



CPA 2025-00010

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - MAP

Project Name: Alico Testing Facility and Institute

Project Description: Amend the future land use from DR/GR and Wetlands to Tradeport.

Map(s) to Be Amended: Maps 1-A and 1-G

State Review Process: ☐ Small-Scale Review ☐ State Coordinated Review ☒ Expedited State Review

1. Name of Applicant: Various – please see Applicants/Property Owners Exhibit

Address: _____

City, State, Zip: _____

Phone Number: _____

E-mail: _____

RECEIVED
OCT 24 2025

2. Name of Contact: Cindy C. Leal Brizuela, AICP, MURP

Address: 2401 First Street, Suite 201

City, State, Zip: Fort Myers, FL 33901

Phone Number: 239-226-0024

E-mail: CindyL@en-site.com

COMMUNITY DEVELOPMENT

3. Owner(s) of Record: Various – please see Applicants/Property Owners Exhibit

Address: _____

City, State, Zip: _____

Phone Number: _____

E-mail: _____

4. Property Location:

1. Site Address: Various – please see Applicants/Property Owners Exhibit

2. STRAP(s): _____

5. Property Information:

Total Acreage of Property: 88.62 Total Acreage Included in Request: 58.1

Total Uplands: 58.1 Total Wetlands: 30.52 Current Zoning: AG-2

Current Future Land Use Category(ies): DR/GR & Wetlands

Area in Each Future Land Use Category: 58.1 AC in DR/GR & 30.52 AC in Wetlands

Existing Land Use: Agricultural, residential, and vacant land

6. Calculation of maximum allowable development under current Lee Plan:

Residential Units/Density: 7

Commercial Intensity: 0

Industrial Intensity: 0

7. Calculation of maximum allowable development with proposed amendments:

Residential Units/Density: 0

Commercial Intensity: 0

Industrial Intensity: 2,530,834 SF

Public Facilities Impacts

NOTE: The applicant must calculate public facilities impacts based on the maximum development.

- 1. Traffic Circulation Analysis:** The analysis is intended to determine the effect of the land use change on the Financially Feasible Highway Plan Map 3A (20-year plus horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit a Traffic Impact Statement (TIS) consistent with Lee County Administrative Code (AC)13-17.
 - a. Proposals affecting less than 10 acres, where development parameters are contained within the Traffic Analysis Zone (TAZ) or zones planned population and employment, or where there is no change in allowable density/intensity, may be eligible for a TIS requirement waiver as outlined in the Lee County TIS Guidelines and AC-13-17. Identification of allowable density/intensity in order to determine socio-economic data for affected TAZ(s) must be coordinated with Lee County Planning staff. Otherwise a calculation of trip generation is required consistent with AC-13-17 and the Lee County TIS Guidelines to determine required components of analysis for:
 - i. Total peak hour trip generation less than 50 total trip ends – trip generation.
 - ii. Total peak hour trip generation from 50 to 300 total trip ends – trip generation, trip distribution and trip assignment (manual or Florida Standard Urban Transportation Modeling Structure (FSUTMS) analysis consistent with AC-13-17 and TIS Guidelines), short-term (5 year) and long-range (to current Lee Plan horizon year) segment LOS analysis of the nearest or abutting arterial and major collector segment(s) identified in the Transportation Inventory based on the trip generation and roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is recommended prior to submittal of the application to discuss use of FSUTMS, any changes to analysis requirements, or a combined CPA and Zoning TIS short term analysis.
 - iii. Total peak hour trip generation is over 300 total trip ends - trip generation, mode split, trip distribution and trip assignment (manual or FSUTMS analysis consistent with AC-13-17 and TIS Guidelines), short-term (five-year) and long-range (to current Lee Plan horizon year) segment LOS analysis of arterial and collector segments listed in the Transportation Inventory. LOS analysis will include any portion of roadway segments within an area three miles offset from the boundary of the application legal description metes and bounds survey. LOS analysis will also include any additional segments in the study area based on the roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is required prior to submittal of the application.
 - b. Map amendment - greater than 10 acres -Allowable density/intensity will be determined by Lee County Planning staff.
- 2. Provide an existing and future conditions analysis for the following (see Policy 95.1.3):**
 - a. Sanitary Sewer
 - b. Potable Water
 - c. Surface Water/Drainage Basins
 - d. Parks, Recreation, and Open Space
 - e. Public Schools

Analysis for each of the above should include (but is not limited to) the following (see the Lee County Concurrency Management Report):

- a. Franchise Area, Basin, or District in which the property is located
- b. Current LOS, and LOS standard of facilities serving the site
- c. Projected 2030 LOS under existing designation
- d. Projected 2030 LOS under proposed designation
- e. Existing infrastructure, if any, in the immediate area with the potential to serve the subject property
- f. Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements
- g. Provide a letter of service availability from the appropriate utility for sanitary sewer and potable water

In addition to the above analysis, provide the following for potable water:

- a. Determine the availability of water supply within the franchise area using the current water use allocation (Consumptive Use Permit) based on the annual average daily withdrawal rate.
- b. Include the current demand and the projected demand under the existing designation, and the projected demand under the proposed designation.
- c. Include the availability of treatment facilities and transmission lines for reclaimed water for irrigation.
- d. Include any other water conservation measures that will be applied to the site (see Goal 54).

3. Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including:

- a. Fire protection with adequate response times
- b. Emergency medical service (EMS) provisions
- c. Law enforcement
- d. Solid Waste
- e. Mass Transit
- f. Schools

In reference to above, the applicant must supply the responding agency with the information from application items 5, 6, and 7 for their evaluation. This application must include the applicant's correspondence/request to the responding agency.

Environmental Impacts

Provide an overall analysis of the character of the subject property and surrounding properties, and assess the site's suitability for the proposed change based upon the following:

1. A map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS).
2. A map and description of the soils found on the property (identify the source of the information).
3. A topographic map depicting the property boundaries and 100-year flood prone areas indicated (as identified by FEMA).
4. A map delineating the property boundaries on the most recent Flood Insurance Rate Map.
5. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands.
6. A table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state or local agencies as endangered, threatened or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map).

Impacts on Historic Resources

List all historic resources (including structure, districts, and/or archaeologically sensitive areas) and provide an analysis of the proposed change's impact on these resources. The following should be included with the analysis:

1. A map of any historic districts and/or sites listed on the Florida Master Site File which are located on the subject property or adjacent properties.
2. A map showing the subject property location on the archaeological sensitivity map for Lee County.

Internal Consistency with the Lee Plan

1. Discuss how the proposal affects established Lee County population projections, Lee Plan Table 1(b) and the total population capacity of the Lee Plan Future Land Use Map.
2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment or that affect the subject property. This analysis should include an evaluation of all relevant policies under each goal and objective.
3. Describe how the proposal affects adjacent local governments and their comprehensive plans.

State Policy Plan and Regional Policy Plan

List State Policy Plan and Regional Policy Plan goals, strategies and actions, and policies which are relevant to this plan amendment.

Justify the proposed amendment based upon sound planning principles

Support all conclusions made in this justification with adequate data and analysis.

Planning Communities/Community Plan Area Requirements

If located within a planning community/community plan area, provide a meeting summary document of the required public informational session [Lee Plan Goal 17].

Sketch and Legal Description

The certified legal description(s) and certified sketch of the description for the property subject to the requested change. A metes and bounds legal description must be submitted specifically describing the entire perimeter boundary of the property with accurate bearings and distances for every line. The sketch must be tied to the state plane coordinate system for the Florida West Zone (North America Datum of 1983/1990 Adjustment) with two coordinates, one coordinate being the point of beginning and the other an opposing corner. If the subject property contains wetlands or the proposed amendment includes more than one land use category a metes and bounds legal description, as described above, must be submitted in addition to the perimeter boundary of the property for each wetland or future land use category.

SUBMITTAL REQUIREMENTS

Clearly label all submittal documents with the exhibit name indicated below.

For each map submitted, the applicant will be required to submit a 24"x36" version and 8.5"x11" reduced map for inclusion in public hearing packets.

MINIMUM SUBMITTAL ITEMS (3 Copies)

☒	Completed Application (Exhibit – M1)
☒	Disclosure of Interest (Exhibit – M2)
☒	Surrounding Property Owners List, Mailing Labels, and Map For All Parcels Within 500 Feet of the Subject Property (Exhibit – M3)
☒	Existing Future Land Use Map (Exhibit – M4)
☒	Map and Description of Existing Land Uses (Not Designations) of the Subject Property and Surrounding Properties (Exhibit – M5)
☒	Map and Description of Existing Zoning of the Subject Property and Surrounding Properties (Exhibit – M6)
☒	Signed/Sealed Legal Description and Sketch of the Description for Each FLUC Proposed (Exhibit – M7)
☒	Copy of the Deed(s) of the Subject Property (Exhibit – M8)
☒	Aerial Map Showing the Subject Property and Surrounding Properties (Exhibit – M9)
☒	Authorization Letter From the Property Owner(s) Authorizing the Applicant to Represent the Owner (Exhibit – M10)
☒	Proposed Amendments (Exhibit – M11)
☒	Lee Plan Analysis (Exhibit – M12)
☒	Environmental Impacts Analysis (Exhibit – M13)
☒	Historic Resources Impact Analysis (Exhibit – M14)
☒	Public Facilities Impacts Analysis (Exhibit – M15)
☒	Traffic Circulation Analysis (Exhibit – M16)
☒	Existing and Future Conditions Analysis - Sanitary Sewer, Potable Water, Surface Water/Drainage Basins, Parks and Rec, Open Space, Public Schools (Exhibit – M17)
☒	Letter of Determination For the Adequacy/Provision of Existing/Proposed Support Facilities - Fire Protection, Emergency Medical Service, Law Enforcement, Solid Waste, Mass Transit, Schools (Exhibit – M18)
☒	State Policy Plan and Regional Policy Plan (Exhibit – M19)
☒	Justification of Proposed Amendment (Exhibit – M20)
☒	Planning Communities/Community Plan Area Requirements (Exhibit – M21)

APPLICANT – PLEASE NOTE:

Changes to Table 1(b) that relate directly to and are adopted simultaneously with a future land use map amendment may be considered as part of this application for a map amendment.

Once staff has determined the application is sufficient for review, 15 complete copies will be required to be submitted to staff. These copies will be used for Local Planning Agency hearings, Board of County Commissioners hearings, and State Reviewing Agencies. Staff will notify the applicant prior to each hearing or mail out to obtain the required copies.

If you have any questions regarding this application, please contact the Planning Section at (239) 533-8585.

AFFIDAVIT

I, _____, certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data, or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I also authorize the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application.

Signature of Applicant

Date

Printed Name of Applicant

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization on _____ (date) by _____
(name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

Signature of Notary Public

(Name typed, printed or stamped)



Alico Road

094626L2000010100

STRAP	Applicant/Owner	Entity Representative
09-46-26-L2-00001.0100	Harper Property Holdings 3, LLC	Ronald E. Inge
	McNew Property Holdings 3, LLC	Ronald E. Inge
09-46-26-00-00001.0070	San Carlos Park Fire Protection and Rescue Services District	David Cambareri
09-46-26-00-00001.0210	Harper Property Holdings 3, LLC	Ronald E. Inge
	McNew Property Holdings 3, LLC	Ronald E. Inge
09-46-26-00-00001.0540	14800 Alico, LLC	Michael Kolias
09-46-26-00-00001.0030	14800 Alico, LLC	Michael Kolias
09-46-26-00-00001.0190	Jacob & Whitney Huffman Trust	Jacob Huffman

09462600000010070

09462600000010210

09462600000010540

09462600000010030

09462600000010190

Alico Tradeport

Exhibit M1
Applicants

Lee County, FL 33913

0 750 1,500 ft



DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME this day appeared Michael Kolas o/b/o 14800 Alico, LLC, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at STRAPs 09-46-26-00-00001.0030 and 09-46-26-00-00001.0540 and is the subject of an Application for zoning action (hereinafter the "Property").

2. That I am familiar with the legal ownership of the Property and have full knowledge of the names of all individuals that have an ownership interest in the Property or a legal entity owning an interest in the Property.

[OPTIONAL PROVISION IF APPLICANT IS CONTRACT PURCHASER: In addition, I am familiar with the individuals that have an ownership interest in the legal entity that is under contract to purchase the Property.]

3. That, unless otherwise specified in paragraph 6 below, no Lee County Employee, County Commissioner, or Hearing Examiner has an Ownership Interest in the Property or any legal entity (Corporation, Company, Partnership, Limited Partnership, Trust, etc.) that has an Ownership Interest in the Property or that has contracted to purchase the Property.

4. That the disclosure identified herein does not include any beneficial Ownership Interest that a Lee County Employee, County Commissioner, or Hearing Examiner may have in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, whose interest is for sale to the general public.

5. That, if the Ownership Interest in the Property changes and results in this affidavit no longer being accurate, the undersigned will file a supplemental Affidavit that identifies the name of any Lee County Employee, County Commissioner, or Hearing Examiner that subsequently acquires an interest in the Property.

6. Disclosure of Interest held by a Lee County Employee, County Commissioner, or Hearing Examiner.

Name and Address	Percentage of Ownership

Under penalty of perjury, I declare that I have read the foregoing and the facts alleged are

true to the best of my knowledge and belief.

Property Owner

Print Name

*******NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS*****
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED**

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by
means of ☐ physical presence or ☐ online notarization, on _____ (date)
by _____ (name of person providing oath or affirmation),
who is personally known to me or who has produced _____
(type of identification) as identification.

STAMP/SEAL

Signature of Notary Public

**DISCLOSURE OF INTEREST
AFFIDAVIT**

BEFORE ME this day appeared Terry B. Cramer III o/b/o San Carlos Park Fire Protection and Rescue Services District, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at STRAP 09-46-26-00-00001.0070 and is the subject of an Application for zoning action (hereinafter the "Property").

2. That I am familiar with the legal ownership of the Property and have full knowledge of the names of all individuals that have an ownership interest in the Property or a legal entity owning an interest in the Property.

[OPTIONAL PROVISION IF APPLICANT IS CONTRACT PURCHASER: In addition, I am familiar with the individuals that have an ownership interest in the legal entity that is under contract to purchase the Property.]

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Property Owner

Print Name

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by _____ (name of person providing oath or affirmation),
who is personally known to me or who has produced _____
(type of identification) as identification.

STAMP/SEAL

Signature of Notary Public

**DISCLOSURE OF INTEREST
AFFIDAVIT**

BEFORE ME this day appeared Ronald E. Inge o/b/o Harper Property Holdings 3, LLC & McNew Property Holdings, LLC, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at STRAPs 09-46-26-L2-00001.0100 and 09-46-26-00-00001.0210 and is the subject of an Application for zoning action (hereinafter the "Property").

