 S
RANGE 25 E



RECEIVED
NOV 29 2018
COMMUNITY DEVELOPMENT

FLUCCS	Description	Acres
262	Fallow Pasture	0.00 ac.
411E1	Pine Flatwoods Invaded by Exotics (10-25%)	21.66 ac.
510D	Ditches	1.50 ac.
740	Disturbed Land	0.14 ac.
743	Spill Areas	2.65 ac.
		Total 33.95 ac.

DCI 2018-10022

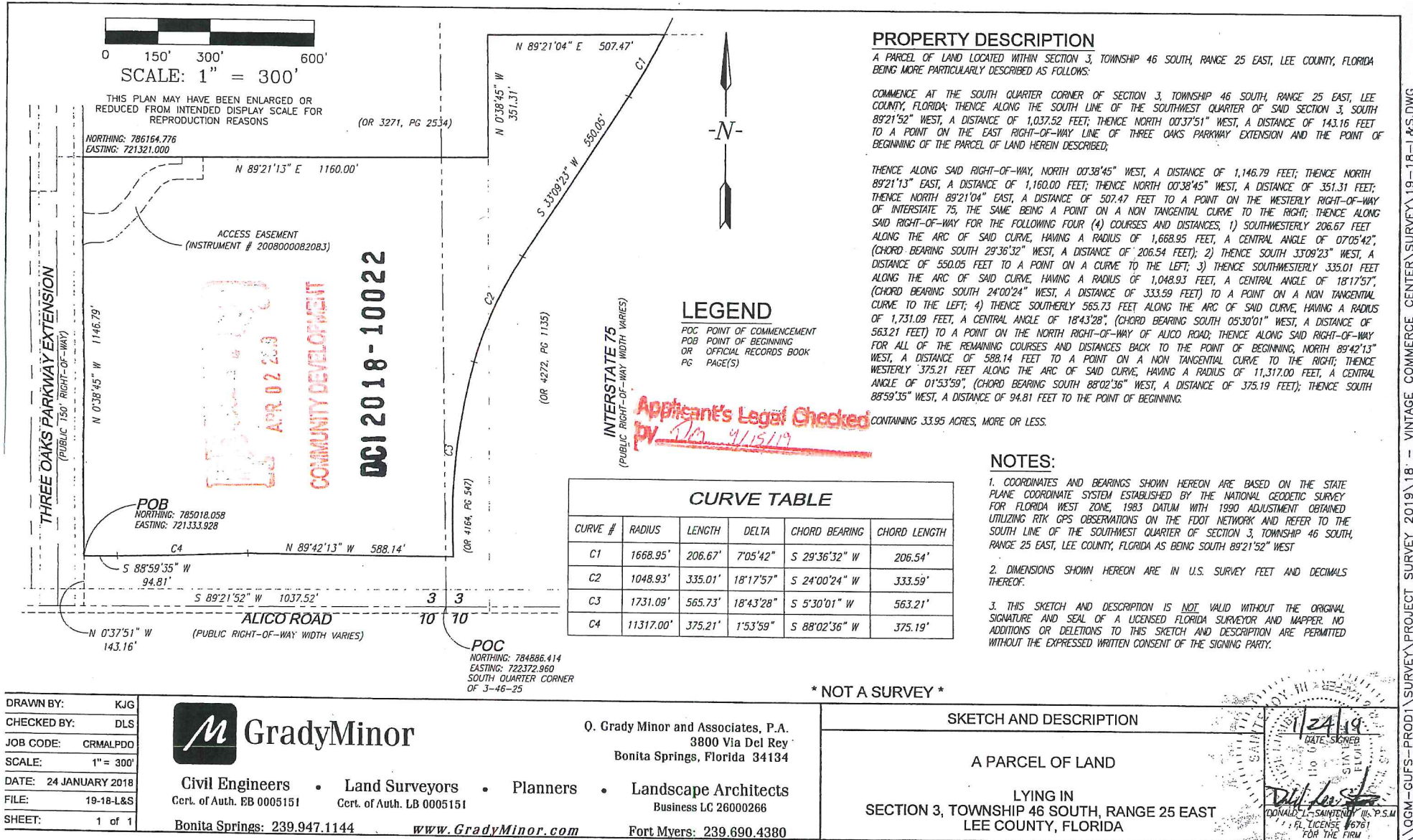
Notes:
1. Property boundary and top of back lines provided by Caddislar.
2. Mapping based on aerial photography of 2018 and photography
and ground truthing in September 2018.
3. Determination of jurisdictional wetlands is preliminary and subject to
field review/approval by applicable regulatory agencies.

