

Lee County
Dept. of Community Development
Planning Section c/o Kate Burgess, AICP
1500 Monroe Street
Fort Myers, FL 33901

RECEIVED
OCT 21 2025

COMMUNITY DEVELOPMENT



ALICO TRADEPORT
Comprehensive Plan Text Amendment
RESPONSE LETTER

Please accept the responses below to your letter dated August 5, 2025 regarding the comments for Alico Tradeport (CPA2025-00006).

Environmental Sciences

1. Please provide analysis of Lee Plan policies 33.1.7, 60.1.1, 60.1.2, 60.4.3, 123.1.5, 123.2.10, 123.4.1, 123.11.4, 123.12.1, 125.1.2, 125.1.4, 126.1.1, 126.1.4, and 127.1.1.

RESPONSE: An environmental analysis inclusive of the above-referenced policies is forthcoming pending a meeting with staff.

2. Please address how proposed text amendment impacts active and passive agricultural operations in excess of 100 acres - Policy 1.6.7.

RESPONSE: Map 1-G, last generated/published in 2021, has had limited updates since it was established in 1994. In fact, it lists only Ordinances 03-04, 10-20, 10-43, and 17-23. Ordinance 03-04 was a result of CPA2001-23 which did evaluate the Agricultural Overlay (f.k.a. Map 20). Subsequent to this analysis, Ordinances 10-20 and 10-43 were adopted which addressed mitigating impacts from limerock mining and deleted a reference to the proposed Alico Road Extension on Map 20, respectively. Ordinance 17-23 adopted the Timber Creek comprehensive plan amendment which removed that property from the Agricultural operations map. It should be noted that the current Map 1-G has not undergone a thorough analysis, particularly pertaining to acreage and ownership, since Ordinance 03-04 was adopted. The map details a number of properties, particularly along the traditional Alico Road Industrial Corridor, which are 1) not active or passive agricultural operations, 2) are not over 100 acres, and 3) are not under unified ownership/contiguous to properties under unified ownership. The only operations which may potentially be impacted by the proposed text amendment are Sunnygrove and Pottinger's Nurseries which are both located on the eastern side of the north-south Alico Road segment. The text amendment would allow for these properties to seek a future map amendment to Tradeport and develop industrial uses consistent with a subsequent planned development request. Neither operation is in excess of 100 acres.

3. How will existing acreage subdivisions as shown on Map 2-D be protected from adverse external

impacts? - Lee Plan policy 33.2.1.

RESPONSE: The text amendment is specific to the traditional Alico Road Industrial Corridor which is the north-south segment of Alico Road. There are no existing acreage subdivisions abutting this corridor, likely due to the existing limerock mining operations. The closest subdivisions are WildBlue (EEPCO) and Corkscrew Shores (Improved Residential) per Map 2-D. Both of these subdivisions feature entrances to the west of the subject corridor and are not anticipated to be impacted by the text amendment. Alternatively, the text amendment would allow for employment opportunities which would capture some of the traffic heading further west as a result of the Alico Road extension which relieves the Daniels corridor.

4. Please define Alico Road Extension and Alico Road Connector/Extension used in the proposed text amendment.

RESPONSE: Please see provided Alico Road Extension - Controlled Access Map and Alico Roadway Exhibit.

5. Tradeport FLU allows for stand-alone retail commercial if preservation incentives are reached as outlined in Policy 1.1.13. Please provide analysis of potential commercial uses within Southeast Lee County as a result of the requested text amendment.

RESPONSE: No changes to the commercial regulations of the SE Lee County community are proposed. While the Tradeport FLU allows for stand-alone retail commercial through preservation incentives in other parts of the county, the language throughout Goal 33 limits/prohibits these small-scale operations from taking place within the planning community.

6. How will uses be compatible with Southeast Lee County? Commercial uses are limited elsewhere in Goal 33, "must not include auto parts stores, lawn and garden supply stores, fuel pump stations, drycleaners (on-site), or any other use that is not compatible with protecting Southeast Lee County's environment". The uses allowed in the Tradeport FLU category include potential intensive high-risk uses. Staff has concerns that potential uses within Tradeport FLU are not compatible with objectives of Southeast Lee County Community Planning Area and DR/GR FLU category.

RESPONSE: Please see above response, no changes to the commercial limitations found throughout SE Lee County are proposed to be altered through this text amendment.

7. Please provide analysis examining potential impacts on public supply wellfields as a result of eligible properties developing in accordance with the proposed text amendment. How many eligible properties are located within Wellfield Protection Zones? Uses have been restricted or heavily regulated based on proximity to wellfields. How does the proposed text amendment account for

protection of groundwater resources? The text amendment has potential to allow for uses Staff will not support based on proximity to wellfields.

RESPONSE: While the text amendment does have the potential to allow for uses which may be of concern to staff, the text amendment specifies that future industrial development within the Tradeport FLU will be required to undergo the Planned Development process which requires a Schedule of Uses and companion Master Concept Plan, giving staff, the public, the Hearing Examiner, and the Board of County Commissioners additional opportunities for review and input. Additionally, no changes to the Wellfield Ordinance are being proposed which further protects the corridor from incompatible uses.

8. Please provide an integrated surface and groundwater model to determine impacts of all eligible properties developing in accordance with the proposed text amendment. The modeling must examine potential impact to surface water, ground water, and irrigation supply.

RESPONSE: The modeling is proposed to take place at the time a Planned Development is requested. This ensures that the site design and configuration of uses are taken into account prior to issuance of any site-specific permits or resolutions.

9. STRAP No. 09-46-26-00-00001.0540 and 09-46-26-00-00001.00300 were not included in the Synecological Analysts Environmental Assessment but are identified by the applicant as properties that intend to utilize the proposed text amendment.

RESPONSE: Please see additional Environmental Assessments for those two (2) properties.

10. The FLUCCS map for 14700 Alico Rd prepared by Synecological Analysts calls out Mangrove habitat. Staff suspects this is an error. Please review for accuracy.

RESPONSE: Revised environmental analysis is forthcoming.

11. Please provide an environmental analysis detailing how the proposed text amendment will both positively and negatively impact the environment. The analysis should address protected species, wildlife habitat, wetlands, and water resources. The analysis must account for all eligible properties developing in accordance with the request.

RESPONSE: An environmental analysis is forthcoming.

Planning

1. The application materials do not include an analysis of the proposed text amendment's impact on

Lee Plan Table 1(b). Add this analysis to the Lee Plan Analysis. Contact Rick Burris at rburris@leegov.com for current Table 1(b) allocation allowances.

RESPONSE: Please see Exhibit T11 - Justification for additional information on Table 1(b)

Exhibit T3 - Community Meeting

2. Lee Plan Objective 17.3 requires a public input meeting for privately initiated text amendment applications within a Community Plan Area. Provide the information required per Policy 17.3.4 for a public input meeting within the boundaries of Southeast Lee Community Plan Area and consistent with the other requirements of this objective.