2. That I am familiar with the legal ownership of the Property and have full knowledge of the names of all individuals that have an ownership interest in the Property or a legal entity owning an interest in the Property.

[OPTIONAL PROVISION IF APPLICANT IS CONTRACT PURCHASER: In addition, I am familiar with the individuals that have an ownership interest in the legal entity that is under contract to purchase the Property.]

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Name and Address	Percentage of Ownership

Under penalty of perjury, I declare that I have read the foregoing and the facts alleged are

true to the best of my knowledge and belief.

Property Owner

Print Name

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STATE OF FLORIDA
COUNTY OF LEE

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by _____ (name of person providing oath or affirmation),
who is personally known to me or who has produced _____
(type of identification) as identification.

STAMP/SEAL

Signature of Notary Public

DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME this day appeared Ronald E. Inge o/b/o Harper Property Holdings 3, LLC & McNew Property Holdings, LLC, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at STRAPs 09-46-26-L2-00001.0100 and 09-46-26-00-00001.0210 and is the subject of an Application for zoning action (hereinafter the "Property").

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Name and Address	Percentage of Ownership

Under penalty of perjury, I declare that I have read the foregoing and the facts alleged are

true to the best of my knowledge and belief.

Property Owner

Print Name

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STATE OF FLORIDA
COUNTY OF LEE

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by _____ (name of person providing oath or affirmation),
who is personally known to me or who has produced _____
(type of identification) as identification.

STAMP/SEAL

Signature of Notary Public

**DISCLOSURE OF INTEREST
AFFIDAVIT**

BEFORE ME this day appeared Jacob Huffman o/b/o Jacob & Whitney Huffman Trust, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at STRAP 09-46-26-00-00001.0190 and is the subject of an Application for zoning action (hereinafter the "Property").

2. That I am familiar with the legal ownership of the Property and have full knowledge of the names of all individuals that have an ownership interest in the Property or a legal entity owning an interest in the Property.

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by _____ (name of person providing oath or affirmation),
who is personally known to me or who has produced _____
(type of identification) as identification.

STAMP/SEAL

Signature of Notary Public

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

14400 ALICO ROAD LLC
14662 GOLDEN FOX CT
FISHERS IN 46037

ROMO EDUARDO PLASCENCIA +
PO BOX 398
FORT MYERS FL 33902

ALICO DO NGUYEN LLC
20230 AINSLEY ST
ESTERO FL 33928

KALLIAINEN RICHARD A
2 CLEARVIEW BLVD
FORT MYERS BEACH FL 33931

SILVA JENNIFER & ROBERT
14401 ALICO RD
FORT MYERS FL 33913

YB CAPITAL INVESTMENTS - 10 LL
15465 PINE RIDGE RD
FORT MYERS FL 33908

SMITH ROBERT E +
14900 ALICO RD
FORT MYERS FL 33913

RAMIREZ JUAN G & MARIA R
PO BOX 733
IMMOKALEE FL 34143

MANLEY KAREN J
17481 DEVORE LN
FORT MYERS FL 33913

COFFMAN SCOTT & NALENA PHAM
17601 DEVORE LN
FORT MYERS FL 33913

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

FITZHERBERT VIRGINIA L L/E
17521 DEVORE LN
FORT MYERS FL 33913

MARTIN MARIETTA MATERIALS SOUT
4123 PARKLAKE AVE
RALEIGH NC 27612

SANDY BRITCHES LLC
32 CALLE HERMOSA
GULF BREEZE FL 32561

CRON DENNIS V & JOYCE A
14761 N MALLARD LN
FORT MYERS FL 33913

SPAHN PETER J
17100 WOBEGON DR
FORT MYERS FL 33913

DOO KENNETH M TR
17651 DEVORE LN
FORT MYERS FL 33913

MAYHOOD SUE ANN +
24051 PRODUCTION CIR
BONITA SPRINGS FL 34135

FOUSHEE KAITLIN A & LOREN
17750 DEVORE LN
FORT MYERS FL 33913

REDENIUS RICHARD R &
16091 SUNSET STRIP
FORT MYERS FL 33908

POTTINGERS NURSERY INC
900 SUNSET VISTA DR
FORT MYERS FL 33919

MARTIN MARIETTA NORTH TEXAS CE
4123 PARKLAND AVE
RALEIGH NC 27612

MERCIER ROBERT
3811 LITTLE CREEK DR
FORT MYERS FL 33905

MBW HOLDINGS LLC
SUNNYGROVE LANDSCAPING +
PO BOX 347
ESTERO FL 33928

MBW HOLDINGS LLC
SUNNYGROVE LANDSCAPING +
PO BOX 347
ESTERO FL 33928

MBW HOLDINGS LLC
SUNNYGROVE LANDSCAPING +
PO BOX 347
ESTERO FL 33928

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

YB CAPITAL INVESTMENTS - 10 LL
15465 PINE RIDGE RD
FORT MYERS FL 33908





Alico Road

Legend

 Subject Properties

Future Land Use

 Conservation Lands Upland

 Conservation Lands Wetland

 Density Reduction/Groundwater Resource

 Public Facilities

 Wetlands

Alico Tradeport

Exhibit M4
Existing FLU

Lee County, FL 33913

0 750 1,500 ft





Limerock Mine

Planned Wastewater
Reclamation Facility
DOS2024-00135

Alico Road

Vacant AG

Estate Residential

Estate Residential

Estate Residential

Vacant AG

Landscape
Nursery

Estate Residential

Estate Residential

Estate Residential

Limerock Mine

Estate Residential

Alico Tradeport

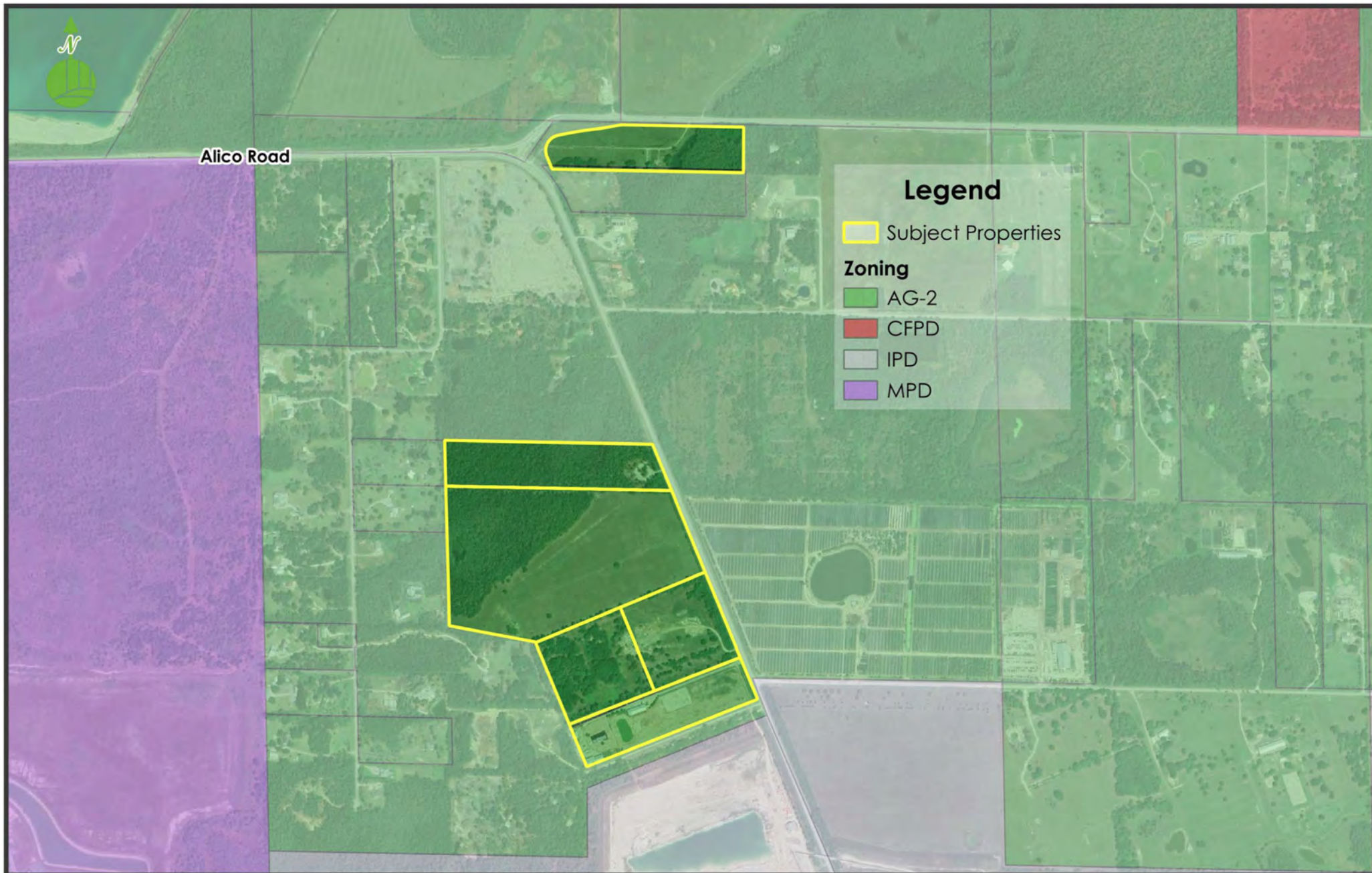
Exhibit M5
Existing Land Uses

Lee County, FL 33913

0 750 1,500 ft



ensite



*A PORTION OF LAND
LYING IN SECTION 9,
TOWNSHIP 46 SOUTH, RANGE 26 EAST LEE COUNTY, FLORIDA*

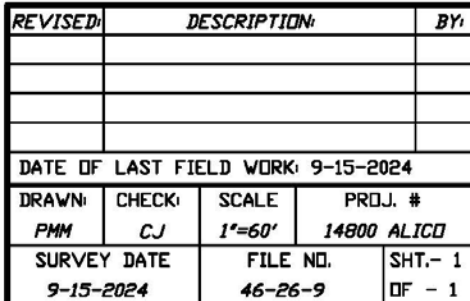
TOWNSHIP 46 SOUTH, RANGE 26 EAST LEE COUNTY, FLORIDA

A tract or parcel of land lying and being in Section 9, Township 46 South, Range 26 as described as follows:

SURVEY NOTES:

- SURVEY NOTES:**
1. BASIS OF BEARING SHOWN HEREIN TAKEN FROM THE SIXTH LINE OF SECTION 9, TOWNSHIP 10 NORTH, RANGE 60 EAST, LEE COUNTY, FLORIDA AS BEING ASSUMED, AS BEING ASSUMED AS N88°46'11" STATE PLANE COORDINATES, FLORIDA WEST ZONE 18N 1983
 2. FIELD NOTES IN 2024 FILE
 3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD
 4. THIS CERTIFICATION IS ONLY FOR LANDS RESERVED HEREIN. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.
 5. THIS IS NOT CONSTITUTED A GUARANTEE OF ACCURACY AND WAS BASED ON DESCRIPTION FURNISHED BY CLIENT AND ADDED MONUMENTATION IN THE FIELD.
 6. UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED.
 7. THIS SURVEY HAS BEEN CONSIDERED SINCE THE DATE OF RECORDANCE WITH THE APPLICABLE STATE LAWS AND STATUTES FS 666801-60 FS 666830 FS 6742625
 8. FLORIDA ADMINISTRATIVE CODE 62C-10.001
 9. ELEVATIONS ARE NAVD 83 DATUM, BASED IN RGS FT05 FORT RICH, ELEVATION= 356.7 MVD 1988
 10. THIS SECTION IS INTENDED TO BE VIEWED AS AN 1828'34" 1'46.00' 60 SCALE DRAWING.
 11. FIELD ZONE "Z" ELEVATION N/A COMMUNITY N/A 2024/04/16 0625
 12. REVISION DATE: 07/20/2024

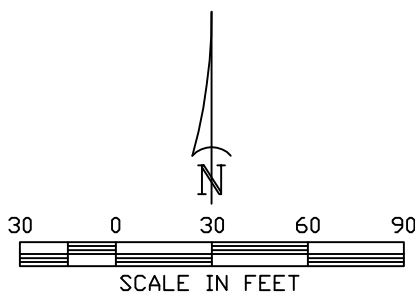
CERTIFIED TO
MICHAEL KOLIAS
ENR ENGINEERING



PHILLIP M. MOULD, P.S.M.
8180 GULL LANE
FORT MYERS, FLORIDA 3396
(239)-645-1348
EMAIL: phillipmould@live.com

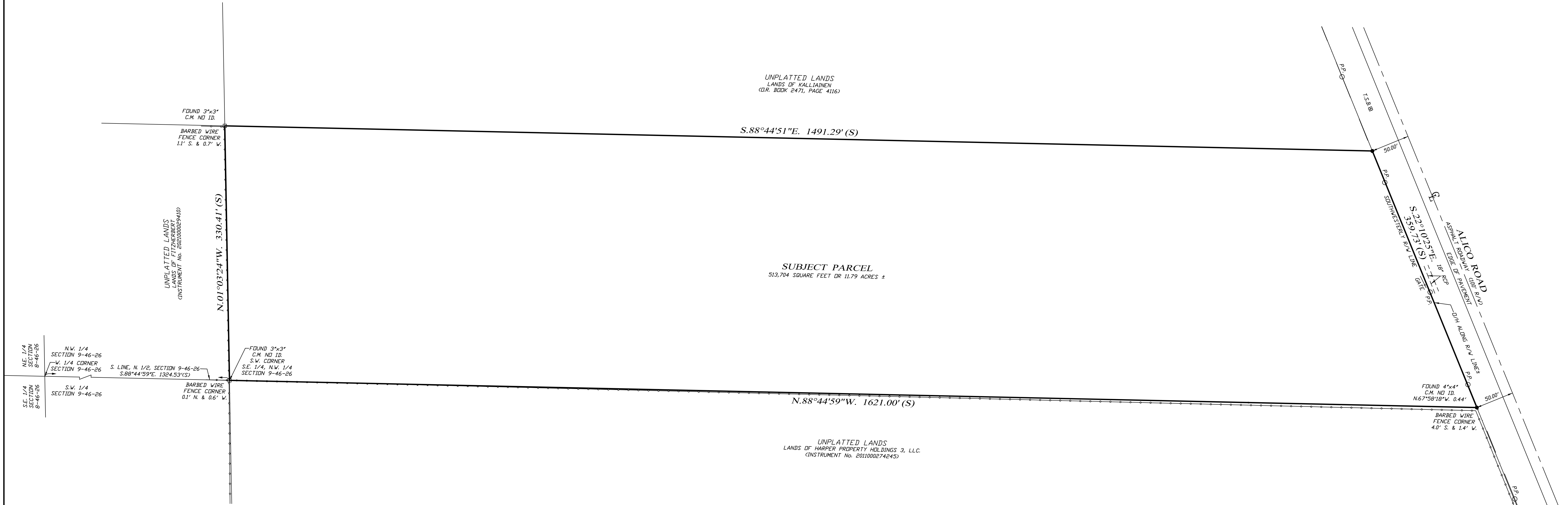
- LEGEND:
- SET 1/2" IRON ROD (CAP LB6921)
 - FOUND IRON ROD (C.R.)
 - P.M. PERMANENT REFERENCE MONUMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - P.C. POINT OF CURVATURE
 - D.R. OFFICIAL RECORDS BOOK
 - (S) AS PER SURVEY
 - (P) AS PER PLAT
 - (D) AS PER DEED
 - (L) CURVE NUMBER
 - LI LINE NUMBER
 - R/W RIGHT-OF-WAY
 - CL CENTERLINE
 - R.W.B. RECLAIM WATER BOX
 - W.M. WATER METER
 - D/H DIVERHEAD POWER
 - P.P. POWER POLE
 - G.A.&W. GUY ANCHOR & WIRE
 - T.S.B. TELEPHONE SERVICE BOX
 - N/D NAIL & DISK
 - N/I.T. NAIL & TINTAB
 - ELEV. ELEVATION
 - B.M. BENCHMARK
 - Q³ TYPICAL ELEVATION
 - A/C AIR CONDITIONER
 - W.S. WATER SYSTEM
 - P.E. POOL EQUIPMENT
 - R.C.P. REINFORCED CONCRETE PIPE
 - CONCRETE CONCRETE
 - DRAINAGE ARROW DRAINAGE ARROW