DATE: 11/27/2018 10:45 AM
BY: DEXBENDER
ENVIRONMENTAL CONSULTING
PROJECT: 2018-10022

Vintage Commerce Center CPD

Vegetation Map

11/27/2018



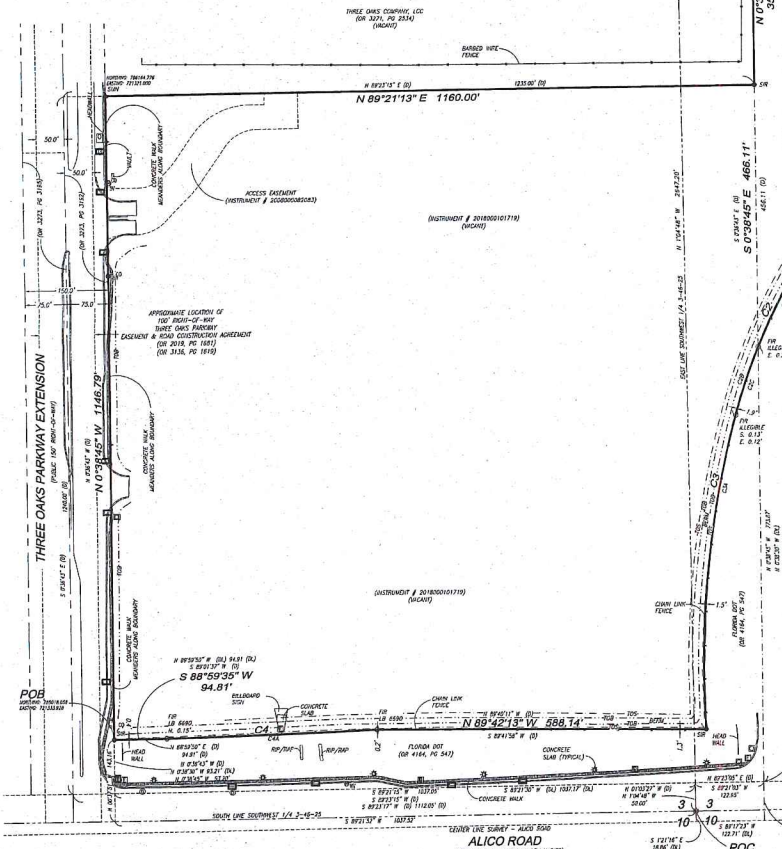
DRAWN BY: KJG
CHECKED BY: DLS
JOB CODE: CRMALPDO
SCALE: 1" = 300'
DATE: 24 JANUARY 2018
FILE: 19-18-L&S
SHEET: 1 of 1



Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151
Business LC 26000266
Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