RESPONSE: Noted, a community meeting is forthcoming.

Exhibit T4 - Proposed Text Changes

3. The Tradeport FLUC allows for non-industrial uses. Clarify whether Tradeport within SE Lee would be limited to industrial uses. If non-industrial uses are intended as well, clarify how those uses would work with Policy 33.2.5, which has already been exceeded.

RESPONSE: No alterations to commercial limitations in SE Lee County are proposed.

4. Provide information on the basis of how 1.0 FAR was determined as the appropriate intensity for this area.

RESPONSE: Lee County generally does not limit industrial development based on floor area ratio, therefore, the standard FAR of 1.0 which is used for the Industrial FLU within the City of Fort Myers was incorporated to the text amendment. This is geographically, the closest and most similar land use with a FAR limitation.

5. #1 and #2 appear to conflict with each other. Provide some analysis or justification regarding these geographic limitations.

RESPONSE: Please see provided Alico Road Extension - Controlled Access Map and Alico Roadway Exhibit.

6. There are a lot of properties that would meet the 4-acre requirement. Provide some justification on how this number was determined.

RESPONSE: This minimum acreage is the smallest lot size amongst the current properties which

are eligible for the map amendment as outlined in the proposed text amendment. The reason for including this minimum acreage is to prevent lots from splitting into smaller industrial sites in the future which could generate small-scale/strip industrial along the corridor.

7. Provide an analysis, including a map, of the potential impact this acreage threshold may have on SE Lee.

RESPONSE: The companion Map Amendment is forthcoming.

8. SE Lee requires many of these as the general requirements of the Community Plan Area. Remove the requirements that are already included in Objective 33.1.

RESPONSE: Noted.

9. The wording appears to suggest that mining would be considered an industrial development. Clarify the intent of this statement.

RESPONSE: Mining/resource extraction is not contemplated through this text amendment. The mining use is already permitted in SE Lee County and is further governed by Lee Plan Goal 10 and is implemented through the LDC's Chapter 12.

10. This policy appears to conflict with other Lee Plan policies regarding MUDs on non-residential properties. Provide information on the reasoning of why this was included.

RESPONSE: Please see response to #6.

Exhibit T5 - Impact Analysis

11. The subject petition is a text amendment only. If the intent is to apply for a concurrent FLUM amendment, this map may be appropriate as part of this application as well. If the intent is to only move the text amendment forward, consider the potential benefits of including this map, as it does not depict the only places the proposed amendments may impact.

RESPONSE: The companion Map Amendment is forthcoming.

12. The county has not received a companion map amendment as of the first review of this application.

RESPONSE: The companion Map Amendment is forthcoming.

13. The locational standards in the proposed text amendment appears to include areas between the existing Alico Rd and SR 82 that could be considered "South of the Alico Road extension" that are not included in the Private Rec Facilities Overlay. Additionally, Private Rec Facilities would be significantly less intense than industrial uses. Consider revising this section, as it does not appear to directly support the requested amendments.

RESPONSE: Please see above responses to the limited geographic corridor in which the text amendment may apply, this is further noted in the Eligible Properties exhibit. Additionally, the range of uses permitted in Private Rec Facilities per Policy 13.3.9 and the calculations contributing to the open space of Private Rec Facilities per Policy 13.3.8(4) imply that this overlay can pose significant impacts to trip generation and water usage in this community.

14. The proposed amendment's locational standards would apply to numerous properties in SE Lee. Provide an analysis of all properties that could become eligible for Tradeport with the proposed amendment.

RESPONSE: Please see provided Alico Road Extension - Controlled Access Map and Alico Roadway Exhibit. Analysis has been updated to reflect potential map amendment sites and a map of eligible properties has been prepared; please see Eligible Properties Exhibit.

15. This map is not the only map/area of SE Lee that may be impacted by the proposed text amendments. Maps 1-D and 2-D may also be impacted. Verify and provide explanation on the impact of the proposed text amendments on the other SE Lee Maps.

RESPONSE: Map 1-D is the "Urban Reserve, Privately Funded Infrastructure, Public Acquisition, Airport Mitigation Lands, & Priority Restoration Strategy Overlays" - these map layers do not feature development criteria which would impact the proposed text amendment or vice versa. Map 2-D is specific to residential development which is not proposed via this request, nor are changes to the map being proposed via this request. Please see response #3

16. Provide information on the impact the text amendment could have on utilities and services, including the number of properties which could qualify for Tradeport based on the locational standards and the required infrastructure based on the proposed FAR, consistent with Objective 4.1.

RESPONSE: Please see updated LOA and Eligible Parcels Exhibit.

17. Add a statement regarding the justification of the requested text amendment. Include data and analysis where necessary to support the request.

RESPONSE: Please see Text Amendment justification (Exhibit - T11)

Exhibit T6 - Lee Plan Analysis

18. Provide an analysis on the potential impacts to the other special treatment areas in SE Lee such as the existing acreage subdivisions, mixed-use communities, and EEPCO.

RESPONSE: The proposed request would help support existing and planned residential development throughout the SE Lee County Planning Community by having proximate industrial development, which also fosters economic growth, sustainability, and diversity within the community. This use promotes travel along a heavily impacted corridor which is expected to further support the traveling public due to the Alico Road Extension which relieves traffic in/out of the adjacent Lehigh Acres community.

19. Consider whether there are any policies in the other elements of the Lee Plan, such as the Economic Development Element, that could support the text amendment request. Add those policies to the Lee Plan analysis.

RESPONSE: Additional analysis is forthcoming.

Please contact me directly at (239) 226-0024 or if you should have any questions or require additional information.

Sincerely,
EnSite, Inc.