BOUNDARY SURVEY OF
A PARCEL OF LAND
LYING IN SECTION 9,
TOWNSHIP 46 SOUTH, RANGE 26 EAST,
(D.R. BOOK 3440, PAGE 3519)
PUBLIC RECORDS OF LEE COUNTY, FLORIDA



DESCRIPTION: D.R. BOOK 3440, PAGE 3519

THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 LYING WEST OF ALICO ROAD, SECTION 9, TOWNSHIP 46 SOUTH, RANGE 26 EAST, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.



- SURVEY NOTES:
1. BASIS OF BEARING SHOWN HEREIN TAKEN FROM THE SOUTH LINE OF THE N.W. QUARTER OF SECTION 9-46-26, AS BEING S.88°44'59\"E.
 2. FIELD NOTES IN SECTION 9-46-26.
 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 FOUND MONUMENTATION IN THE FIELD.
 6. UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED.
 7. THIS MAP/PLAT IS CONSIDERED SIGNED USING A DIGITAL SEAL IN ACCORDANCE WITH THE APPLICABLE STATE LAWS AND STATUTES FS 668.001-006; FS 668.50; FS 478.025; SJ-17.062, FLORIDA ADMINISTRATIVE CODE, STATE OF FLORIDA.
 8. ALL BEARINGS AND DISTANCES ARE PLAT AND MEASURED, UNLESS OTHERWISE SHOWN.
 9. ISSUANCE OF THIS DRAWING, FROM THIS FIRM SHALL NOT RELIEVE THE BUILDER AND/OR CONTRACTORS OF THE RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS, ELEVATIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. BUILDER MAY NEED TO ADJUST ELEVATION AND/OR SETBACKS PRIOR TO CONSTRUCTION IF OTHER RESTRICTIONS EXIST OR APPLY.
 10. THIS SURVEY IS INTENDED TO BE VIEWED AS AN 24x36, 60 SCALE DRAWING.

FLOOD ZONE: 1% ELEVATION: N/A
COMMUNITY No: 125124 PANEL No: 0625
SUFFIX --- F REVISION DATE: 8/28/2008
MAP NUMBER: 1207100625F

THIS SURVEY IS CERTIFIED TO:
EN-SITE, INC.

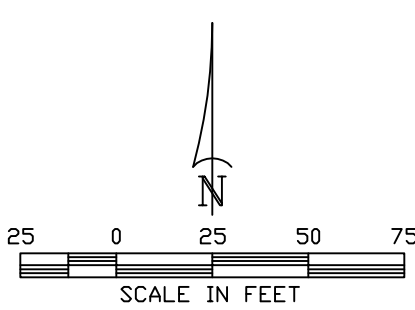
REVISED:	DESCRIPTION:	BY:	
			PHILLIP M. MOULD PROFESSIONAL SURVEYOR AND MAPPER LS6515 - STATE OF FLORIDA
DATE OF LAST FIELD WORK: 4/7/25			
DRAWN:	CHECK:	SCALE:	PROJ. #
RBH	PMM	1\"=60'	ALICO
SURVEY DATE:	FILE NO.	SHT. - 1	
4/7/25	46-26-9	OF - 1	
HARRIS-JORGENSEN, LLC. 3040 DEL PRADO BLVD. S., SUITE 100 CAPE CORAL, FLORIDA 33904 PHONE: (239) 257-2624 FAX: (239) 257-2921			

FLORIDA CERTIFICATE OF AUTHORIZATION LB6921

- LEGEND:
- SET 1/2" IRON ROD (CAP LB692)
 - FOUND IRON ROD (LR)
 - CONCRETE MONUMENT (CM)
 - PERMANENT REFERENCE MONUMENT
 - PUBLIC UTILITY EASEMENT
 - POINT OF BEGINNING
 - POINT OF COMMENCEMENT
 - POINT OF CURVATURE
 - POINT OF TANGENCY
 - POINT OF COMPOUND CURVATURE
 - OFFICIAL RECORDS BOOK
 - AS PER SURVEY
 - AS PER PLAT
 - AS PER DEED
 - CURVE NUMBER
 - LINE NUMBER
 - RIGHT-OF-WAY
 - CENTERLINE
 - R/W.B. WATER METER
 - D/H DIVERHEAD POWER
 - P.P. CONCRETE POWER POLE
 - C.P.P. ELECTRIC METER POST
 - GA&W. GUY ANCHOR & WIRE
 - T.S.B. NAIL & DISK
 - N/T.T. NAIL & TINTAB
 - ELEV. ELEVATION
 - B.M. BENCHMARK
 - TYPICAL ELEVATION
 - A/C AIR CONDITIONER
 - W.S. WATER SYSTEM
 - P.E. POOL EQUIPMENT
 - OMP CORRUGATED METAL PIPE
 - CONCRETE CONCRETE
 - DRAINAGE ARROW

SURVEY NOTES:

1. BASIS OF BEARING SHOWN HEREON TAKEN FROM THE NORTH LINE OF SECTION 9-46-26, AS BEING S.88°43'53"E.
 2. FIELD NOTES IN SECTION 9-46-26.
 3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
 4. THIS CERTIFICATION IS ONLY FOR LANDS DESCRIBED HEREON. 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 FOUND MONUMENTATION IN THE FIELD.
 6. UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED.
 7. THIS MAP/PLAT IS CONSIDERED SIGNED USING A DIGITAL SEAL IN ACCORDANCE WITH THE APPLICABLE STATE LAWS AND STATUTES FS 668.001-006; FS 668.50; FS 472.025; 5J-17.062, FLORIDA ADMINISTRATIVE CODE, STATE OF FLORIDA.
 8. ALL BEARINGS AND DISTANCES ARE PLAT AND MEASURED, UNLESS OTHERWISE SHOWN.
 9. ISSUANCE OF THIS DRAWING FROM THIS FIRM SHALL NOT RELIEVE THE BUILDER AND/OR CONTRACTORS OF THE RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS, ELEVATIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. BUILDER MAY NEED TO ADJUST ELEVATION AND/OR SETBACKS PRIOR TO CONSTRUCTION IF OTHER RESTRICTIONS EXIST OR APPLY.
 10. THIS SURVEY IS INTENDED TO BE VIEWED AS AN 24X36, 50 SCALE DRAWING.
- FLOOD ZONE: "X" ELEVATION N/A COMMUNITY No: 125124 PANEL No: 0625 SUFFIX --- F
REVISION DATE: 8/28/2008 MAP NUMBER: 12071C0625F
- THIS SURVEY IS CERTIFIED TO
EN-SITE, INC.



REVISED	DESCRIPTION	BY
DATE OF LAST FIELD WORK: 4/7/25		
DRAWN: RBH	CHECK: PMM	SCALE: 1"=50'
PROJ. # ALICD		
SURVEY DATE: 4/7/25	FILE NO. 46-26-9	SHT. - 1 OF - 1
FLORIDA CERTIFICATE OF AUTHORIZATION LB6921		
PHILLIP M. MOULD PROFESSIONAL SURVEYOR AND MAPPER LS6515 - STATE OF FLORIDA		
HARRIS-JORGENSEN, L.L.C. 3048 DEL PRADO BLVD. S., SUITE 100 CAPE CORRAL, FLORIDA 33904 PHONE: (239) 257-2654 FAX: (239) 257-2921		

BOUNDARY SURVEY OF
A PARCEL OF LAND LYING IN SECTION 9,

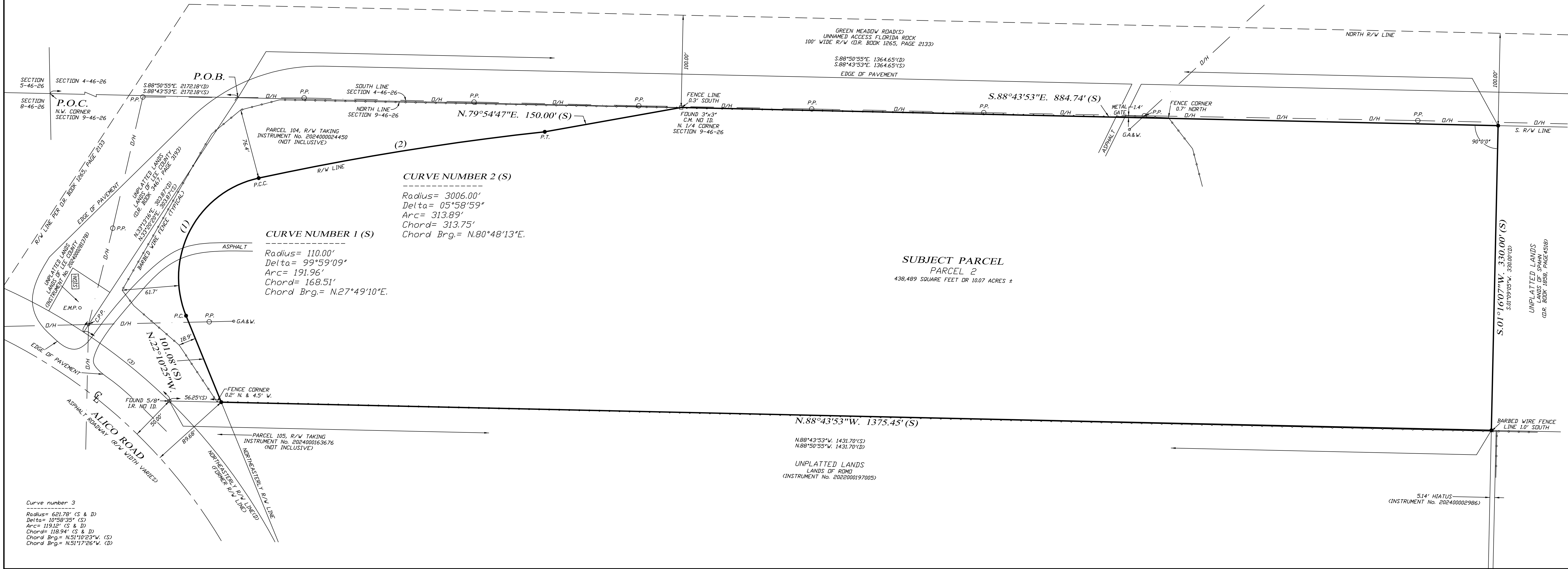
TOWNSHIP 46 SOUTH, RANGE 26 EAST,
(INSTRUMENT No. 2011000274245)
PUBLIC RECORDS OF LEE COUNTY, FLORIDA

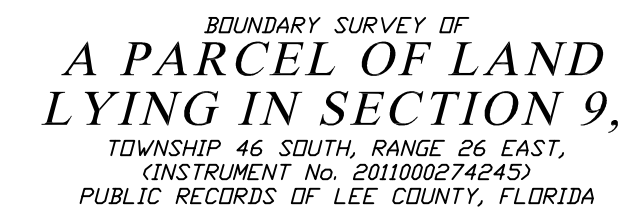
DESCRIPTION: PER INSTRUMENT No. 2011000274245

PARCEL 1 (NOT A PART OF SURVEY)
SOUTH 1,319.318 FEET OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 4, TOWNSHIP 46 SOUTH, RANGE 26 EAST, TOGETHER WITH THE FOLLOWING EASEMENT MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A NON-EXCLUSIVE RIGHT OF WAY AND EASEMENT FOR ROADWAY PURPOSES THROUGH, OVER AND ACROSS A STRIP OF LAND LYING AND ABUTTING NORTH OF THE NORTH RIGHT OF WAY LINE OF ALICD ROAD AND LYING AND ABUTTING WEST OF THE WEST LINE OF A 100 FOOT WIDE ROADWAY EASEMENT GRANTED TO ALICD LAND CORPORATION AND RECORDED IN D.R. BOOK 1265, PAGE 2133, LEE COUNTY RECORDS.
FROM THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 46 SOUTH, RANGE 26 EAST, MEASURE SOUTH 01° 12' 44" EAST ALONG THE WEST LINE OF SECTION 9 FOR 232.62 FEET TO THE NORTH RIGHT OF WAY LINE OF ALICD ROAD; THENCE MEASURE NORTH 88° 44' 26" EAST ALONG SAID NORTH LINE 1445.41 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88° 44' 26" EAST ALONG SAID NORTH LINE 200 FEET; THENCE CONTINUE ALONG SAID NORTH LINE ALONG A CURVE DEFLECTING TO THE RIGHT WITH A RADIUS OF 621.78 FEET A DISTANCE OF 273.80 FEET (CHORD OF SAID CURVE BEARING SOUTH 78° 38' 40" EAST FOR 271.59 FEET) TO SOUTHWEST CORNER OF A 100 FOOT WIDE ROADWAY EASEMENT DESCRIBED IN D.R. BOOK 1265, PAGE 2133, LEE COUNTY RECORDS; THENCE NORTH 33° 13' 16" EAST ALONG THE WESTERLY LINE OF SAID EASEMENT 249.30 FEET TO THE NORTH LINE OF SECTION 9; THENCE SOUTH 53° 07' 06" WEST FOR 153.40 FEET; THENCE ALONG CURVE DEFLECTING TO THE RIGHT WITH A RADIUS OF 165 FEET A DISTANCE OF 107.99 FEET (CHORD OF SAID CURVE BEARING SOUTH 68° 23' 01" WEST FOR 106.08 FEET); THENCE SOUTH 87° 10' 01" WEST FOR 185.07 FEET; THENCE SOUTH 84° 27' 03" WEST FOR 200.56 FEET TO THE POINT OF BEGINNING. SAID EASEMENT CONTAINING 0.43 ACRES, MORE OR LESS.