SKETCH AND DESCRIPTION

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



CURVE TABLE						
CURVE #	88000	100000	125000	150000	200000	250000
CN001	100.000	100.000	705.000	5.72735° E	2.72735° E	200.250
CN002	100.000	100.000	705.000	5.72735° E	2.72735° E	
CN003	100.000	100.000	705.000	5.72735° E	2.72735° E	333.500
CN004	100.000	100.000	705.000	5.72735° E	2.72735° E	
CN005	100.000	100.000	705.000	5.72735° E	2.72735° E	100.000
CN006	100.000	100.000	705.000	5.72735° E	2.72735° E	
CN007	100.000	100.000	705.000	5.72735° E	2.72735° E	583.250
CN008	100.000	100.000	705.000	5.72735° E	2.72735° E	
CN009	100.000	100.000	705.000	5.72735° E	2.72735° E	361.500
CN010	100.000	100.000	705.000	5.72735° E	2.72735° E	
CN011	100.000	100.000	705.000	5.72735° E	2.72735° E	375.000
CN012	100.000	100.000	705.000	5.72735° E	2.72735° E	
CN013	100.000	100.000	705.000	5.72735° E	2.72735° E	375.250
CN014	100.000	100.000	705.000	5.72735° E	2.72735° E	
CN015	100.000	100.000	705.000	5.72735° E	2.72735° E	375.250
CN016	100.000	100.000	705.000	5.72735° E	2.72735° E	
CN017	100.000	100.000	705.000	5.72735° E	2.72735° E	375.250
CN018	100.000	100.000	705.000	5.72735° E	2.72735° E	
CN019	100.000	100.000	705.000	5.72735° E	2.72735° E	375.250
CN020	100.000	100.000	705.000	5.72735° E	2.72735° E	
CN021	100.000	100.000	705.000	5.72735° E	2.72735° E	375.250
CN022	100.000	100.000	705.000	5.72735° E	2.72735° E	
CN023	100.000	100.000	705.000	5.72735° E	2.72735° E	375.250
CN024	100.000	100.000	705.000	5.72735° E	2.72735° E	
CN025	100.000	100.000	705.000	5.72735° E	2.72735° E	375.250
CN026	100.000	100.000	705.000	5.72735° E	2.72735° E	
CN027	100.000	100.000	705.000	5.72735° E	2.72735° E	375.250
CN028	100.000	100.000	705.000	5.72735° E	2.72735° E	
CN029	100.000	100.000	705.000	5.72735° E	2.72735° E	375.250
CN030	100.000	100.000	705.000	5.72735° E	2.72735° E	
CN031	100.000	100.000	705.000	5.72735° E	2.72735° E	375.250
CN032	100.000	100.000	705.000	5.72735° E	2.72735° E	
CN033	100.000	100.000	705.000	5.72735° E	2.72735° E	375.250
CN034	100.000	100.000	705.000	5.72735° E	2.72735° E	
CN035	100.000	100.000	705.000	5.72735° E	2.72735° E	375.250
CN036	100.000	100.000	705.000	5.72735° E	2.72735° E	
CN037	100.000	100.000	705.000	5.72735° E	2.72735° E	375.250
CN038	100.000	100.000	705.000	5.72735° E	2.72735° E	
CN039	100.000	100.000	705.000	5.72735° E	2.72735° E	375.250
CN040	100.000	100.000	705.000	5.72735° E	2.72735° E	

[illegible]

 **GradyMinor**

O. Grady Minor and Associates, P.A.
3800 Via Del Rey
Bonta Springs, Florida 34134

Civil Engineers • Land Surveyors • Planners • Landscape Architects

Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 28002265

Bonta Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

DRAWN BY:	KJG
CHECKED BY:	DLS
JOB CODE:	CRMALPD
SCALE:	1" = 100'
DATE:	29 JANUARY 2019
FILE:	19-18-BG.DWG
SHEET:	1 of 1

[illegible]

NOTES:

1. COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF FLORIDA. THE STATE PLANE COORDINATE SYSTEM OF FLORIDA IS BASED UPON THE 1983 ADJUSTED NORTH CAROLINA MERIDIAN. THE TOWNSHIP 15 SOUTH, RANGE 25 EAST, COUNTY OF FLORIDA, BEGINS NORTH 89°12'37" WEST 1/4 SECTION 36.
2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE CERTIFICATION LETTER PROVIDED BY THE FLORIDA DEPARTMENT OF REVENUE, DIVISION OF LANDS, RECORDS AND MAPPING. THE CASEMENTS, RESERVATIONS AND/OR RESTRICTIONS OF RECORD, ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.
3. THIS SURVEY IS BASED UPON THE FLOOD ZONE X, HAZARD NO. 0063C FLOOD INSURANCE RATE, THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE MAP NO. 170701 0081 F, DATED 08/01/2007.
4. THE TRUE BEARINGS REPRESENTED BY SYMBOLS MAY NOT BE SHOWN AT THEIR TRUE LOCATION AND/OR SCALE IN ORDER TO BE ABLE TO CERTIFY THEM ON THIS SURVEY.
5. DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
6. THIS SURVEY DOES NOT ADDRESS ANY ENVIRONMENTAL CONCERNS, ENDANGERED WILDLIFE OR OTHER REGULATORY MATTERS THAT MAY BE APPLICABLE TO THIS SURVEY.
7. THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES.
8. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A LICENSED SURVEYOR. ANY COPIES OF THIS SURVEY MAP OR ANY PARTS THEREOF THAT ARE NOT SIGNED AND SEALED BY THE SURVEYOR ARE NOT VALID.
9. UNLESS OTHERWISE NOTED, BELOW GROUND UTILITIES AND FOUNDATIONS WERE NOT LOCATED OR SHOWN.
10. BY SIGNING BELOW I CERTIFY THAT THIS SURVEY WAS MADE USING MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS, CHAPTER 462, F.S., P.A.C. PURSUANT TO CHAPTER 462.07, F.L.A.S. STATUTES.

11. DATE OF LAST FIELD WORK: 29 SEPTEMBER 2017.

Applicant's Survey Checked
by Tim 4/15/19

RECEIVED
Feb 13 2019
COMMUNITY DEVELOPMENT

2018-10022

BOUNDARY SURVEY

A PARCEL OF LAND

LYING IN
SECTION 3, TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

2/1/19
DATE SIGNED
DONALD L. SANTERBY, JR.
FL. LICENSE # 12651
FOOTWEAR

OPEN SPACE CALCULATIONS

GENERAL PROJECT OPEN SPACE CALCULATIONS
 TOTAL OPEN SPACE REQUIRED (100%) 10.1 AC.
 TOTAL NATIVE SPACE REQUIRED (100%) 5.15 AC.
 TOTAL OPEN SPACE PROVIDED 10.1 AC.

NATIVE OPEN SPACE PROVIDED: 4.98 AC. WITH 150% CREDIT = 5.19 AC.