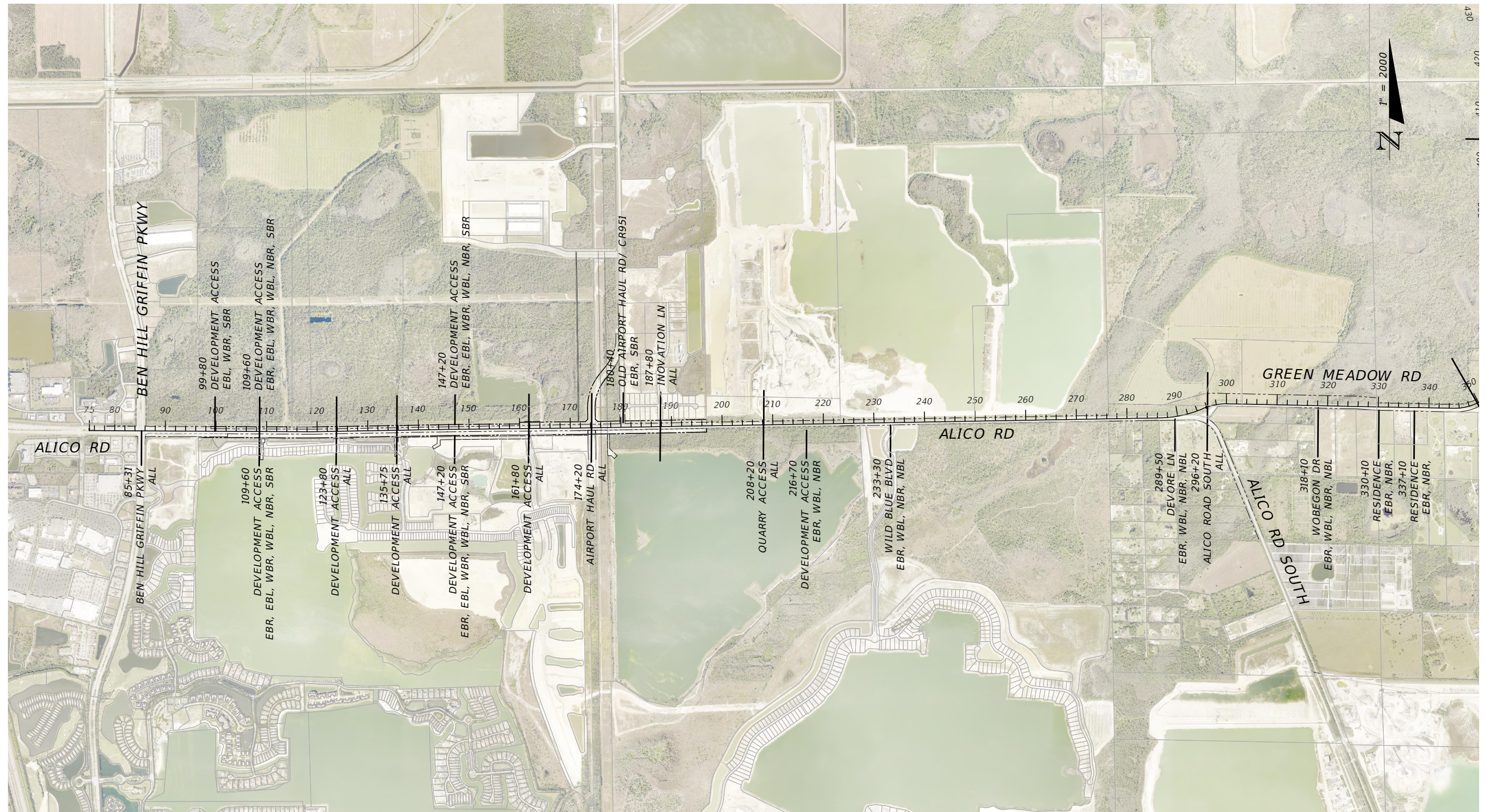


Cindy C. Leal Brizuela, AICP, MURP
Principal Planner

cc: Terry B. Cramer III Esq., Wilbur Smith

Enclosures:

1. Protected Species Surveys (2 Additional Properties)
2. Alico Road Extension - Controlled Access Map
3. Eligible Properties Exhibit
4. Exhibit T11- Justification
5. Revised LOA for All Eligible Properties



REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION
00/00/00	ADOPTED PER RESOLUTION #00-00-00		

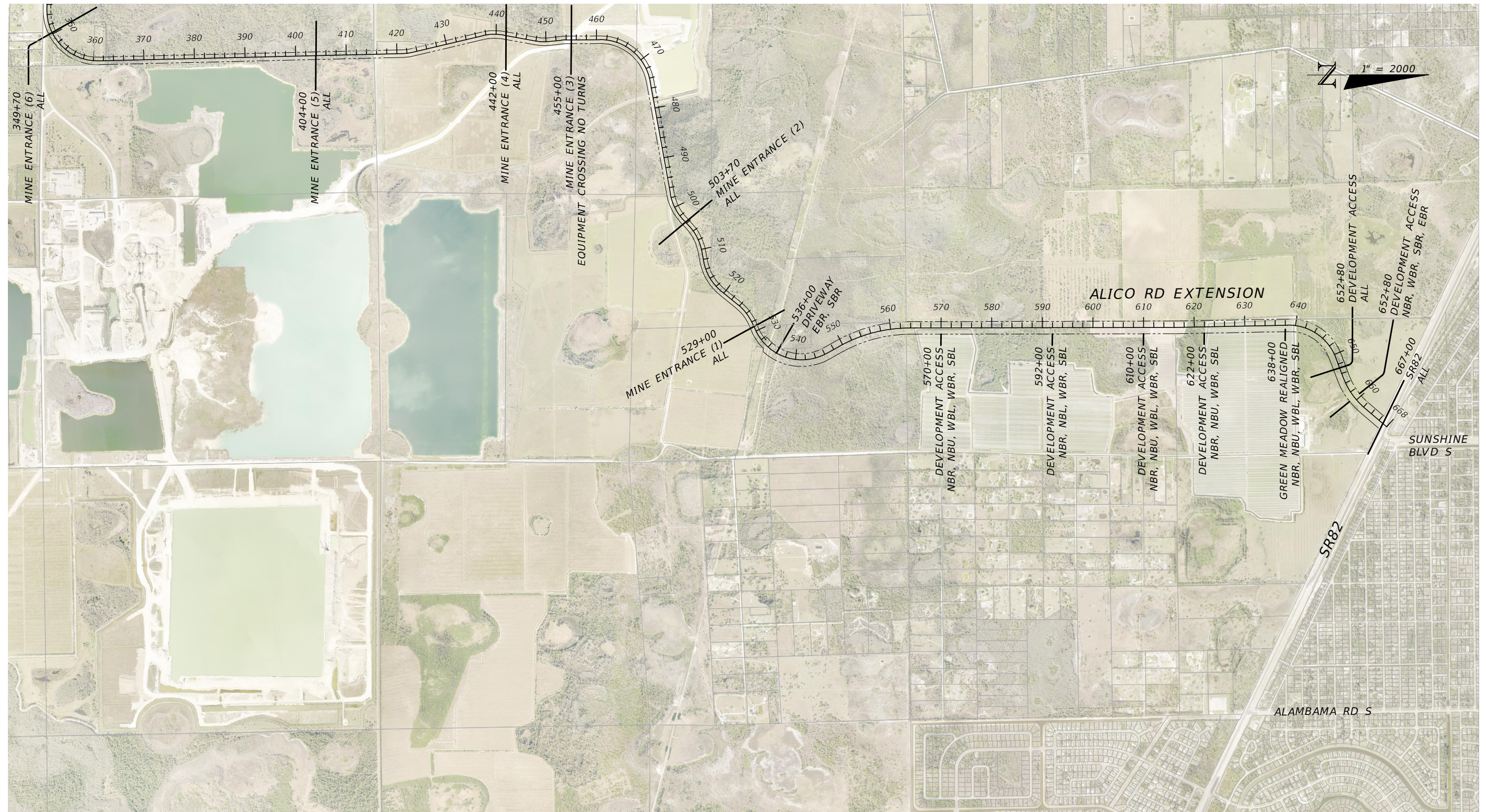
LEE COUNTY DEPARTMENT OF TRANSPORTATION		
ROAD NAME	COUNTY	PROJECT ID
ALICO RD	LEE	21014

ALICO RD EXTENSION
DESIGNATED ACCESS POINTS

EXHIBIT B

1 OF 2

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.



REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION
00/00/00	ADOPTED PER RESOLUTION #00-00-00		

LEE COUNTY DEPARTMENT OF TRANSPORTATION		
ROAD NAME	COUNTY	PROJECT ID
ALICO RD	LEE	21014

ALICO RD EXTENSION
DESIGNATED ACCESS POINTS



EXHIBIT B
 2 OF 2



Alico Road

Harper Property Holdings 3 LLC

Legend

-  Map Amendment Properties
-  Eligible Parcels

San Carlos Park Protection

Harper Property Holdings 3 LLC

14800 Alico LLC

14800 Alico LLC

Jacob and Whitney Huffman Trust

Species Survey (Michael Kolis)
Alico LLC
14800 Alico Rd
Ft Myers, FL 33913

Prepared for

Alico LLC
15301 Blackhawk Dr
Ft Myers, FL 33912

21 July 2023

Synecological Analysts® Inc.
2159 Morning Sun Ln
Naples, FL 34119

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1.0 INTRODUCTION

The project presented with this application is located in Section 09 , Township 46, Range 26 E in Lee County, FL and located at the SW quadrant of the Alico Rd - N. S Mallard Ln. intersection. This site is an assemblage of two parcels. The summary information for these parcels is included in the Appendix of this report. The Alico site is bounded by a single family home lot to the West, Alico Rd to the East, a large single family home lot and facilities to the S. The latitude/longitude information for the center of this site is 26 degrees, 29', 01.3" N and 81 degrees 43', 01.5" W.

The developer of this project is:

14800 Alico LLC
15301 Blackhawk Dr
Ft Myers, FL 33912

The project planner and engineer is:

En-site
Brian Smith
2401 First St,
Suite 201
Ft Myers, FL 33901

The proposed project is to develop a large building.

Synecological Analysts® (SAI) conducted an Environmental Assessment and Listed Species Survey on this site. This document responds to the Lee County requirement of an Environmental Assessment Report. We evaluated this property to determine distribution, extent and character of vegetational communities. Habitat types, jurisdictional wetland status, potential or presence of listed species and suitability of the on site habitat for listed species habitat were also evaluated. Soils characteristics, distribution and extent were determined to assist in the other evaluations. Findings and conclusions are presented in subsequent portions of this document.

2.0 EXISTING SITE CONDITIONS

The proposed development consists of one parcel. The dominant FLUCCS categories for this site are FLUCCS - 240 - Tree nursery / abandoned, and FLUCCS 740. Each of these categories comprise approximately half of the site.

2.1 Soils

This site is not edaphically complex. The Pineda - Pineda wet fine sand, 0 - 2% slopes covers approximately 75% of with, Oldsmar sand, 0 - 2% accounting for a majority of the remainder. A soils map may be found on the following page and general descriptions of these soils is included in Appendix A.

Originally these soils occurred on drainage ways on marine terraces in tread, talf and dip land form position on sandy and loamy marine deposits. In the Pineda-Pineda series rock is absent in the upper 80 inches.

3.0 VEGETATION AND HABITAT POTENTIAL

2.1 Uplands

There are two land use types identified on this site, both upland, FLUCCS 240 - Tree nursery (abandoned) and FLUCCS 740 - Disturbed land as shown by the FLUCCS following this page.

240 - Tree Nursery Abandoned - This site is dominated by a mixture of native oaks at canopy, cabbage palm and immature oaks in the shrub strata. Caesarweed and bahia grass are the herbaceous dominants.

740 - Disturbed land - The community consists of open areas lacking a canopy or shrub component. Bahia is the dominate herbaceous strata species, but it's coverage is not continuous.

2.2 Wetlands

There are no wetland communities found on this site.

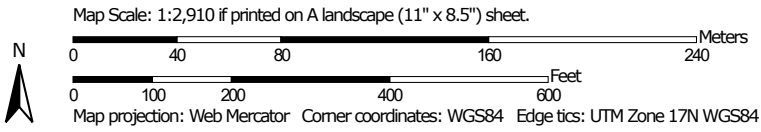
2.3 Habitat Potential

The abandoned tree nursery, now characterized by open land, early succession plant species, and remnants of past agricultural use as a tree nursery. The abundance of oaks provide significant mast production that is highly desirable for wild turkey. Unfortunately feral hogs also consider this crop highly desirable. The lack of native herbaceous stata along with the open land and limited shrub components limit the habitat quality for a number of potential listed species.

4.0 PROTECTED/LISTED SPECIES

SAI has conducted species surveys on these parcels in July of 2004 using the Southern Biomes wandering transect method. The results of this survey are presented in this section of the resport. A complete listing of potential species can be found at the following link on the Lee County website <http://www.leegov.com/dcd/Documents/ES/protspec/ProtectedSpeciesList.pdf>.

Soil Map—Lee County, Florida
(14800 Alico Rd)



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
13	Cypress Lake fine sand, 0 to 2 percent slopes	0.6	3.0%
26	Pineda-Pineda, wet, fine sand, 0 to 2 percent slopes	15.7	75.2%
33	Oldsmar sand, 0 to 2 percent slopes	4.6	21.8%
Totals for Area of Interest		20.9	100.0%

We also include a relevant species for this site and their typical FLUCCS preferences.

Methodology

The entire site was field surveyed for protected species in compliance with Lee County Endangered Species Ordinance No. 89-34 using the Southern Biomes wandering transect method. Open sandy areas adjacent to the main road were checked early in the morning for tracks or other sign. Recent drone photography of the site was also reviewed with intent for observations of any items we might have overlooked during the field survey. The Transect Location Map shows survey transects of the open areas.