PARCEL 2
A TRACT OF LAND LYING IN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
FROM THE NORTHWEST CORNER OF SAID SECTION 9 RUN S 88°50'55" E ALONG THE NORTH LINE OF SAID SECTION 9 FOR 2172.18 FEET TO THE POINT OF BEGINNING FROM SAID POINT OF BEGINNING CONTINUE S 88°50'55" E ALONG SAID NORTH LINE FOR 1364.65 FEET; THENCE RUN S 01°09'05" W (PERPENDICULAR TO SAID NORTH LINE) FOR 330.00 FEET; THENCE RUN N 88°50'55" W (PARALLEL TO SAID NORTH LINE) FOR 1431.70 FEET TO A POINT ON A CURVE, SAID POINT BEING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF ALICD ROAD; THENCE RUN NORTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 621.78 FEET (CHORD BEARING N 51°17'26" W-CHORD DISTANCE 118.94 FEET) FOR 119.12 FEET TO A POINT ON SAID CURVE; THENCE RUN N 33°13'16" E ALONG A RADIAL LINE TO SAID CURVE FOR 303.87 FEET TO THE POINT OF BEGINNING.

PARCEL 3 (NOT A PART OF SURVEY)
A TRACT OF LAND LYING IN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 9; THENCE RUN S 88°52'03" E ALONG THE NORTH LINE OF THE SOUTH HALF (S 1/2) OF SAID SECTION 9 FOR 296.40 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF ALICD ROAD; THENCE RUN S 22°17'55" E ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE FOR 624.50 FEET; THENCE RUN S 68°27'05" W FOR 1320.00 FEET; THENCE RUN N 80°21'00" W FOR 618.23 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 9; THENCE RUN N 01°04'44" W ALONG THE WEST LINE OF THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 9 FOR 991.22 FEET TO SAID NORTH LINE OF THE SOUTH HALF (S 1/2) OF SECTION 9; THENCE RUN S 88°52'03" E ALONG SAID NORTH LINE FOR 1324.58 FEET TO THE POINT OF BEGINNING.





PARCEL 1, (NOT A PART OF SURVEY)
 SOUTH 1,919.31 FEET OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 4,
 TOWNSHIP 46 SOUTH, RANGE 26 EAST, TOGETHER WITH THE FOLLOWING
 EASEMENT MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 A NON-EXCLUSIVE RIGHT OF WAY AND EASEMENT FOR ROADWAY PURPOSES THROUGH,
 EASEMENT, AND EASEMENT, BEARING NORTH 88° 44' 26" EAST, ALONG THE NORTH
 RIGHT OF WAY LINE OF ALCO RD AND LYING AND ABUTTING WEST OF THE WEST
 LINE OF A 100 FOOT WIDE ROADWAY EASEMENT GRANTED TO ALCO LD AND
 CORPORATION AND RECORDED IN D.R. BOOK 1265, PAGE 2133, LEE COUNTY RECORDS.
 FROM THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 46 SOUTH, RANGE 26
 EAST, SOUTH 273.80 FEET OF THE WESTERLY LINE OF SAID EASEMENT 9, SECTION 9
 FOR 236.62 FEET TO THE NORTH RIGHT OF WAY LINE OF ALCO RD; THENCE
 MEASURE NORTH 88° 44' 26" EAST ALONG SAID NORTH LINE 1446.41 FEET FOR
 THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88° 44' 26" EAST ALONG
 SAID NORTH LINE 107.99 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT 9, ALONG
 A CURVE DEFLECTING TO THE RIGHT WITH A RADIUS OF 621.78 FEET A DISTANCE
 OF 273.80 FEET; CHORD OF SAID CURVE BEARING SOUTH 78° 38' 40" EAST FOR
 273.80 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT 9, ALONG
 SAID EASEMENT 9, RECORDED IN D.R. BOOK 1265, PAGE 2133, LEE COUNTY RECORDS; THENCE NORTH
 33° 16' EAST ALONG THE WESTERLY LINE OF SAID EASEMENT 249.30 FEET TO
 THE NORTH LINE OF SECTION 9; THENCE SOUTH 53° 07' 06" WEST FOR 153.40
 FEET TO THE ALCO RD ALCO RD; THENCE ALONG SAID ALCO RD 100 FEET TO THE
 POINT OF BEGINNING OF SAID EASEMENT 9, ALONG SAID EASEMENT 9, ALONG
 A CURVE DEFLECTING TO THE RIGHT WITH A RADIUS OF 107.99 FEET A DISTANCE OF 107.99 FEET (CHORD OF SAID CURVE BEARING SOUTH 68°
 29' 01" WEST FOR 106.08 FEET); THENCE SOUTH 87° 10' 01" WEST FOR 182.07 FEET
 TO THE POINT OF BEGINNING OF SAID EASEMENT 9, ALONG SAID EASEMENT 9, ALONG
 SAID EASEMENT CONTAINING 0.43 ACRES, MORE OR LESS.

FROM THE NORTHWEST CORNER OF SAID SECTION 9 RUN S 88°09'55" E ALONG THE
LINE TO SAID SECTION 10 RUN S 88°09'55" E ALONG SAID NORTH LINE
FROM SAID POINT OF BEGINNING CONTINUE S 88°09'55" E ALONG SAID NORTH LINE
FOR 136.645 FEET, THENCE RUN S 01°09'05" W (PERPENDICULAR TO SAID NORTH
LINE) FOR 33.800 FEET, THENCE RUN S 88°09'55" E ALONG SAID NORTH LINE
FOR 117.700 FEET TO A POINT ON A CURVE, SAID POINT BEING ON THE
NORTHEASTERLY RIGHT OF WAY LINE OF ALCHORD ROAD, THENCE RUN NORTHWESTERLY
ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, LING THE LINE OF A CURVE
HAVING A RADIUS OF 110.00 FEET, CHORD BEARING N 72° 00' 00" W
DISTANCE 119.94 FEET, FOR 119.92 FEET TO A POINT ON SAID CURVE, THENCE
RUN S 33°19'16" E ALONG A RADIAL LINE TO SAID CURVE FOR 303.87 FEET TO

A TRACT OF LAND LYING IN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 26 EAST, CO. COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

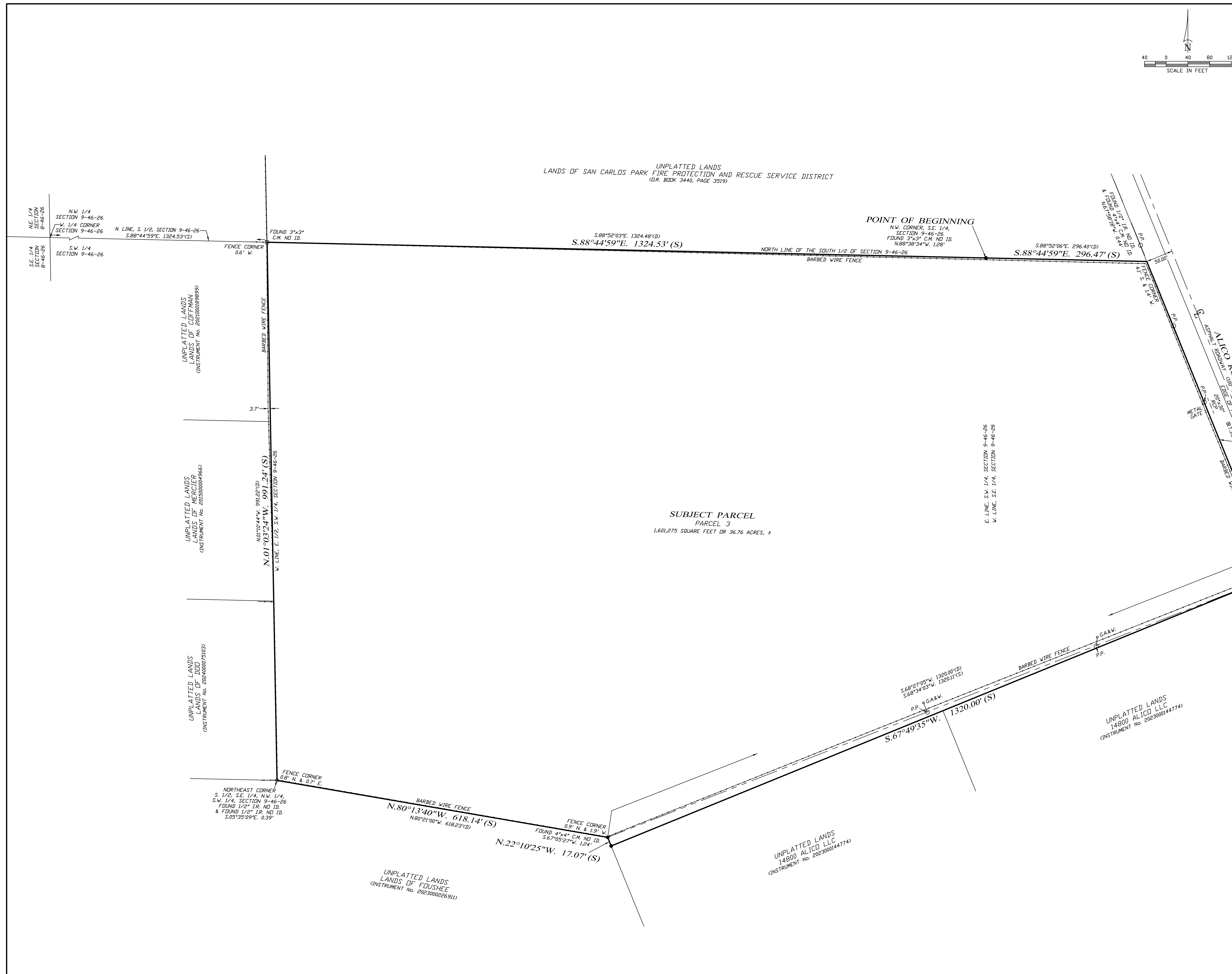
BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 9; THENCE S 1/2° 15' 00" E ALONG THE NORTH LINE OF THE SOUTH HALF (S 1/2) OF SAID SECTION 9 FOR 696.40 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF ALICED ROAD; THENCE RUN S 27°17'55" E ALONG SAID RIGHT OF WAY LINE OF ALICED ROAD FOR 100.00 FEET TO THE POINT OF BEGINNING OF THE 1/2 AC. TRACT OF LAND BEING THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 9; THENCE RUN N 89°02'00" W FOR 618.63 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 9; THENCE RUN S 89°58'00" E ALONG SAID NORTH LINE OF THE SOUTH HALF (S 1/2) OF SECTION 9; THENCE RUN S 01°10'44" W ALONG THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 9 FOR 100.00 FEET TO THE POINT OF BEGINNING OF THE 1/2 AC. TRACT OF LAND BEING THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 9; THENCE RUN S 20°13'00" E ALONG SAID NORTH LINE OF THE SOUTH HALF (S 1/2) OF SECTION 9 FOR 991.26 FEET TO SAID NORTH LINE OF THE SOUTH HALF (S 1/2) OF SECTION 9; THENCE RUN S 89°58'00" E ALONG SAID NORTH LINE FOR 1364.58 FEET TO THE

SURVEY NOTES:

1. BASIS OF BEARING SHOWN HEREON TAKEN FROM THE NORTH LINE OF THE S.W. QUARTER OF SECTION 9-46-26, AS BEING S.88°14'45" E.
2. FIELD NOTES IN SECTION 9-46-26.
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4. THIS CERTIFICATION IS ONLY FOR LANDS DESCRIBED HEREON. 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 FOUND MONUMENTATION IN THE FIELD.
6. UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED.
7. THIS MAP/PLAT IS CONSIDERED SIGNED USING A DIGITAL SEAL IN ACCORDANCE WITH THE APPLICABLE FLORIDA STATUTES, CHAPTER 489, F.S. 489.205(1)(F) AND 489.205(2)(F), FLORIDA ADMINISTRATIVE CODE, STATE OF FLORIDA.
8. ALL BEARINGS AND DISTANCES ARE PLAT AND MEASURED, UNLESS OTHERWISE SHOWN.
9. ISSUANCE OF THIS DRAWING, FROM THIS FIRM SHALL NOT RELIEVE THE BUILDER AND/OR CONTRACTOR OF THE RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS, ELEVATIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. BUILDER MAY NEED TO ADJUST ELEVATION TO MEET LOCAL PRACTICE PRIOR TO CONSTRUCTION. SEE 489.205(6)(F) FOR APPLY.
10. THIS SURVEY IS INTENDED TO BE VIEWED AS A 2-DIMENSIONAL SURFACE DRAWING.

FLOOD ZONE: 'X' ELEVATION: N/A
COMMUNITY No.: 125124 PANEL No.: 0625
SUFFIX --- F REVISION DATE: 8/28/2008
MAP NUMBER: 12071C0625F

THIS SURVEY IS CERTIFIED TO:
EN-SITE, INC.