TYPICAL MINIMUM GENERAL OPEN SPACE FOR EACH DEVELOPMENT PARCEL = 30% OF PARCEL

TRACT "A" MINIMUM 20,000 SF

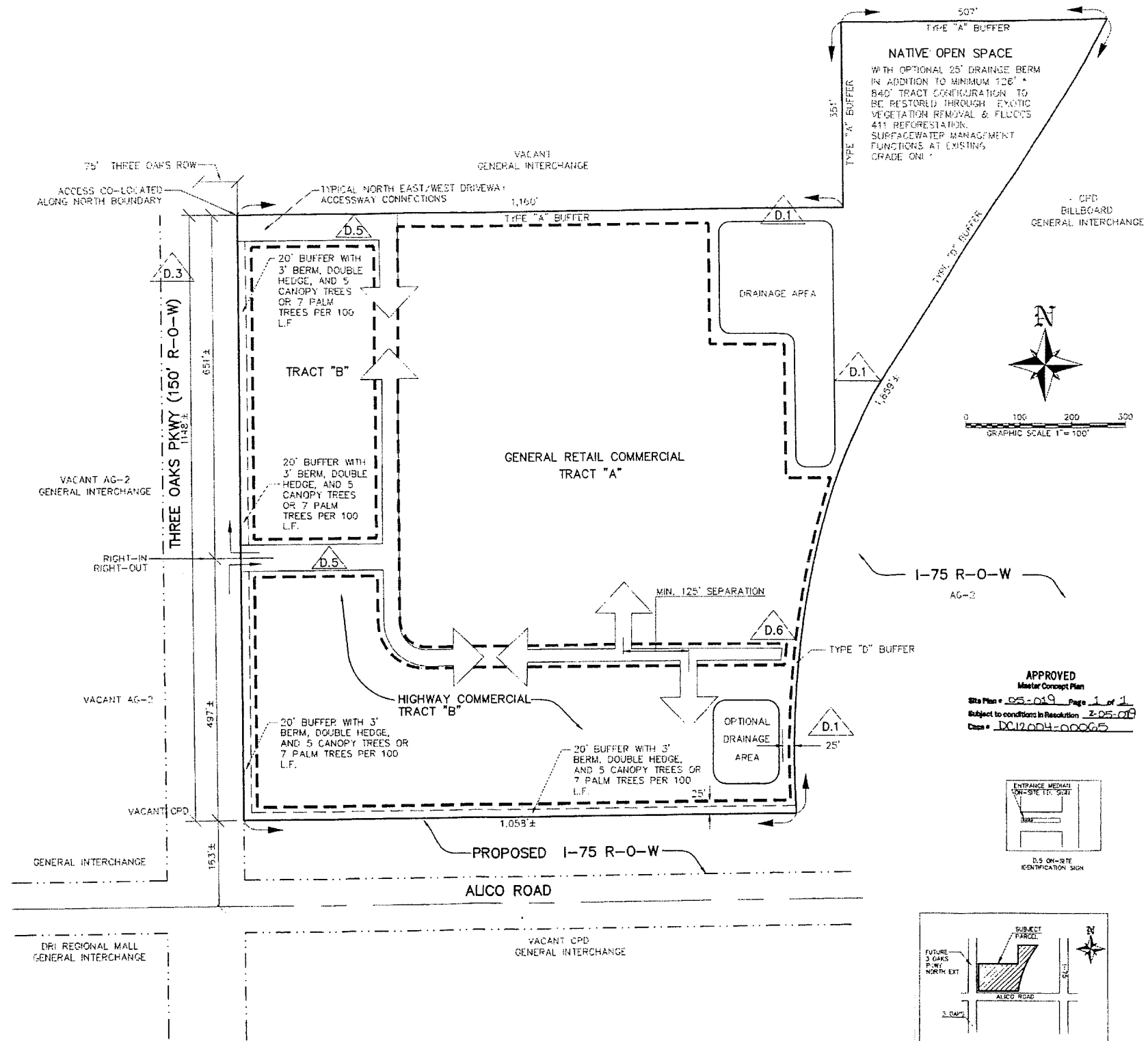
TRACT "B" MINIMUM 10,000 SF

PROJECT NOTES AND GENERAL CONDITIONS

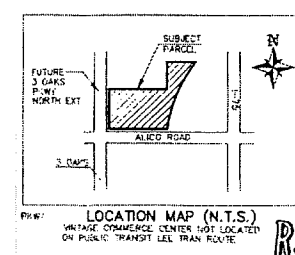
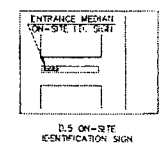
1. PHASE ONE MAY CONSIST OF ROADS, UTILITIES AND THE STORM WATER MANAGEMENT SYSTEM FOR ANY IDENTIFIED TRACTS. LOTS AND TRACTS SHALL OBTAIN INDIVIDUAL DEVELOPMENT ORDERS AND FURTHER SUBDIVISIONS MAY BE PERMITTED AT THE TIME OF FINAL DEVELOPMENT ORDER PERMITTING.