The survey was conducted by Mr. Brown Collins and Ms. Isabel Galeano. All observers have considerable experience conducting such surveys in Lee County. Mr. Collins has a B.S. in Range Science (69) and a MS in Range Science with a specialty in Plant Ecology (72). His curriculum included 24 hours of wildlife science courses and 30 hours of plant ecology. Another 12 hours included taxonomy in these areas. He was employed by the US Soil Conservation Service from 1972-74 as a Range Conservationist. He was a staff ecologist for Dames & Moore from 74-76. Most of his work assignments were out of Boca Raton and Bartow. From 1976 to 1986 he worked as a staff ecologist for Espey, Huston & Associates. He has been self employed as a consulting ecologist since 1986. During that time, he has conducted field surveys throughout Florida for both vegetation and faunal components for many projects, ranging from small commercial tracts to phosphate mines and power plants. His first southwest Florida project was the permitting of an Exxon drilling pad in the Big Cypress National Preserve in 1975. Other regional projects of interest include ecological surveys in conjunction with Stat 4/5 of the Everglades Restoration Project and the wetland impacts and mitigation for expansion of the Florida Gas pipeline.

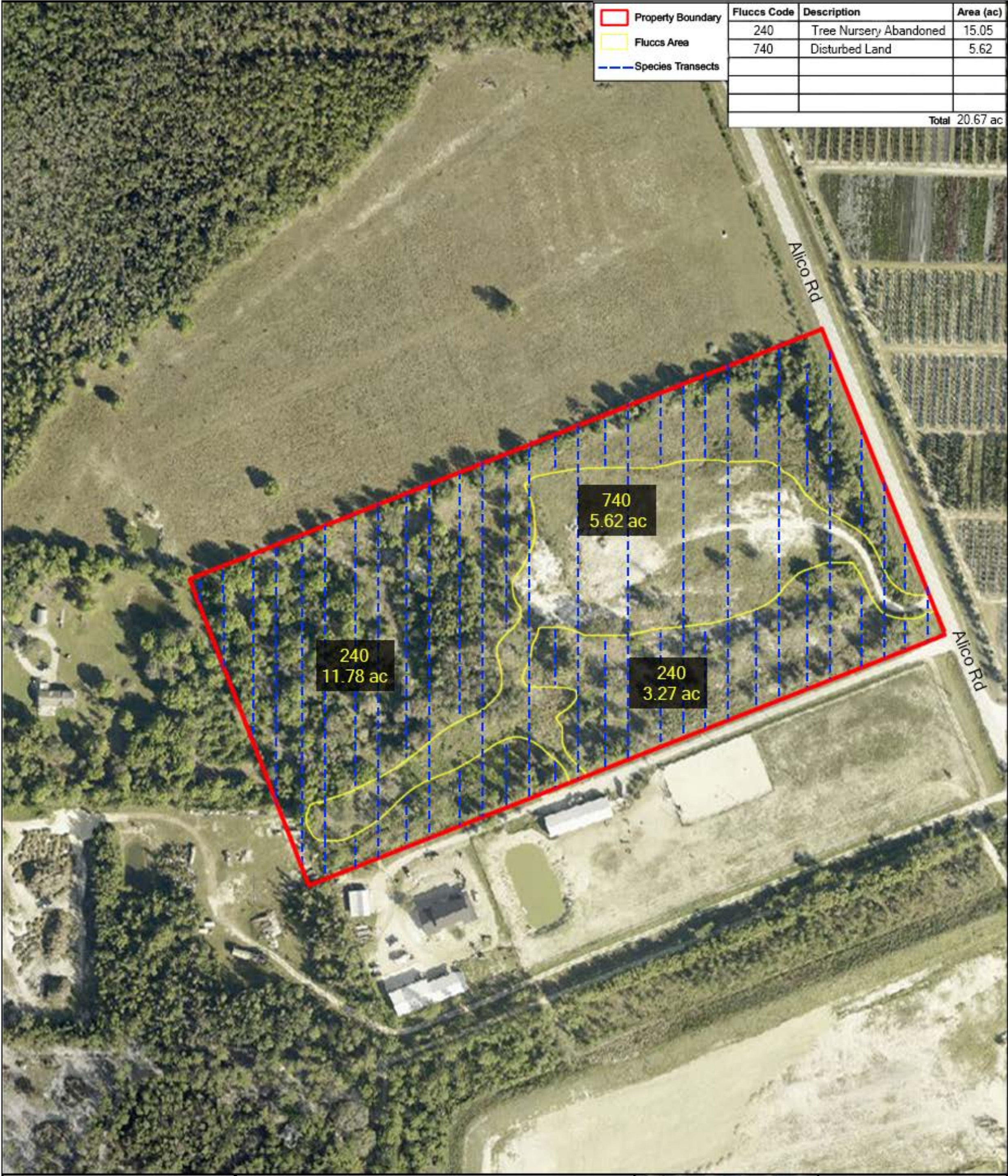
Ms Isabel Galeano, With a degree in Environmental Engineering and eleven years of experience in environmental science, has developed a strong background in research and environmental management. Her work as a Technical Field Assistant with Synecological Analysts, since 2014, has involved conducting Protected Species Surveys, conserving preserve and agricultural lands, and monitoring forest plantations for restoration.

Throughout her career, she has been involved in environmental assessments and green industry projects, focusing on sustainable practices and adherence to environmental standards, reflecting her dedication to environmental stewardship and biodiversity conservation.

Observations

Site sampling occurred in July of 2024. The time of survey and weather conditions are listed below.

Date	Time (EST)	Weather
18 July.	12:00 PM- 3:00 PM	Low 90's - Low 80's Mostly cloudy- Rainy
19 July	8:00 AM - 12:00 PM	High 80's - Low 90's



Flucss Code	Description	Area (ac)
240	Tree Nursery Abandoned	15.05
740	Disturbed Land	5.62
Total		20.67 ac

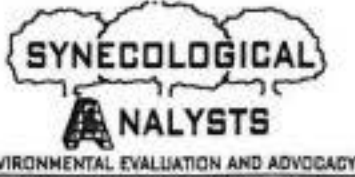
240
11.78 ac

740
5.62 ac

240
3.27 ac

Alico Rd

Alico Rd



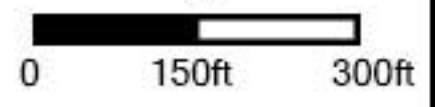
ENVIRONMENTAL EVALUATION AND ADVOCACY
2159 Morning Sun Lane
NAPLES, FLORIDA 34119
PHONE: (239) 514-3998
www.synecol.com

PROJECT: FLUCCS Map 14800 ALICO LLC

LOCATION: FORT MYERS FL 33912

DATE: July 26, 2024

DRAWN BY: AT



No listed plant species were observed. A few Red-bellied woodpecker (*Melanerpes carolinus*) were observed feeding on the Royal Palms (*Roystonea regia*) in the FLUCCS 740 area.

Given the highly impacted nature of much of the site, the relative paucity of listed species is not surprising. Beyond mast production by the oaks there is limited foraging material on this site. The feral hogs degrade the area by their rooting activity and consumption of much of the mast crop that might draw in more desirable species.