[illegible]

- LEGEND:
- SET 1/2" IRON ROD (CAP LB6921)
 - FOUND IRON ROD (LR)
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - D.E. DRAINAGE EASEMENT
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.C.C. POINT OF COMPOUND CURVATURE
 - D.R. OFFICIAL RECORDS BOOK
 - (S) AS PER SURVEY
 - (P) AS PER PLAT
 - (D) AS PER DEED
 - (C) CURVE NUMBER
 - L.I. LINE NUMBER
 - R/W RIGHT-OF-WAY
 - 6 CENTERLINE
 - E.M.P. ELECTRIC METER POST
 - B.F.P. BACK FLOW PREVENTER
 - M.B. MAIL BOX
 - P.O.B. POINT OF BEGINNING
 - R.W.B. RECLAIM WATER BOX
 - W.M. WATER METER
 - D/H OVERHEAD POWER
 - P.P. POWER POLE
 - C.P.P. CONCRETE POWER POLE
 - E.M.P. ELECTRIC METER POST
 - G.A.W. GUY ANCHOR & WIRE
 - T.S.B. TELEPHONE SERVICE BOX
 - N/D NAIL & DISK
 - N/T.T. NAIL & TINTAB
 - ELEV. ELEVATION
 - B.M. BENCHMARK
 - Q.S. TYPICAL ELEVATION
 - A/C AIR CONDITIONER
 - W.S. WATER SYSTEM
 - P.E. P.O.D. EQUIPMENT
 - C.M.P. CORRUGATED METAL PIPE
 - CONCRETE CONCRETE
 - DRAINAGE ARROW DRAINAGE ARROW
 - I.C.V. IRRIGATION CONTROL VALVE
 - L.P. LIGHT POLE
 - D.P.P. DEAD POWER POLE
 - R.C.P. REINFORCED CONCRETE PIPE

SURVEY NOTES:

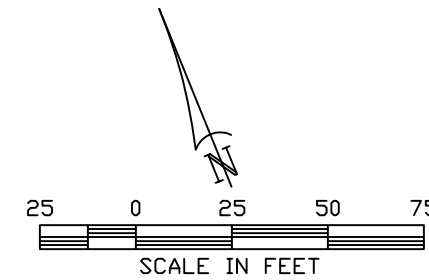
1. BASIS OF BEARING SHOWN HEREON TAKEN FROM THE SOUTH LINE OF SECTION 9-46-26, AS BEING N.88°46'06"W.
2. FIELD NOTES IN SECTION 9-46-26.
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4. THIS CERTIFICATION IS ONLY FOR LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE OR EASEMENT SEARCH AND WAS BASED ON DESCRIPTION FURNISHED BY CLIENT AND/OR FOUND MONUMENTATION IN THE FIELD.
6. UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED.
7. THIS MAP/PLAT IS CONSIDERED SIGNED USING A DIGITAL SEAL IN ACCORDANCE WITH THE APPLICABLE STATE LAWS AND STATUTES FS 668.001-006; FS 668.50; FS 472.025; 5J-17.062, FLORIDA ADMINISTRATIVE CODE, STATE OF FLORIDA.
8. ALL BEARINGS AND DISTANCES ARE PLAT AND MEASURED, UNLESS OTHERWISE SHOWN.
9. ISSUANCE OF THIS DRAWING, FROM THIS FIRM SHALL NOT RELIEVE THE BUILDER AND/OR CONTRACTORS OF THE RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS, ELEVATIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. BUILDER MAY NEED TO ADJUST ELEVATION AND/OR SETBACKS PRIOR TO CONSTRUCTION IF OTHER RESTRICTIONS EXIST OR APPLY.
10. THIS SURVEY IS INTENDED TO BE VIEWED AS AN 24x36, 50 SCALE DRAWING.

FLOOD ZONE: "X" ELEVATION: N/A
COMMUNITY No. 125124 PANEL No. 0625
SUFFIX: --- F REVISION DATE: 8/28/2008
MAP NUMBER: 12071C0625F

THIS SURVEY IS CERTIFIED TO: EN-SITE, INC.

AS-BUILT SURVEY OF
A PARCEL OF LAND
LYING IN SECTION 9,

TOWNSHIP 46 SOUTH, RANGE 26 EAST,
(INSTRUMENT No. 2023000138461)
PUBLIC RECORDS OF LEE COUNTY, FLORIDA



DESCRIPTION: PER INSTRUMENT No. 2023000138461

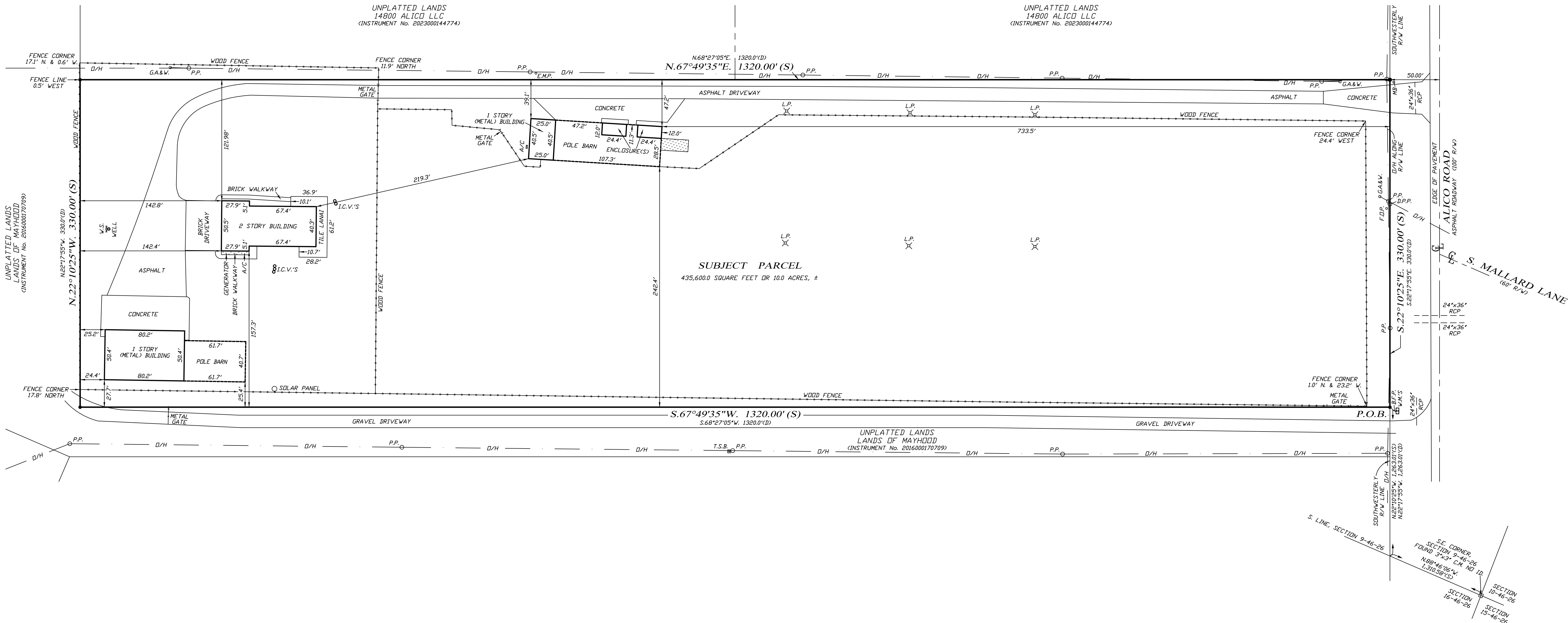
A TRACT OR PARCEL OF LAND LYING AND BEING IN THE SOUTH 1/2 OF SECTION 9, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 9 AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF ALICO ROAD, RUN NORTH 22 DEGREES 17'55" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 1263.01 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; THENCE RUN SOUTH 68 DEGREES 27'05" WEST A DISTANCE OF 1320.00 FEET; THENCE RUN NORTH 22 DEGREES 17'55" WEST A DISTANCE OF 330.00 FEET; THENCE RUN NORTH 68 DEGREES 27'05" EAST A DISTANCE OF 1320.00 FEET TO SAID SOUTHWESTERLY RIGHT OF WAY LINE OF ALICO ROAD; THENCE RUN SOUTH 22 DEGREES 17'55" EAST ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF ALICO ROAD A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING.

REVISED:	DESCRIPTION:	BY:
DATE OF LAST FIELD WORK: 4/22/25		
DRAWN: RBH	CHECK: PMM	SCALE: 1"=50'
SURVEY DATE: 4/22/25		PROJ. # ALICO
		FILE NO. 46-26-9
		SHT. - 1
		OF - 1
FLORIDA CERTIFICATE OF AUTHORIZATION LB6921		

PHILLIP M. MOULD
PROFESSIONAL SURVEYOR AND MAPPER
LS6515 - STATE OF FLORIDA

HARRIS-JORGENSEN, L.L.C.
3048 DEL PRADO BLVD. S., SUITE 100
CAPE CORRAL, FLORIDA 33904
PHONE: (239) 257-3654
FAX: (239) 257-2921



PREPARED WITHOUT TITLE EXAMINATION

This instrument prepared by and return to:

File No.: 8049-0000

Patrick M. O'Connor, Esquire

O'CONNOR LAW FIRM

2240 Belleair Road, Suite 115

Clearwater, Florida 33764

(727) 539-6800

Parcel No.: 09-46-26-00-00001.0540

WARRANTY DEED

This WARRANTY DEED is made and entered into this 23 day of March, 2023, by and between MICHAEL KOLIAS, A MARRIED MAN, whose post office address is 17581 QUAIL LANE, FORT MYERS, FL 33913, and SCOTT KITZINGER, A MARRIED MAN, whose address is 15301 BLACKHAWK DRIVE, FORT MYERS, FL 33912, AS TENANTS IN COMMON, hereinafter called the "Grantor", to 14800 ALICO LLC, a Florida limited liability company, whose address is 15301 BLACKHAWK DRIVE, FORT MYERS, FL 33912, hereinafter called the "Grantee".

WITNESSETH:

The Grantor, for and in consideration of the sum of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, its successors and assigns, all that certain land situated in LEE County, Florida, to-wit:

SEE ATTACHED EXHIBIT "A"

This property is NOT the homestead of the Grantor.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whosoever; and that said land is free of all liens and encumbrances.

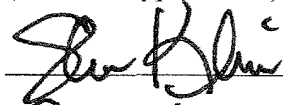
IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed the day and year first above written.

Signed, sealed and delivered
in the presence of:

Witness:



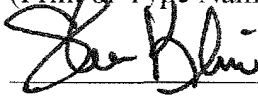
DANE JEWISSEN
(Print or Type Name)



STEVE KLINE
(Print or Type Name)



DANE JEWISSEN
(Print or Type Name)



STEVE KLINE
(Print or Type Name)


MICHAEL KOLIAS
SCOTT KITZINGER

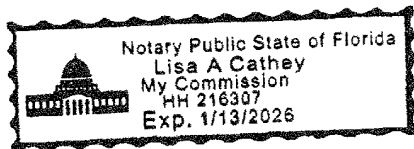
STATE OF FLORIDA
COUNTY OF Lee

The foregoing instrument was subscribed before me by means of ☒ physical presence or ☐ online notarization, this 23 day of March, 2023 by MICHAEL KOLIAS, ☐ who is personally known to me, ☒ who produced a Florida Driver's License, or ☐ who has produced _____ as identification and who did take an oath.

Lisa Cathey
(Signature of Person Taking
Acknowledgement)

Lisa Cathey
(Name of Acknowledger Typed,
Printed, or Stamped)

(SEAL)



STATE OF FLORIDA
COUNTY OF Lee

The foregoing instrument was subscribed before me by means of ☒ physical presence or ☐ online notarization, this 23 day of March, 2023 by SCOTT KITZINGER, ☒ who is personally known to me, ☐ who produced a Florida Driver's License, or ☐ who has produced _____ as identification and who did take an oath.

Lisa Cathey
(Signature of Person Taking
Acknowledgement)

Lisa Cathey
(Name of Acknowledger Typed,
Printed, or Stamped)

(SEAL)

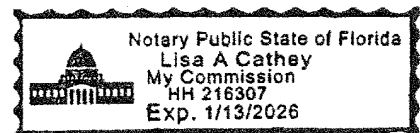


EXHIBIT A

A tract or parcel of land lying and being in Section 9, Township 46 South, Range 26 as described as follows:

From the intersection of the south line of Section 9 of said township and range, and the southwesterly right of way line of Alico Road, run N 22°17'55" W along said right of way line 1593.01 feet to the Point of Beginning of the lands herein described; thence run S. 68°27'05" W. for 1320.0 feet thence run N 22°17'55" W 660.0 feet; thence run N 68°27'05" E for 1320.0 feet to said southwesterly right of way line of Alico Road; thence run S 22°17'55" E along said southwesterly right of way line of Alico Road for 660.0 feet to the Point of Beginning-

This Warranty Deed

Made this 21st day of June
by BARRY ERNST

A.D. 2001

INSTR # 5173058
OR BK 03440 PG 3519

RECORDED 06/28/01 05:27 PM
CHARLIE GREEN CLERK OF COURT
LEE COUNTY
RECORDING FEE 6.00
DOC TAX PD(F.S.201.02) 735.00
DEPUTY CLERK C Keller

hereinafter called the grantor, to
**SAN CARLOS PARK FIRE PROTECTION AND
RESCUE SERVICE DIST.**

whose post office address is:
8013 Sanibel Blvd.
Ft. Myers, FL 33912

hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$ 10.00
and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises,
releases, conveys and confirms unto the grantee, all that certain land situate in **Lee**

County, Florida, viz:

The South 1/2 of the South 1/2 of the Southeast 1/4 of the
Northwest 1/4 and the South 1/2 of the South 1/2 of the
Southwest 1/4 of the Northeast 1/4 lying West of Alico Road,
Section 9, Township 46 South, Range 26 East, of the Public
Records of Lee County, Florida.

**SUBJECT TO covenants, restrictions, easements of record and taxes for
the current year.**

Parcel Identification Number: 09-46-26-00-00001.0070

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple;
that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants
the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is
free of all encumbrances except taxes accruing subsequent to December 31, 2000

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above
written.

Signed, sealed and delivered in our presence:

Name:

MELINDA REIGELMAN

Name:

DIANE JACKSON

Name:

Name:

Name & Address:

BARRY ERNST

Name & Address:

Name & Address:

Name & Address:

State of **Florida**
County of **Lee**

The foregoing instrument was acknowledged before me this 21st day of June, 2001, by

BARRY ERNST

who is personally known to me or who has produced

as identification.

drivers license

Melinda Reigelman

Notary Public

MELINDA REIGELMAN

Print Name:

My Commission Expires:

PREPARED BY: Theresa L. Sharp
Incident to the Issuance
of Title Insurance
RECORD & RETURN TO:
HERITAGE TITLE INSURANCE, LTD.
9400 Gladiolus Drive, Suite 270
Fort Myers, FL 33908
File No: HTIL-01-2229



Melinda Reigelman
Commission # CC 965522
Expires Sep. 5, 2004
Bonded Thru
Atlantic Bonding Co., Inc.