SCHEDULE OF DEVIATIONS

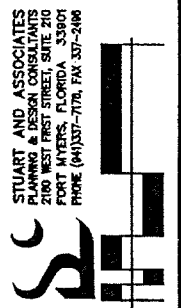
D.1
 D.2
 D.3
 D.4
 D.5
 D.6



APPROVED
 Master Concept Plan
 Site Plan # 05-019 Page 1 of 1
 Subject to conditions in Resolution 05-08
 Case # DC12004-00065



Date: 5/17/05
 Scale: 1" = 100'
 Revision: 05/10/05
 JOB NO.: 04.001
 Sheet 1 of 1



DRAWING PREPARED BY:
Banks Engineering, Inc.
 Professional Engineers, Planners & Land Surveyors
 1011 SOUTH GATEWAY AVENUE, SUITE 101
 FORT MYERS, FLORIDA 33902
 PHONE: (239) 939-5400 FAX: (239) 939-7023
 LICENSE: ENGINEER # 11300 SURVEY LICENSE # 10,690

VINTAGE COMMERCE CENTER CPD
 PREPARED FOR:
ALICO DEVELOPMENT CORPORATION

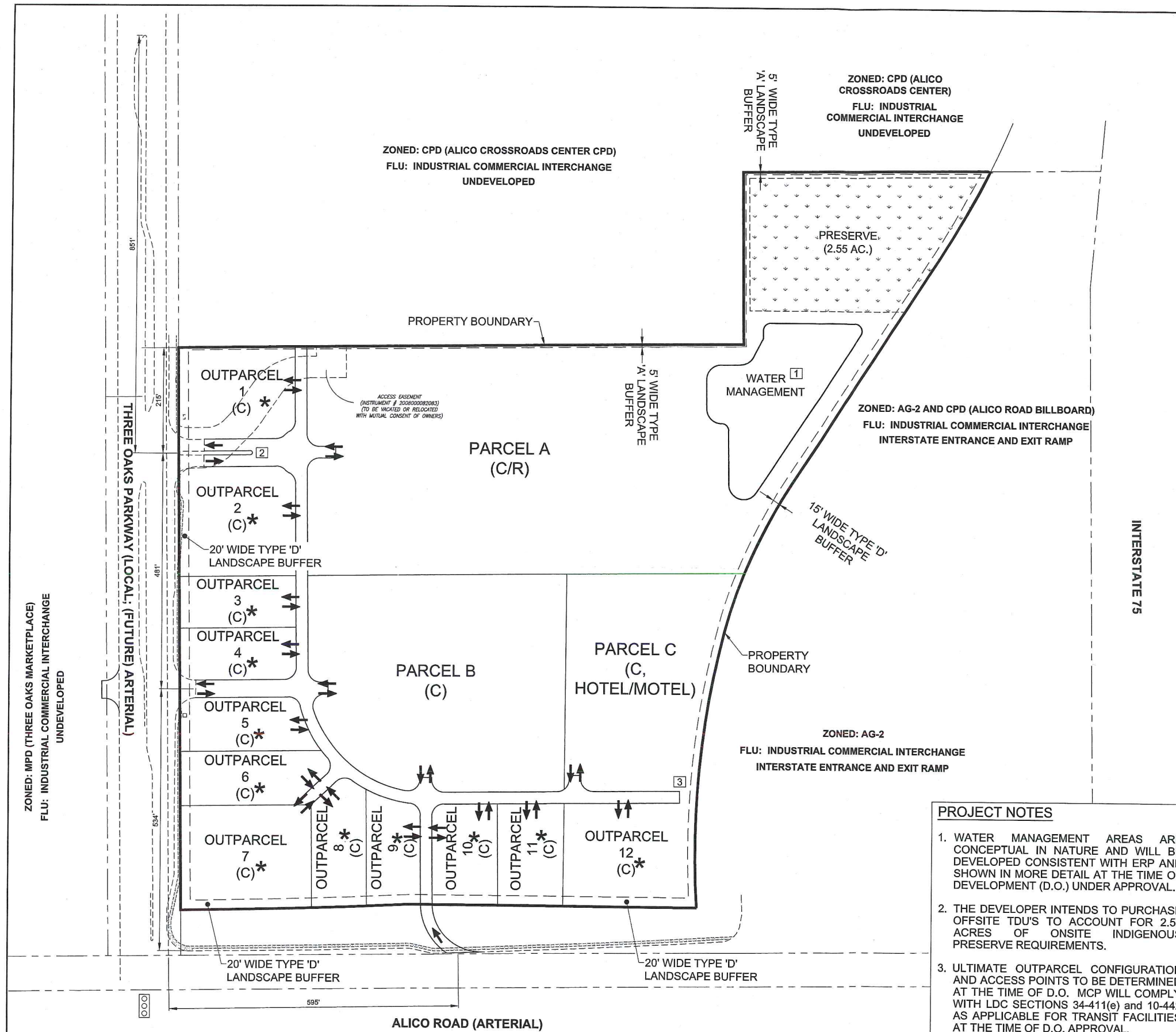


PERMITTING COUNTER
 DCI 2004 00065

ATTACHMENT P

MCP - OPTION A

EXHIBIT C



SITE SUMMARY
PLAN DESIGNATION: GENERAL INTERCHANGE
EXISTING ZONING: VINTAGE COMMERCE CENTER CPD
PROPOSED ZONING: VINTAGE COMMERCE CENTER CPD
EXISTING LAND USE: UNDEVELOPED
GROSS AREA: ± 33.95
STRAP NUMBER: 03-46-25-C-0-00001.1100, 03-46-25-00-00001.1090
STREET ADDRESS: 9401 ALICO ROAD, FT MYERS, FL

PROPERTY DEVELOPMENT REGULATIONS
COMMERCIAL / RETAIL / LIGHT INDUSTRIAL (C): 350,000 SF (THIS CAN BE COMPRISED OF A COMBINATION OF ALL USES)