4.1 Wildlife

No sign, calls, tracks or other indication of listed animal species were encountered on this site beyond the few bird sightings. The nearest eagle nest is 8,300 feet from the site, well beyond the 660 feet regulatory concern distance. No impacts proposed by this project impact any critical or high quality wildlife habitat. The most noticeable evidence of species presence and usage was that of the feral hogs. There is widespread evidence of their presence by dropping and rooted areas.

Protected wildlife species lists by FLUCCS list are included in Appendix A for reference.

4.2 Vegetation - No listed plant species were observed or are likely to occur on this site. As discussed in previous sections, this site does not have habitat diversity, scale or quality to support potential listed species associated with the extant habitat types.

7.0 SUMMARY

Because of historic AG uses on this parcel, the majority of this site is significantly degraded in habitat quality and integrity. The impacts proposed herein are not likely to be harmful any listed species.

APPENDIX A

MICHAEL KOLIS
LISTED SPECIES

FLUCCS	Commun Name	<i>Scientific Name</i>	Status	Observed
240 - Tree nursery abandoned	Non Listed			
740 - Disturbed land	Non Listed			

Property Data

STRAP: 09-46-26-00-00001.0030 Folio ID: 10351509

[Hurricane Ian Tax Roll Value Letter](#) [Tax Refund Status](#)

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Owner Of Record - Sole Owner [\[Change Mailing Address\]](#)

14800 ALICO LLC
15301 BLACKHAWK DR
FORT MYERS FL 33912

Site Address

Site Address maintained by [E911 Program Addressing](#)

ACCESS UNDETERMINED
FORT MYERS FL

Property Description

Do not use for legal documents!

PARL INS 1/2 SEC 09 TWP 46 RG 26 DESC IN OR 1287 PG 0777

[View Recorded Plat at LeeClerk.org](#) - Use this link to do an Official Records search on the Lee County Clerk of Courts website, using 1287 and 777 for the book and page numbers.

Attributes and Location Details

Total Bedrooms / Bathrooms	0
1st Year Building on Tax Roll	N/A
Historic Designation	No

Township	Range	Section	Block	Lot
46	26E	09		
Municipality	Latitude	Longitude		
Lee County Unincorporated - 0	26.48338	-81.71774		

[View Parcel on Google Maps](#)

[\[Tax Map Viewer \]](#) [\[View Comparables \]](#)



[\[Pictometry Aerial Viewer \]](#)

Image of Structure



◀ Photo Date August of 2004 ▶ View other photos

Last Inspection Date: 05/01/2023

Property Values / Exemptions / TRIM Notices

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No existing exemptions found for this property.

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
	Current	387,641	387,641	387,641	387,641	0	0	387,641
2023 Values / Additional Info	2023	288,033	288,033	288,033	288,033	0	0	288,033
2022 Values / Additional Info	2022	276,600	276,600	276,600	276,600	0	0	276,600
2021 Values / Additional Info	2021	270,200	270,200	270,200	150,052	0	0	150,052
2020 Values / Additional Info	2020	236,425	236,425	236,425	136,411	0	0	136,411
2019 Values / Additional Info	2019	210,000	210,000	210,000	124,010	0	0	124,010
2018 Values / Additional Info	2018	135,000	135,000	135,000	112,736	0	0	112,736
2017 Values / Additional Info	2017	131,784	131,784	131,784	102,487	0	0	102,487
2016 Values	2016	135,000	135,000	135,000	93,170	0	0	93,170
2015 Values	2015	110,000	110,000	110,000	84,700	0	0	84,700
2014 Values	2014	110,000	110,000	110,000	77,000	0	0	77,000
2013 Values	2013	70,000	70,000	70,000	70,000	0	0	70,000
2012 Values	2012	70,000	70,000	70,000	70,000	0	0	70,000
2011 Values	2011	80,000	80,000	80,000	80,000	0	0	80,000

Lee County, Florida

13—Cypress Lake fine sand, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2zlds

Elevation: 0 to 60 feet

Mean annual precipitation: 42 to 56 inches

Mean annual air temperature: 70 to 77 degrees F

Frost-free period: 350 to 365 days

Farmland classification: Farmland of unique importance

Map Unit Composition

Cypress lake and similar soils: 80 percent

Minor components: 20 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Cypress Lake

Setting

Landform: Drainageways on marine terraces, flatwoods on marine terraces

Landform position (three-dimensional): Tread, dip, talf

Down-slope shape: Linear, convex

Across-slope shape: Linear, concave

Parent material: Sandy and loamy marine deposits over limestone

Typical profile

A - 0 to 3 inches: fine sand

E - 3 to 14 inches: fine sand

E/B - 14 to 25 inches: fine sand

Btg - 25 to 30 inches: fine sandy loam

2R - 30 to 40 inches: bedrock

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: 8 to 40 inches to lithic bedrock

Drainage class: Poorly drained

Runoff class: Very high

Capacity of the most limiting layer to transmit water

(Ksat): Moderately high to high (0.60 to 2.00 in/hr)

Depth to water table: About 3 to 18 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 4 percent

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Sodium adsorption ratio, maximum: 4.0

Available water supply, 0 to 60 inches: Very low (about 2.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3w

Hydrologic Soil Group: A/D

Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks

Forage suitability group: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)

Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL), South Florida Flatwoods (R155XY003FL)

Hydric soil rating: Yes

Minor Components

Brynwood

Percent of map unit: 8 percent

Landform: Flatwoods on marine terraces

Landform position (three-dimensional): Tread, talf

Down-slope shape: Linear

Across-slope shape: Linear

Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks

Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)

Hydric soil rating: Yes

Wabasso

Percent of map unit: 6 percent

Landform: Flatwoods on marine terraces

Landform position (three-dimensional): Tread, talf

Down-slope shape: Linear, convex

Across-slope shape: Linear

Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks

Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)

Hydric soil rating: No

Pineda

Percent of map unit: 4 percent

Landform: Drainageways on marine terraces, flats on marine terraces

Landform position (three-dimensional): Tread, dip, talf

Down-slope shape: Linear

Across-slope shape: Concave, linear

Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks

Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL), Slough (R155XY011FL)

Hydric soil rating: Yes

Ft. drum

Percent of map unit: 2 percent

Landform: Flatwoods on marine terraces

Landform position (three-dimensional): Tread, talf

Down-slope shape: Convex

Across-slope shape: Linear

Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks

Other vegetative classification: Sandy soils on flats of mesic or
hydric lowlands (G155XB141FL)