Prepared by and return to:
Corrine Collins
Real Estate Paralegal
Duncan & Associates, P.A.
1601 Jackson Street Suite 101
Fort Myers, FL 33901
239-334-4574
File Number: 2023.401
Will Call No.:

THIS DEED GIVEN IN LIEU OF CONDEMNATION

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 25th day of January, 2024, between Harper Property Holdings 3, LLC, a Florida limited liability company, as to an undivided 57% interest and McNew Property Holdings 3, LLC, a Florida limited liability company, as to an undivided 43% interest, whose post office address is 5571 Halifax Avenue, Fort Myers, FL 33912, grantor, and Lee County, a political subdivision of the State of Florida whose post office address is P.O. Box 398, Fort Myers, FL 33902-0398, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lee County, Florida to-wit:

Attached Exhibit "A", Pages 1 & 2 a/k/a Alico Road Parcel 104 is part of that real property identified by Parcel Number 09-46-26-00-00001.0100.

This land is vacant.

Subject to: Covenants, conditions, restrictions, easements, limitations and zoning ordinances of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2023.

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Acquisition approved by the Lee County Board

of Commissioners action on 12-5-2023

and accepted on behalf of the board by _____

Karen Buback on 1/26/2024

in accordance with Consent Agenda Item # 11

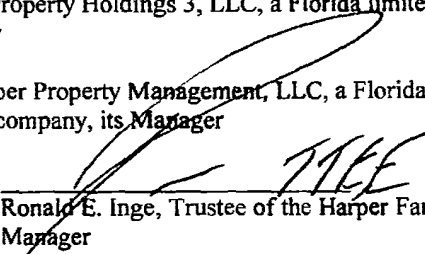
Project Alico Connector Parcel 104

Phase I

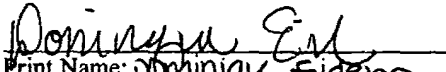
Signed, sealed and delivered in our presence:

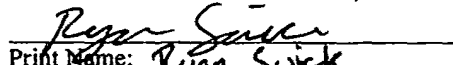
Harper Property Holdings 3, LLC, a Florida limited liability company

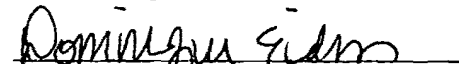
By: Harper Property Management, LLC, a Florida limited liability company, its Manager

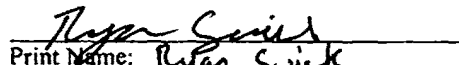
By: 

Ronald E. Inge, Trustee of the Harper Family Trust, Manager


Print Name: Dominique Eiden
Witness Address: 14461 Summerlin Trace Ct
Fort Myers, FL 33919

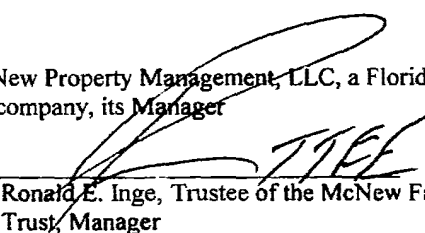

Print Name: Ryan Swick
Witness Address: 12800 University Drive, Suite 350
Fort Myers, FL 33907


Print Name: Dominique Eiden
Witness Address: 14461 Summerlin Trace Ct Fort Myers
FL 33919


Print Name: Ryan Swick
Witness Address: 12800 University Drive, Suite 350
Fort Myers, FL 33907

McNew Property Holdings 3, LLC, a Florida limited liability company

By: McNew Property Management, LLC, a Florida limited liability company, its Manager

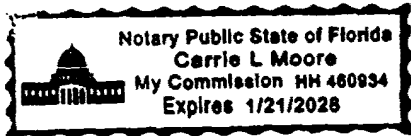
By: 

Ronald E. Inge, Trustee of the McNew Family Trust, Manager

State of Florida
County of Lee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5th day of January, 2024 by Ronald E. Inge, Trustee of the Harper Family Trust, as Manager of Harper Property Management, LLC, a Florida limited liability company, as Manager of Harper Property Holdings 3, LLC, a Florida limited liability company, on behalf of the company, who ☒ is personally known to me or ☐ has produced a driver's license as identification.

[Notary Seal]



Carrie L. Moore

Notary Public

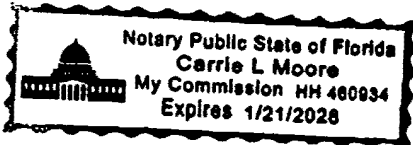
Printed Name: _____

My Commission Expires: _____

State of Florida
County of Lee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5th day of January, 2024 by Ronald E. Inge, Trustee of the McNew Family Trust, as Manager of McNew Property Management, LLC, a Florida limited liability company as Manager of McNew Property Holdings 3, LLC, a Florida limited liability company, on behalf of the company, who ☒ is personally known to me or ☐ has produced a driver's license as identification.

[Notary Seal]



Carrie L. Moore

Notary Public

Printed Name: _____

My Commission Expires: _____

Exhibit "A"

Page 1 of 2

ALICO ROAD PARCEL 104

LEGAL DESCRIPTION & SKETCH

A PARCEL LYING IN THE NORTHWEST 1/4 OF
SECTION 9, TOWNSHIP 46 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA

LEGAL DESCRIPTION

A PORTION OF THE LANDS DESCRIBED AS PARCEL 2 IN INSTRUMENT NUMBERS 2011000274244 & 2011000274245, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LYING IN THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

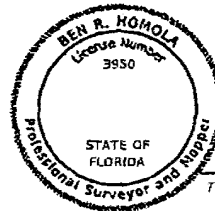
COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 9; THENCE S 88°43'57" E, ALONG THE NORTH LINE OF SAID NORTHWEST 1/4, FOR 2172.05 FEET TO THE NORTHWEST CORNER OF SAID LANDS AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE, S 88°43'57" E, FOR 479.91 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE S 79°54'43" W, LEAVING SAID NORTH LINE, FOR 150.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, RADIUS 3006.00 FEET, CENTRAL ANGLE 05°58'56", CHORD BEARING S 80°48'10" W, AND CHORD DISTANCE 313.72 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE FOR 313.86 FEET TO A POINT OF COMPOUND CURVATURE AND THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, RADIUS 110.00 FEET, CENTRAL ANGLE 99°59'10", CHORD BEARING S 27°49'06" W, AND CHORD DISTANCE 168.51 FEET; THENCE WESTERLY, SOUTHWESTERLY & SOUTHERLY ALONG THE ARC OF SAID CURVE FOR 191.96 FEET TO A POINT OF TANGENCY; THENCE S 22°10'29" E FOR 101.14 FEET TO THE SOUTH LINE OF SAID LANDS; THENCE N 88°44'18" W, ALONG SAID SOUTH LINE, FOR 56.25 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ALICO ROAD (100 FOOT WIDE RIGHT-OF-WAY) AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, RADIUS 621.78 FEET, CENTRAL ANGLE 10°58'56", CHORD BEARING N 51°10'32" W, AND CHORD DISTANCE 119.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH RIGHT-OF-WAY LINE FOR 119.18 FEET TO THE MOST WESTERLY CORNER OF SAID LANDS AND A POINT OF NON-TANGENCY; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE ALONG A RADIAL LINE TO SAID CURVE, SAID LINE BEING THE NORTHWEST LINE OF SAID LANDS, N 33°20'00" E FOR 303.88 FEET TO THE POINT OF BEGINNING.

CONTAINING 40,679 SQUARE FEET, MORE OR LESS.

BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), WITH THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 9 BEARING S 88°43'57" E.

NOTES:

1. ALL DIMENSIONS ARE IN U.S. SURVEY FEET OR DECIMALS THEREOF.
2. NOT VALID WITHOUT THE ATTACHED SKETCH OF DESCRIPTION.
3. THIS IS NOT A SURVEY



Ben R
Homola

Digitally signed by
Ben R Homola
Date: 2023.01.13
14:46:58 -05'00'

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED
BY: BEN R. HOMOLA, PSM 3950, ON THE DATE SHOWN



AIM Engineering & Surveying, Inc.
2161 FOWLER STREET, SUITE 100
FORT MYERS, FLORIDA 33901
www.aimengr.com
PHONE (239) 332-4569
TOLL FREE (800) 226-4569
LICENSED BUSINESS No. 3114

LEGAL DESCRIPTION & SKETCH: ALICO ROAD PARCEL 104

DRAWN: JMS 11-07-22	CHECKED: BRH 11-10-22	CLIENT: LEE COUNTY DOT
PROJECT NO.: 21-1324	SECTION: 9	TOWNSHIP: 46 S
	RANGE: 26 E	COUNTY: LEE
		SHEET 1 OF 2

THE OFFICIAL RECORD OF THIS DOCUMENT IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE SJ-12.062 F.A.C.

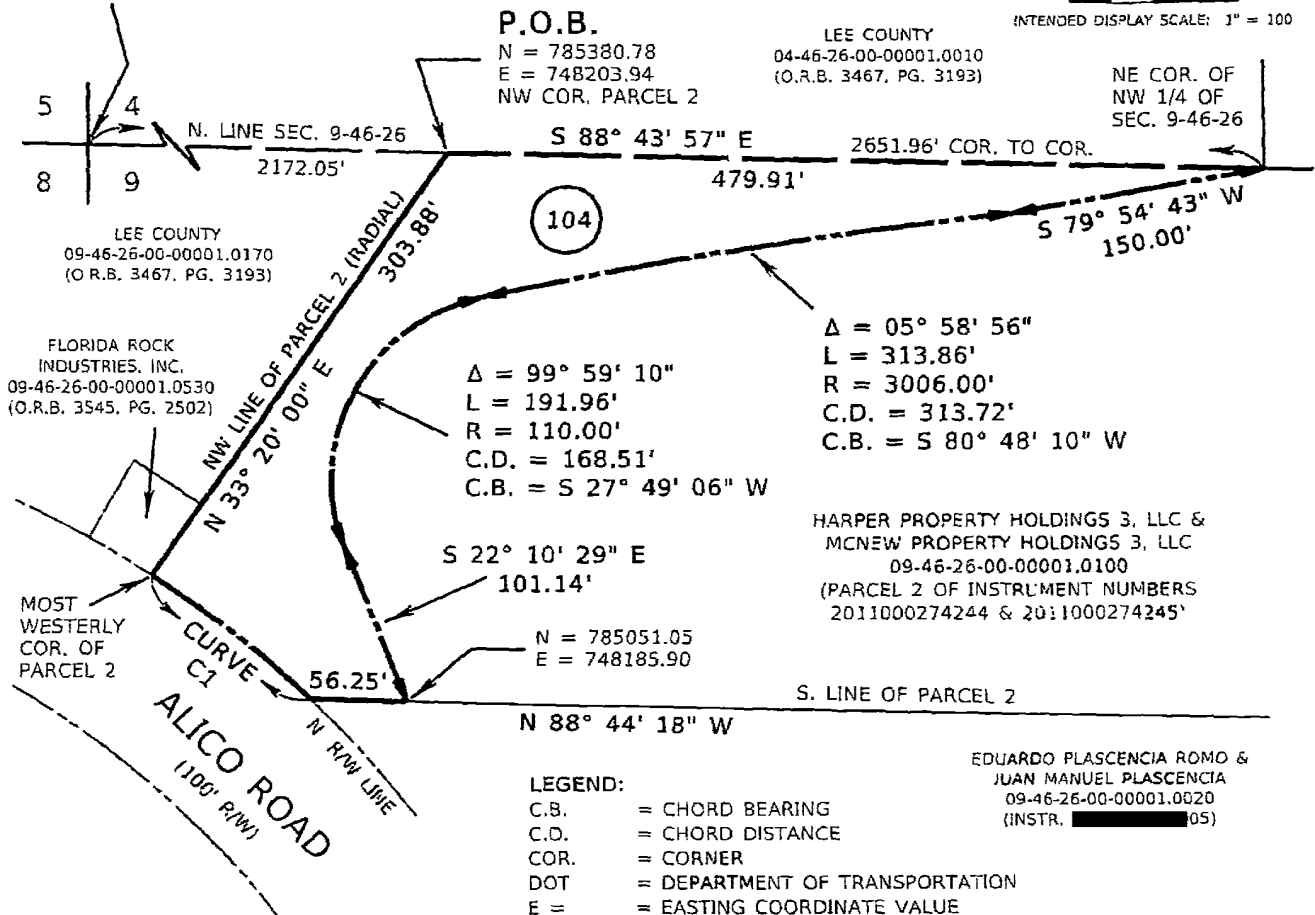
Exhibit "A"**Page 2 of 2****P.O.C.**NW COR. OF
SEC. 9-46-26

ALICO ROAD PARCEL 104
LEGAL DESCRIPTION & SKETCH
 A PARCEL LYING IN THE NORTHWEST 1/4 OF
 SECTION 9, TOWNSHIP 46 SOUTH, RANGE 26 EAST,
 LEE COUNTY, FLORIDA



0 50 100

INTENDED DISPLAY SCALE: 1" = 100'

**CURVE C1**

Δ = 10° 58' 56"

L = 119.18'

R = 621.78'

C.D. = 119.00'

C.B. = N 51° 10' 32" W

LEGEND:

C.B.	= CHORD BEARING
C.D.	= CHORD DISTANCE
COR.	= CORNER
DOT	= DEPARTMENT OF TRANSPORTATION
E =	= EASTING COORDINATE VALUE
INSTR.	= INSTRUMENT NUMBER
L	= LENGTH OF CURVE
N =	= NORTHING COORDINATE VALUE
NO.(#)	= NUMBER
O.R.B.	= OFFICIAL RECORDS BOOK
PG.	= PAGE
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
PSM	= PROFESSIONAL SURVEYOR & MAPPER
R	= RADIUS
R/W	= RIGHT OF WAY
SEC.	= SECTION
Δ	= CURVE CENTRAL ANGLE

NOTES:

1. ALL DIMENSIONS ARE IN U.S. SURVEY FEET OR DECIMALS THEREOF.
2. NOT VALID WITHOUT THE ATTACHED DESCRIPTION.
3. **THIS IS NOT A SURVEY**

(COORDINATES SHOWN ARE BASED ON THE FLORIDA
 STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH
 AMERICAN DATUM OF 1983, 2011 ADJUSTMENT)



AIM Engineering & Surveying, Inc.
 2161 FOWLER STREET, SUITE 100
 FORT MYERS, FLORIDA 33901
 www.aimengr.com
 PHONE (239) 332-4569
 TOLL FREE (800) 226-4569
 LICENSED BUSINESS No. 3114

LEGAL DESCRIPTION & SKETCH: ALICO ROAD PARCEL 104

DRAWN JMS 11-07-22	CHECKED: BRH 11-10-22	CLIENT: LEE COUNTY DOT
PROJECT NO.: 21-1324	SECTION: 9	TOWNSHIP: 46 S
	RANGE: 26 E	COUNTY: LEE
		SHEET 2 OF 2

THIS INSTRUMENT PREPARED BY:

Denis H. Noah, Esq.
P.O. Box 280
Fort Myers, FL 33902-0280

**THIS INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE
EXAMINATION**

TRUSTEE'S DEED

THIS INDENTURE, made this 20th day of December, 2011, between
**Quinton B. McNew, Individually and as Trustee of the Quinton B. McNew
Revocable Trust dated March 29, 1995, as amended March 6, 1996, April 14, 1998
and November 17, 2004**, whose address is 5571 Halifax Avenue, Fort Myers, Florida
33912, of the County of Lee, State of Florida, Party of the First Part, and **McNew
Property Holdings 3, LLC**, a Florida limited liability company, whose address is 5571
Halifax Avenue, Fort Myers, Florida 33912, of the County of Lee, State of Florida, party
of the Second Part.