HOTEL/MOTEL: 300 ROOMS
MULTI-FAMILY RESIDENTIAL (R): 308 UNITS
MINIMUM AREA DIMENSIONS:
LOT SIZE 10,000 SQUARE FEET
LOT DEPTH 100 FEET
LOT WIDTH 100 FEET
MINIMUM SETBACKS:
STREETS INTERNAL OR EXTERNAL: 25 FEET
SIDE: 15 FEET
REAR: 20 FEET
WATERBODY: 25 FEET
MAXIMUM BUILDING HEIGHT: 85 FEET
MAXIMUM LOT COVERAGE: 45 PERCENT
MINIMUM INDIGENOUS PRESERVE: 5.1 ACRES (10.18 ACRES x 0.5). A MINIMUM OF 2.55± ACRES SHALL BE PRESERVED ON-SITE, THE REMAINING 2.55± ACRES SHALL BE PRESERVED THROUGH OFF-SITE MITIGATION.
MINIMUM OPEN SPACE: A MINIMUM OF 30% (33.95 AC. X 0.30 = 10.18± ACRES) OF GENERAL OPEN SPACE MUST BE PROVIDED WITHIN THE OVERALL DEVELOPMENT SITE IF DEVELOPED WITH ALL NON-RESIDENTIAL USES. IF RESIDENTIAL IS DEVELOPED, A MINIMUM 40% (14 AC. X 0.40 = 5.6± ACRES) OPEN SPACE MUST BE PROVIDED AT TIME OF D.O. FOR THE RESIDENTIAL USE. EACH DEVELOPMENT TRACT MAY CONTAIN A MINIMUM OF 10 PERCENT OPEN SPACE PER LDC §34-414(C) PROVIDED THE DEVELOPER DEMONSTRATES THE OVERALL OPEN SPACE REQUIREMENT WILL BE MET WITH EACH LOCAL DEVELOPMENT ORDER SUBMITTAL. A 35% REDUCTION IN OPEN SPACE MAY BE TAKEN IF PROJECT UTILIZES PINE ISLAND TDU'S CONSISTENT WITH LDC 2-152(c)(1)b.