Hydric soil rating: No

Data Source Information

Soil Survey Area: Lee County, Florida

Survey Area Data: Version 21, Sep 6, 2023

Lee County, Florida

33—Oldsmar sand, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2sm4p

Elevation: 0 to 80 feet

Mean annual precipitation: 42 to 56 inches

Mean annual air temperature: 70 to 77 degrees F

Frost-free period: 355 to 365 days

Farmland classification: Farmland of unique importance

Map Unit Composition

Oldsmar and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Oldsmar

Setting

Landform: Flatwoods on marine terraces

Landform position (three-dimensional): Talf

Down-slope shape: Convex, linear

Across-slope shape: Linear

Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 6 inches: sand

E - 6 to 38 inches: sand

Bh - 38 to 50 inches: sand

Btg - 50 to 80 inches: sandy clay loam

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Poorly drained

Runoff class: Very high

Capacity of the most limiting layer to transmit water

(Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: About 6 to 18 inches

Frequency of flooding: None

Frequency of ponding: None

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Sodium adsorption ratio, maximum: 4.0

Available water supply, 0 to 60 inches: Low (about 4.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 4w

Hydrologic Soil Group: A/D

Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: No

Minor Components

Immokalee

Percent of map unit: 6 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear, convex
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: No

Holopaw

Percent of map unit: 3 percent
Landform: Drainageways on marine terraces, flatwoods on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear, convex
Across-slope shape: Linear, concave
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), Slough (R155XY011FL)
Hydric soil rating: Yes

Basinger

Percent of map unit: 3 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave, linear
Across-slope shape: Concave, linear
Ecological site: R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: Yes

Cypress lake

Percent of map unit: 2 percent
Landform: Drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear, convex
Across-slope shape: Concave, linear

Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks

Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL), South Florida Flatwoods (R155XY003FL)

Hydric soil rating: Yes

Tequesta

Percent of map unit: 1 percent

Landform: Depressions on marine terraces

Landform position (three-dimensional): Tread, dip

Down-slope shape: Concave

Across-slope shape: Concave

Ecological site: R155XY100FL - Organic Freshwater Isolated Marshes and Swamps

Other vegetative classification: Organic soils in depressions and on flood plains (G156AC645FL), Freshwater Marshes and Ponds (R156BY010FL)

Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Lee County, Florida

Survey Area Data: Version 21, Sep 6, 2023

Lee County, Florida

26—Pineda-Pineda, wet, fine sand, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2svyp

Elevation: 0 to 100 feet

Mean annual precipitation: 42 to 63 inches

Mean annual air temperature: 68 to 77 degrees F

Frost-free period: 350 to 365 days

Farmland classification: Farmland of unique importance

Map Unit Composition

Pineda and similar soils: 45 percent

Pineda, wet, and similar soils: 40 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Pineda

Setting

Landform: Flatwoods on marine terraces, drainageways on marine terraces

Landform position (three-dimensional): Tread, talf, dip

Down-slope shape: Linear

Across-slope shape: Linear, concave

Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 1 inches: fine sand

E - 1 to 5 inches: fine sand

Bw - 5 to 36 inches: fine sand

Btg/E - 36 to 54 inches: fine sandy loam

Cg - 54 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Poorly drained

Runoff class: Very high

Capacity of the most limiting layer to transmit water (Ksat): High
(1.98 to 5.95 in/hr)

Depth to water table: About 6 to 18 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 15 percent

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Sodium adsorption ratio, maximum: 4.0

Available water supply, 0 to 60 inches: Low (about 5.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3w

Hydrologic Soil Group: A/D

Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks

Forage suitability group: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)

Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL), South Florida Flatwoods (R155XY003FL)

Hydric soil rating: No

Description of Pineda, Wet

Setting

Landform: Flats on marine terraces, drainageways on marine terraces

Landform position (three-dimensional): Tread, talf, dip

Down-slope shape: Linear

Across-slope shape: Linear, concave

Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 1 inches: fine sand

E - 1 to 5 inches: fine sand

Bw - 5 to 36 inches: fine sand

Btg/E - 36 to 54 inches: fine sandy loam

Cg - 54 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Poorly drained

Runoff class: Negligible

Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 5.95 in/hr)

Depth to water table: About 0 inches

Frequency of flooding: None

Frequency of ponding: Frequent

Calcium carbonate, maximum content: 15 percent

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Sodium adsorption ratio, maximum: 4.0

Available water supply, 0 to 60 inches: Low (about 5.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3w

Hydrologic Soil Group: A/D

Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps

Forage suitability group: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)

Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL), Slough (R155XY011FL)

Hydric soil rating: Yes

Minor Components

Felda

Percent of map unit: 6 percent

Landform: Flats on marine terraces, drainageways on marine terraces

Landform position (three-dimensional): Tread, talf, dip

Down-slope shape: Linear

Across-slope shape: Linear, concave

Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps

Other vegetative classification: Slough (R155XY011FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)

Hydric soil rating: Yes

Wabasso

Percent of map unit: 3 percent

Landform: Flatwoods on marine terraces

Landform position (three-dimensional): Tread, talf

Down-slope shape: Linear, convex

Across-slope shape: Linear

Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks

Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)

Hydric soil rating: No

Cypress lake

Percent of map unit: 2 percent

Landform: Drainageways on marine terraces, flats on marine terraces

Landform position (three-dimensional): Tread, dip, talf

Down-slope shape: Linear, convex

Across-slope shape: Concave, linear

Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps

Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL), South Florida Flatwoods (R155XY003FL)

Hydric soil rating: Yes

Brynwood

Percent of map unit: 2 percent

Landform: Flatwoods on marine terraces

Landform position (three-dimensional): Tread, talf

Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods
(R155XY003FL), Sandy soils on flats of mesic or hydric
lowlands (G155XB141FL)
Hydric soil rating: Yes

Valkaria

Percent of map unit: 2 percent
Landform: Drainageways on flats on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: R155XY070FL - Sandy Freshwater Isolated
Marshes and Swamps
Other vegetative classification: Sandy soils on flats of mesic or
hydric lowlands (G155XB141FL), Slough (R155XY011FL)
Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Lee County, Florida
Survey Area Data: Version 21, Sep 6, 2023