WITNESSETH: That the said Party of the First Part, for and in consideration of
the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, to him
in hand paid by the said Party of the Second part, the receipt whereof is hereby
acknowledged, has granted, bargained and sold to the said Party of the Second part, its
successors and assigns forever, the following described land, situate, and being in the
County of Lee, State of Florida, to wit:

An undivided 43% interest in the following described property:

Parcel 1

South 1,319.318 feet of the southeast quarter (SE 1/4) of Section 4, Township 46
South, Range 26 East. Together with the following easement more particularly
described as follows:

A non-exclusive right of way and easement for roadway purposes through, over
and across a strip of land lying and abutting north of the north right of way line of
Alico Road and lying and abutting west of the west line of a 100 foot wide
roadway easement granted to Alico Land Corporation and recorded in O.R. Book
1265, Page 2133, Lee County Records.

From the northwest corner of Section 9, Township 46 South, Range 26 East, measure South $01^{\circ} 12' 44''$ East along the west line of Section 9 for 232.62 feet to the north right of way line of Alico Road; thence measure North $88^{\circ} 44' 26''$ East along said north line 1446.41 feet for the Point of Beginning; thence continue North $88^{\circ} 44' 26''$ East along said north line 200 feet; thence continue along said north line along a curve deflecting to the right with a radius of 621.78 feet a distance of 273.80 feet (Chord of said curve bearing South $78^{\circ} 38' 40''$ East for 271.59 feet) to southwest corner of a 100 foot wide roadway easement described in O.R. Book 1265, Page 2133, Lee County Records; thence North $33^{\circ} 13' 16''$ East along the westerly line of said easement 249.30 feet to the north line of Section 9; thence South $53^{\circ} 07' 06''$ West for 153.40 feet; thence along curve deflecting to the right with a radius of 165 feet a distance of 107.99 feet (Chord of said curve bearing South $68^{\circ} 25' 01''$ West for 106.08 feet); thence South $87^{\circ} 10' 01''$ West for 182.07 feet; thence South $84^{\circ} 27' 05''$ West for 200.56 feet to the Point of Beginning. Said easement containing 0.43 acres, more or less.

Tax Parcel I.D. No. 04-46-26-00-00001.1010

Parcel 2

A tract of land lying in Section 9, Township 46 South, Range 26 East, Lee County, Florida, described as follows:

From the northwest corner of said Section 9 run S $88^{\circ} 50' 55''$ E along the north line of said Section 9 for 2172.18 feet to the point of beginning. From said point of beginning continue S $88^{\circ} 50' 55''$ E along said north line for 1364.65 feet; thence run S $01^{\circ} 09' 05''$ W (perpendicular to said north line) for 330.00 feet; thence run N $88^{\circ} 50' 55''$ W (parallel to said north line) for 1431.70 feet to a point on a curve, said point being on the northeasterly right of way line of Alico Road; thence run northwesterly along said northeasterly right of way line along the arc of a curve to the left of radius 621.78 feet (chord bearing N $51^{\circ} 17' 26''$ W - chord distance 118.94 feet) for 119.12 feet to a point on said curve; thence run N $33^{\circ} 13' 16''$ E along a radial line to said curve for 303.87 feet to the point of beginning.

Tax Parcel No.: 09-46-26-00-00001.0100

Parcel 3

A tract of land lying in Section 9, Township 46 South, Range 26 East, Lee County, Florida, described as follows:

Beginning at the northwest corner of the southeast quarter (SE 1/4) of said Section 9; thence run S 88°52'03" E along the north line of the south half (S 1/2) of said Section 9 for 296.40 feet to the southwesterly right of way line of Alico Road; thence run S 22°17'55" E along said southwesterly right of way line for 624.50 feet; thence run S 68°27'05" W for 1320.00 feet; thence run N 80°21'00" W for 618.23 feet to the northeast corner of the south half (S 1/2) of the southeast quarter (SE 1/4) of the northwest quarter (NW 1/4) of the southwest quarter (SW 1/4) of said Section 9; thence run N 01°10'44" W along the west line of the east half (E 1/2) of the southwest quarter (SW 1/4) of said Section 9 for 991.22 feet to said north line of the south half (S 1/2) of Section 9; thence run S 88°52'03" E along said north line for 1324.58 feet to the point of beginning.

Tax Parcel No.: 09-46-26-00-00001.0210

The above-described parcels are subject to easements, restrictions, reservations of record and taxes for the year 2012 and subsequent years.

The above-described parcels are not the homestead nor are they contiguous to the homestead of the Party of the First Part.

In keeping with the findings of Crescent Miami Center, LLC v. Florida Department of Revenue, 903 So.2d 913 (Fla. 2005) and Chapter 2009-181 Laws of Florida amending Fla. Stat. 201.02, minimum documentary stamps are due in connection with this conveyance of unencumbered real property in which beneficial ownership will remain unchanged.

And the said Party of the First Part does hereby warrant that the premises are free from all encumbrances made by Party of the First Part, except as aforesaid, but against none other.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set his hand and seal the day and year first above written.

SIGNED, SEALED, AND DELIVERED
IN THE PRESENCE OF:

Witness

Deborah L. Kapp-Beasley

(Type/Print Name of Witness)

Witness

DAVID HUGHES
(Type/Print Name of Witness)

Quinton B. McNew
Quinton B. McNew, Individually and as
Trustee of the Quinton B. McNew
Revocable Trust dated March 29, 1995,
as amended March 6, 1996, April 14,
1998 and November 17, 2004

STATE OF FLORIDA

COUNTY OF LEE

The foregoing instrument was acknowledged before me this 20th day of December, 2011, by **Quinton B. McNew, Individually and as Trustee of the Quinton B. McNew Revocable Trust dated March 29, 1995, as amended March 6, 1996, April 14, 1998 and November 17, 2004**, who executed the foregoing Trustee's Deed individually and on behalf of said Trust, and ~~who is personally known to me or who~~ produced _____ as identification.

My Commission Expires:



RONALD E. INGE
MY COMMISSION # EE 013702
EXPIRES December 1, 2014
Serves Thru Budget Notary Services

Ronald E. Inge
Notary Public

RONALD E. INGE
Print/Type Name of Notary

Commission No. EE013702

#1900606v1

This Instrument Prepared By:

Frank J. Aloia, Jr., Esq.
Aloia, Roland, Lubell & Morgan, PLLC
2222 Second Street
Fort Myers, Florida 33901

Return to:

Frank J. Aloia, Jr., Esq.
Aloia, Roland, Lubell & Morgan, PLLC
2222 Second Street
Fort Myers, Florida 33901

Parcel I.D. #:09-46-26-00-00001.0190

WARRANTY DEED

THIS DEED is made on April 18, 2023, between Jacob R. Huffman and Whitney M. Huffman, Husband and Wife, whose address is 14850 Alico Road, Fort Myers, Florida 33913 (the "Grantor"), and between Jacob R. Huffman and Whitney M. Huffman, or their successors, as Trustees (the "Trustee") of the Jacob and Whitney Huffman Trust dated April 18, 2023 (the "Trust") created under Trust Agreement dated January 30, 2023 (the "Trust Agreement"), whose address is 14850 Alico Road, Fort Myers, Florida 33913.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the Trustee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and transfer unto the Trustee, those lands located in Lee County, Florida, described as follows and hereinafter called the "Property":

A tract or parcel of land lying and being in the South ½ of Section 9, Township 46 South, Range 26 East, Lee County, Florida, more particularly described as follows:

From the intersection of the South line of said Section 9 and the Southwesterly right of way line of Alico Road, run North 22 degrees 17' 55" West along said right of way line a distance of 1263.01 feet to the Point of Beginning of the lands herein described; thence run South 68 degrees 27' 05" West a distance of 1320.0 feet; thence run North 22 degrees 17' 55" West a distance of 330.0 feet; thence run North 68 degrees 27' 05" East a distance of 1320.0 feet to said Southwesterly right of way line of Alico Road; thence run South 22 degrees 17' 55" East along said Southwesterly right of way line of Alico Road a distance of 330.0 feet to the Point of Beginning.

Also known by street address: 14850 Alico Road, Fort Myers, FL 33913

Parcel Identification Number: 09-46-26-00-00001.0190

SUBJECT TO all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

THIS DEED HAS BEEN PREPARED WITHOUT BENEFIT OF SURVEY OR TITLE EXAMINATION.

THIS PROPERTY IS THE HOMESTEAD OF THE GRANTORS.

TO HAVE AND TO HOLD the Property in fee simple upon the trusts and for the uses and purposes herein and the Trust Agreement.

AND the Grantor hereby covenants with said Trustee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants, the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except any outstanding taxes.

TOGETHER WITH full power and authority to improve, subdivide, protect, conserve, sell, lease, encumber or otherwise manage and dispose of the Property or any part thereof pursuant to Florida Statutes Section 689.071, as the same may be amended.

Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with the Property shall be as a Trustee of an express trust and not individually and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the Property in the actual possession of the Trustee shall be applicable for the payment and discharge thereof; and it shall be expressly understood that any representations, warranties, covenants, undertakings and agreements of the Trustee are nevertheless made and intended not as personal representations, warranties, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding the Trustee personally, but are made and intended for the purpose of binding only the Property specifically described herein, and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against the Trustee individually on account of any instrument executed by or on account of any representation, warranty, covenant, undertaking or agreement of the Trustee, either expressed or implied, all such personal liability, if any, being expressly waived and released and all persons and entities whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

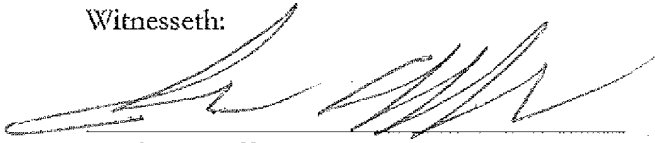
In no case shall any party dealing with the Trustee in relation to the Property, or to whom the Property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the Property, or be obliged to see that the terms of the Trust Agreement have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustee, or be obliged or privileged to inquire into any of the terms of the Trust Agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the Trustee in relation to the Property shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Deed and the Trust Agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the terms, conditions and limitations contained in this Deed and the Trust Agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the

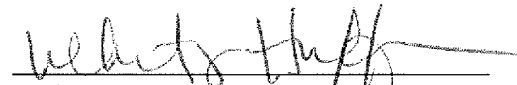
conveyance is made to a successor or successors in trust, that such are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of any predecessor in trust.

Notwithstanding anything contained herein to the contrary, the Grantor reserved in the Trust Agreement the right to reside upon the Property placed in the Trust as Grantor's permanent residence during Grantor's lifetime(s), it being the Grantor's intention to retain the requisite beneficial interest and possessory right in and to the Property to comply with Florida Statutes Section 196.041, as the same may be amended from time to time, such that said beneficial interest and possessory right constitute in all respects "equitable title to real estate" as that term is used in Section 6, Article VII of the Constitution of the State of Florida.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on the day and year above written.

Witnesseth:


 Jacob R. Huffman, Grantor
 14850 Alico Road
 Fort Myers, Florida 33913

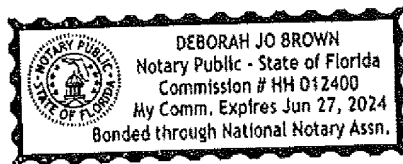

 Whitney M. Huffman, Grantor
 14850 Alico Road
 Fort Myers, Florida 33913

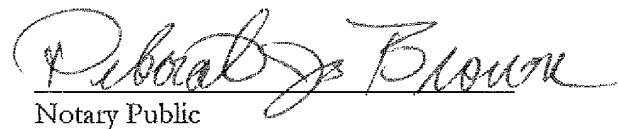

 Witness Laurie Giordano
 2222 Second Street
 Fort Myers, Florida 33901


 Witness Elena Alvarado
 2222 Second Street
 Fort Myers, Florida 33901

STATE OF FLORIDA
 COUNTY OF LEE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, on April 18, 2023, by Jacob R. Huffman and Whitney M. Huffman, the Grantors, ☐ who are personally known to me or ☒ who have produced drivers' license or _____ as identification.




 Notary Public



Alico Road

094626L2000010100

09462600000010070

09462600000010210

09462600000010540

09462600000010030

09462600000010190

Alico Tradeport

Exhibit M9
Aerial

Lee County, FL 33913

0 750 1,500 ft



LETTER OF AUTHORIZATION / SITE ACCESS

San Carlos Park Fire Protection and Rescue Services District
19591 Ben Hill Griffin Pkwy
Fort Myers, FL 33913

RE: 14700 Alico Road
Letter of Authorization / Site Access

To Whom It May Concern:

Ensite, Inc., Wilbur Smith and its representatives, are hereby authorized to serve as an agent for the above referenced entity for real property located at 14700 Alico Road, which is further identified as Lee County Strap No.: 09-46-26-00-00001.0070. The authorization is for a text amendment to allow for industrial uses and map amendment (of uplands) to Tradeport Future Land Use. This authorization also allows representatives to access the property for, but not limited to, Environmental assessment, surveying, site analysis.



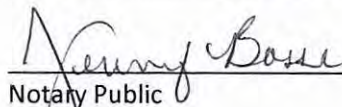
San Carlos Park Fire Protection and Rescue
Services District
Authorized Officer/Director/Manager

David Cambareri | Fire Chief - District Manager

Printed Name | Title

STATE OF FLA.
COUNTY OF Lee.

Sworn to (or affirmed) and subscribed before me this 11 day of April, 2025, David Cambareri of San Carlos Park Fire Protection and Rescue Services District, who is personally known to me or who has produced FLA DRIVERS Lic. as identification.



Notary Public

Jennifer Bossi

Name Typed, Printed or Stamped

AFFIDAVIT

I, Terry B. Cramer, III Esq., certify that I am the owner or authorized representative of the property described as STRAPs 09-46-26-L2-00001.0100, 09-46-26-00-00001.0210, 09-46-26-00-00001.0070, 09-46-26-00-00001.0540, 09-46-26-00-00001.0030, and 09-46-26-00-00001.0190 and that all answers to the questions in this application and any sketches, data, or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I also authorize the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application.