SCHEDULE OF DEVIATIONS
1. RELIEF FROM THE LDC §10-329(D)(1)A.3 REQUIREMENT TO PROVIDE A 50-FOOT-WIDE SETBACK FROM ROAD RIGHTS-OF-WAY AND PRIVATE PROPERTY LINES FOR WATER RETENTION EXCAVATION, TO ALLOW A 25-FOOT-WIDE SETBACK.
2. RELIEF FROM THE LDC §30-153(2)A.4. REQUIREMENT THAT ON-SITE IDENTIFICATION SIGNS BE SET BACK A MINIMUM OF 15 FEET FROM ANY STREET RIGHT-OF-WAY OR EASEMENT, AND 10 FEET FROM ANY OTHER PROPERTY LINE, TO ALLOW PROJECT IDENTIFICATION SIGNS IN A MEDIAN WITHIN THE PROJECT'S INTERNAL ROAD RIGHT-OF-WAY. THIS DEVIATION IS APPROVED WITH THE CONDITION THAT THE IDENTIFICATION SIGNS ARE PLACED AND CONSTRUCTED IN ACCORDANCE WITH LDC §30-93, VISIBILITY TRIANGLE SAFE SIGHT DISTANCE REQUIREMENTS.
3. RELIEF FROM THE LDC §10-296(K)(1), WHICH REQUIRES DEAD-END STREETS TO BE CLOSED AT ONE END BY A CIRCULAR TURNAROUND FOR VEHICLES, TO ALLOW THE DEAD-END ACCESSWAY AS SHOWN ON THE MASTER CONCEPT PLAN TO BE CONSTRUCTED WITHOUT A CUL-DE-SAC.

PROJECT NOTES
1. WATER MANAGEMENT AREAS ARE CONCEPTUAL IN NATURE AND WILL BE DEVELOPED CONSISTENT WITH ERP AND SHOWN IN MORE DETAIL AT THE TIME OF DEVELOPMENT (D.O.) UNDER APPROVAL.
2. THE DEVELOPER INTENDS TO PURCHASE OFFSITE TDU'S TO ACCOUNT FOR 2.55 ACRES OF ONSITE INDIGENOUS PRESERVE REQUIREMENTS.
3. ULTIMATE OUTPARCEL CONFIGURATION AND ACCESS POINTS TO BE DETERMINED AT THE TIME OF D.O. MCP WILL COMPLY WITH LDC SECTIONS 34-411(e) AND 10-442 AS APPLICABLE FOR TRANSIT FACILITIES AT THE TIME OF D.O. APPROVAL.

LEGEND

#	DEVIATION	(C)	COMMERCIAL
•••	PRESERVE	(C/R)	COMMERCIAL/RESIDENTIAL

4	10/2019	REVISED PROPERTY DEVELOPMENT REGULATIONS	S.U.
3	06/2019	REVISED PER REVIEW #3 COMMENTS	S.U.
2	03/2019	REVISED PER REVIEW #2 COMMENTS	S.U.
1	01/2019	REVISED PER REVIEW #1 COMMENTS	S.U.

Revision Date Description

DESIGNED BY: G.G.M.A.
DRAWN BY: D.C.R.
APPROVED: D.W.A.
JOB CODE: CRMAL-PDO
SCALE: 1" = 100'

GradyMinor
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Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151
Bonita Springs, 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

Q. Grady Minor and Associates, P.A.
3800 Via Del Rey
Bonita Springs, Florida 34134
Business LC 26000266

VINTAGE COMMERCE CENTER CPD

MASTER CONCEPT PLAN

OC12018-10022

MUNICIPALITY: LEE COUNTY
SBC/TWNSHIP/RNG: 03/46S/25E
DATE: SEPTEMBER 2018
SUBMITTAL TYPE: PD AMENDMENT
SHEET 1 OF 1