Measurement

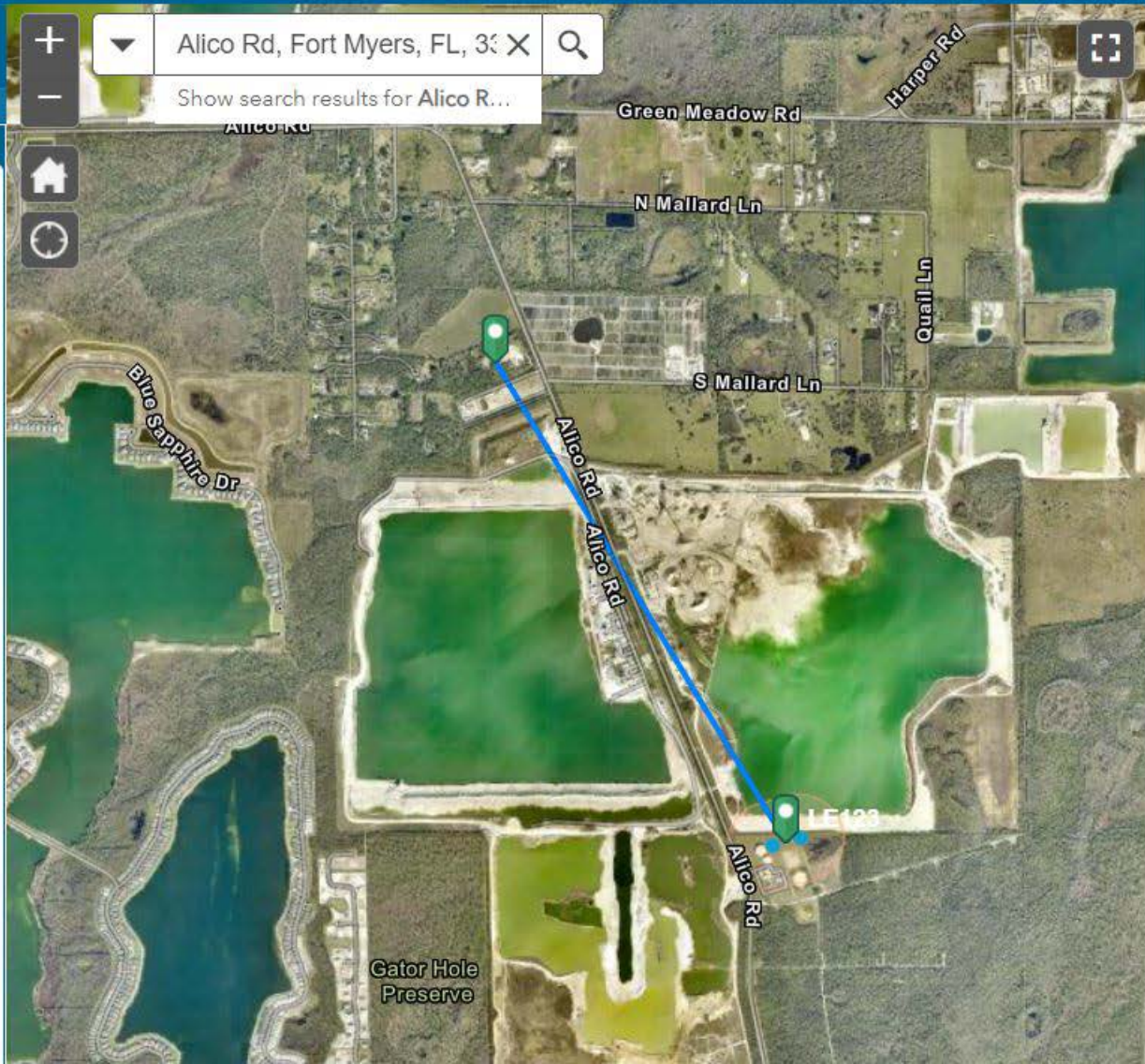


Measurement Result

8,370 Feet

Clear

Press CTRL to enable snapping





Environmental Evaluation and Advocacy

www.synecol.com

BROWN COLLINS

EDUCATION

B.S., Range Science - Texas A&M University, 1969

M.S. Plant Ecology/Soils - Texas A&M University, 1972

CERTIFICATIONS

Ecological Society of America Professional Ecologist - 1981

American Soc. Of Agronomy - Certified Prof. Soil Scientist # 762 - 1983



SUMMARY

Brown Collins has a B.S. and graduate degree in ecology and more than 40 years of southwest Florida experience. He brings realism founded on a firm technical base to the process of environmental evaluation and permitting. He has permitted hundreds of projects with many degrees of ecological complexity. He has done environmental consulting work on every continent except Antarctica. Representative projects include RMC South Florida Materials Corkscrew Road Mine, University Lakes, University Lakes West, Willow Run Mine and Livingston Lakes residential. Historic projects include the Turkey Point Nuclear Generating Station, Miami Jetport, initial IFC Phosphate mine and the first drilling pad in the Big Cypress Natl. Preserve. Other representative projects include mapping several thousand acres of wetlands in the STA 3/4 Area of the Everglades Restoration Project, permitting State Road 29 improvements from I-75 to Copeland and all Florida Department of Transportation mitigation site monitoring from Polk County to Collier County. An overview of Mr. Collins experience includes:

- Obtained over 500 permit approvals for projects impacting wetlands in SW Florida.
- Mapped more than 500,000 acres of Florida plant communities, primarily wetlands.
- Sampled and quantitatively analyzed more than 50,000 acres.
- Mapped more than 100,000 acres of soils and technically edited NRCS county Soil Surveys for the NRCS national offices

As president and founder of Synecological Analysts® in 1993 his focus has been primarily on wetland jurisdictional determinations, protected species issues, project permitting, violation resolution, client advocacy and wetland negotiations such as mitigation and enhancement.

Suite 200 2159 Morning Sun Lane, Naples, FL 34119

239-514-3998 Fax: 305-900-4878

brown@synecol.com



BOARD OF COUNTY COMMISSIONERS

Kevin Ruane
District One

October 10, 2025

Via E-Mail

Cecil L Pendergrass
District Two

Brian Smith

David Mulicka
District Three

Ensite, Inc.
2401 First Street, Suite 201

Brian Hamman
District Four

Fort Myers, FL 33901

Mike Greenwell
District Five

RE: **Potable Water and Wastewater Availability**

Alico Road – 14800 Alico Road, Fort Myers, FL 33913

Dave Harner, II
County Manager

STRAP # 09-46-26-00-00001.0070, 09-46-26-00-00001.0210,

09-46-26-00-00001.0030, 09-46-26-00-00001.0540 & 09-46-26-00-00001.0190

Richard Wm. Wesch
County Attorney

To whom this may concern:

Donna Marie Collins
County Hearing
Examiner

The subject property is located within Lee County Utilities Water Future Service Area as depicted on Maps 4A of the Lee County Comprehensive Land Use Plan but is not located within Lee County Utilities Sewer Future Service Area as depicted on Map 4B. Potable water lines are in operation adjacent to the property mentioned above. However, to provide sewer service to the subject parcels, developer funded system enhancements such as line extensions may be required.

Your firm has indicated that this project will consist of 2,530,834 SF industrial units with an estimated flow demand of approximately 104,825 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above.

Availability of potable water and sanitary sewer service is contingent upon final acceptance of the infrastructure to be constructed by the developer. Upon completion and final acceptance of this project, potable water service will be provided through our Corkscrew Water Treatment Plant.

Sanitary sewer service will be provided by our Three Oaks Water Reclamation Facility. 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.

Prior to beginning design work on this project, please meet with LCU Staff to determine the best point of connection and discuss requirements for construction. 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 Planning text amendment only. Individual letters of availability will be required for the purpose of obtaining building permits.

Sincerely,

Ohdet Kleinmann

LEE COUNTY UTILITIES
Public Utilities Manager