TTC
Signature of Authorized Representative

10/24/2025
Date

Terry B. Cramer, III Esq.

Printed Name of Authorized Representative

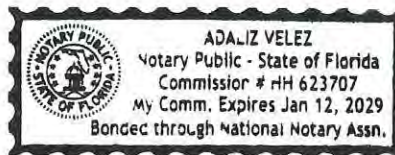
STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization on 10/24/25 (date) by Terry B. Cramer, III Esq.

(name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

Adalíz Velez
Signature of Notary Public

Adalíz Velez
(Name typed, printed or stamped)





Alico Road

Legend

-  Subject Properties
-  Proposed Agricultural Overlay

Alico Tradeport

Exhibit M11
Proposed Map 1-G

Lee County, FL 33913

0 750 1,500 ft





Alico Road

Legend

 Subject Properties

Proposed FLU

 Tradeport

 Wetlands

Alico Tradeport

Exhibit M11
Proposed FLU

Lee County, FL 33913

0 750 1,500 ft



I. INTRODUCTION

The Applicant would like to request a Comprehensive Plan Amendment of the subject property along Alico Road in the Southeast Lee County planning community. The subject property is comprised of six (6) parcels with STRAP numbers (09-46-26-L2-00001.0100), (09-46-26-00-00001.0070), (09-46-26-00-00001.0210), (09-46-26-00-00001.0540), (09-46-26-00-00001.0030), and (09-46-26-00-00001.0190). Together, the parcels are approximately 88.62 acres, with 58.1 included in the request.



Figure 1. Aerial of Companion Map Amendment Subject Property

II. REQUEST

Currently under the Density Reduction/Groundwater Resource (DR/GR) and Wetlands future land use designations, the request is to amend the future land use designation of 58.1 acres to Tradeport to

allow for industrial development. The remaining 30.52 acres will remain in the Wetlands future land use designation. The companion text amendment has language 1) protecting wetland areas, 2) requiring the restoration of historic flow-ways, and 3) other elements which enhance the planning community's overall functionality and sustainability.

	EXISTING USE	FUTURE LAND USE	ZONING
NORTH	ROW (Unnamed Access Florida Rock); Southeast Water Reclamation Facility; Vacant; Residential; ROW (Alico Road)	Public Facilities; DR/GR; Wetlands; Conservation Lands Wetland	CFPD; AG-2
EAST	Vacant; ROW (Alico Road); Nursery	DR/GR; Wetlands	AG-2
SOUTH	Residential; Vacant; Nursery; Limerock Mine	DR/GR; Wetlands	AG-2; IPD
WEST	ROW (Unnamed Access Florida Rock and Alico Road convergence); Vacant; Residential; University	DR/GR; Wetlands; University Community; Tradeport	AG-2; MPD

Table 1. Surrounding Land Uses

Since the subject property is comprised of six (6) parcels across the Alico Road corridor, the subject property has a diverse surrounding existing use, future land use designations, and zoning. The northernmost parcel abuts the right of way (ROW) Unnamed Access Florida Rock. Across from this is property zoned Community Facilities Planned Development (CFPD) with the Public Facilities future land use (FLU). South of this parcel is AG-2 zoned land with DR/GR and Wetlands FLU, as well as to the east of the parcel after abutting Alico Road on its eastern perimeter. Further east, there are estate residential developments, a mechanic shop, and a manufacturer.

The five (5) parcels that abut Alico Road to the west are also surrounded by AG-2 zoned land with DR/GR and Wetlands FLU. The southernmost parcel abuts IPD properties with a limerock mine. To the west of these properties are more AG-2 zoned land with the DR/GR and Wetlands FLU. These properties are either vacant or have an estate residential development. The other side of these AG-2 zoned properties is an MPD zoned development. Further west is Florida Gulf Coast University in a University Community FLU, as well as Tradeport FLU to the north of the university. The subject property is approximately 10,300 feet away from the closest Tradeport FLU and approximately 15,000 feet from the Regional Southwest International Airport.

III. LEE PLAN ANALYSIS

The Comprehensive Plan Map Amendment request has been analyzed for consistency with the Lee Plan goals, objectives, and policies.

POLICY 1.1.13: The Tradeport future land use category includes areas of commercial and industrial lands adjacent to the airport. These areas will include developments consisting of light manufacturing or assembly, data centers, warehousing, and distribution facilities; research and development activities; laboratories; ground transportation and airport-related terminals or transfer facilities; hotels/motels, meeting facilities; education and training facilities; and office uses.

Stand-alone retail commercial uses intended to support and complement the surrounding business and industrial land uses are permitted if they are approved as part of a Development of Regional Impact (DRI) or Planned Development rezoning. Stand-alone retail commercial uses are limited to 1 acre out of every 10 Tradeport and preserved wetland acres within the project. To provide an incentive to preserve upland habitat, DRIs or Planned Developments may also receive additional stand-alone retail acres at the rate of 1 additional acre out of every 10 acres of preserved and enhanced uplands within the project that protect wetlands, flow-ways or occupied listed species habitat. Ancillary retail commercial uses, related directly to the sale of products manufactured or services provided in Tradeport, are allowed if they are part of a planned development. Residential uses, other than bona fide caretaker's residences, are not permitted in this future land use category.

The proposed map amendment is consistent with Policy 1.1.13 as it pertains to light manufacturing and industrial lands in proximity to the Regional Southwest Airport. The proposed map amendment allows for industrial uses to take place in the subject property located in the Southeast Lee Planning Community, which is adjacent to the Gateway/Airport Planning Community per Lee Plan Map 1-B. Additionally, plans to extend Alico Road through the SE Lee County Planning Community connect this region with the Lehigh Acres Planning Community. The Alico Road Connector is identified in Table 3(a) of the Lee Plan (Capital Improvement Program Detail Report). The Alico Road Connector would expand daily commutes to the SE Lee County Planning Community. The proposed map amendment along with the companion text amendment would allow for industrial uses to take place within SE Lee County. The development would function as an industrial destination for employees, reducing through traffic/travel and improving economic diversity within the community. No hotels/motels or office uses are proposed given commercial limitations in the planning community which are governed by Goal 33. Additionally, the request would allow for the Tradeport FLU to take place within the SE Lee County Community's Alico Road Corridor, which would promote employment opportunities while prohibiting residential uses from taking place within the corridor once a companion map amendment to Tradeport is achieved.

OBJECTIVE 2.1: DEVELOPMENT LOCATION: Contiguous and compact growth patterns will be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities.

OBJECTIVE 2.2: DEVELOPMENT TIMING: Direct new growth to those portions of the future urban areas where adequate public facilities exist or are assured and where compact and contiguous development

patterns can be created. Development orders and permits (as defined in §163.3164, Fla. Stat.) will be granted only when consistent with the provisions of §163.3202(2)(g) and § 163.3180, Fla.Stat. and the concurrency requirements in the LDC.

The proposed map amendment is consistent with Objectives 2.1 and 2.2, pertaining to the location and timing of incorporating industrial uses into the Alico Road corridor within SE Lee County. The corridor is already impacted in various areas which abut Alico Road, particularly given the existing resource extraction operations (limerock mines) throughout the community and along the Alico Road corridor, which features an overhead conveyer system to transport extracted materials. The existing mines have various accessory industrial uses to support mining operations. The request would enhance and expand the industrial opportunities within the corridor to allow for industrial uses (aside from resource extraction) to be a primary use within the corridor. The industrial uses are supported by existing and planned improvements to the corridor.

- **Access; as proposed, the area which may be impacted by the text amendment is bisected by Alico Road which is classified as a county-maintained major collector with a speed limit of 55 MPH at this location. The north-south segment of Alico Road consists of two lanes and can support industrial levels of traffic, as further detailed in the supporting traffic analysis.**
- **Utilities; the north-south segment of Alico Road, as well as much of the western portion of SE Lee County, is located within the Lee County Utilities water service area. The close proximity between the Alico Road corridor and Lee County Utilities wastewater service area will require future developments exceeding thresholds set forth by the Standard 4.1.2 of the Lee Plan under Goal 4 to connect to centralized sewer.**
- **PD Zoning; additionally, the proposed text amendment further safeguards the public realm by requiring the planned development process be utilized in conjunction with a map amendment to Tradeport to allow for industrial uses; this affords the community and staff additional opportunities for public input and subsequent conditioning of future projects, should additional safeguards/conditioning be necessary.**

OBJECTIVE 7.1: All development approvals for industrial land uses must be consistent with the following policies, the general standards under Goal 4, and other provisions of this plan.

POLICY 7.1.2: Industrial development is encouraged in the Industrial Development, Tradeport, and Industrial Interchange future land use categories.

The request will support industrial development in the Tradeport future land use category.

POLICY 7.1.3: Industrial land uses must be located in areas appropriate to their special needs and constraints, including, but not limited to, considerations of: topography; choice and flexibility in site selection; access by truck, air, deep water, and rail; commuter access from home-to-work trips; and utilities; greenbelt and other amenities; air and water quality considerations; proximity to supportive and related land uses; and compatibility with neighboring uses. (Ord. No. 93-25, 94-30, 00-22)

POLICY 7.1.4: The timing and location of industrial development will be permitted only with the

availability and adequacy of existing or planned services and facilities.

The proposal would allow for industrial uses to take place within the Tradeport FLU. A companion text amendment to the Tradeport FLU is required, following a planned development rezoning (per proposed text amendment language), and finally a Development Order would be necessary before building permits are issued. Considerations listed in Policy 7.1.3. are outlined as follows and specify which stage of permitting would require documentation on each consideration;

- **Topography - development order**
- **Choice & flexibility in site selection - map amendment**
- **Access - map amendment**
- **Utilities - map amendment**
- **Greenbelt & Other Amenities - map amendment and rezoning**
- **Air Quality - rezoning**
- **Water Quality - rezoning and development order**

POLICY 7.1.7: Industrial development will not be permitted if it allows industrial traffic to travel through predominantly residential areas.

The existing north-south segment of Alico Road is not a residential area, nor does access to it require vehicular traffic to travel through any predominantly residential areas. The area is bisected by Alico Road which is a county-maintained major collector at this segment. The area is accessible via Alico Road which has an interchange at I-75. Access to the area from the south can be sought via Corkscrew Road which also has an interchange at I-75.

POLICY 7.1.8: Lee County will discourage conversion of lands within the Tradeport and Industrial Development future land use categories to other future land use categories to ensure adequate land is available for industrial uses and other employment opportunities.

Tradeport lands are vital to the economic stability of the County, as further noted in the aforementioned policy, which discourages conversion out of this FLU category to non-industrial FLUs. The request and companion text amendment would allow for the inclusion of this FLU category within the SE Lee County Community, further enhancing the region's economic diversity and stability.

OBJECTIVE 33.1: WATER, HABITAT, AND OTHER NATURAL RESOURCES. Protect and restore natural resources within Southeast Lee County including, but not limited to, surface and ground water, wetlands, and wildlife habitat.

POLICY 33.1.1: Large-scale ecosystem integrity in Southeast Lee County should be maintained and restored. Protection and/or restoration of land is of even higher value when it connects existing corridors and conservation areas. Restoration is also highly desirable when it can be achieved in conjunction with other uses on privately owned land including agriculture.

The companion text amendment requires a minimum of 30% open space (per proposed Policy 33.2.6 4.a.), which allows for larger water storage and planting areas. Additionally, per the

proposed text amendment's Policy 33.2.6 4.b, historic regional flow-ways must be restored or accommodated, per this same policy's section 4.c historic groundwater levels must also be restored and accommodated. Per 4.d and e; wetlands and indigenous upland habitats must also be restored and preserved, respectively. Furthermore, per 4.f, critical wildlife connections to adjacent conservation areas must be provided where applicable. The companion draft text amendment provides ample environmental considerations to further safeguard the public from any potential impacts from future map amendment to the Tradeport FLU category.

POLICY 33.1.4: Restoration of critical lands in Southeast Lee County is a long-term program that will progress in phases based on available funding, land ownership, and natural resource priority. On individual sites, restoration can be carried out in stages:

- 1. Initial restoration efforts would include techniques such as filling agricultural ditches and/or establishing control structures to restore the historic water levels as much as possible without adversely impacting nearby properties.*
- 2. Future restoration efforts would include the eradication of invasive exotic vegetation and the reestablishment of appropriate native ecosystems based upon the restored hydrology.*

The companion text amendment supports (1) above by requiring the restoration of historic ground water levels (4.c). Furthermore, proposed text amendment features conditions h-j which support above (2) by requiring a site specific ecological and hydrological restoration plan; native landscaping, and the removal of irrigation/fertilizers for agricultural purposes within a limited timeframe.

IV. CONCLUSION

The proposed Comprehensive Plan Map Amendment is consistent with several policies set forth by the Lee Plan, as well as what is proposed by the companion text amendment. The map amendment would greatly enhance local economic diversity while protecting wetlands and restoring key hydrological functions in the Southeast Lee County community. Please contact me directly at (239) 226-0024 or CindyL@En-Site.com 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

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

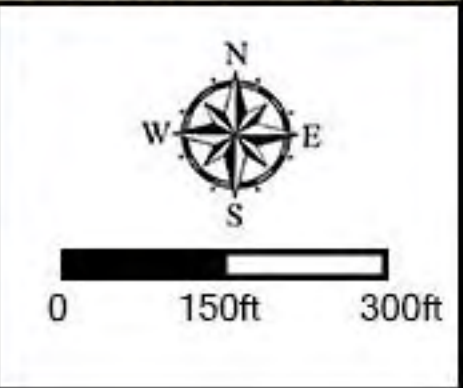
The proposed development consists of one parcel. The dominant FLUCCS categories for this site are FLUCCS - 240 - Tree nursery / abandoned, and FLUCCS 740. Each of these categories comprise approximately half of the site.



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

SYNECOLOGICAL ANALYSTS
 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



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)



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

7/12/2024
Page 1 of 3

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.

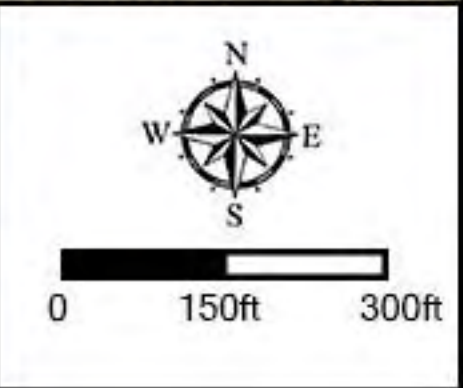
Date	Time (EST)	Weather
18 July.	12:00 PM- 3:00 PM	Low 90's - Low 80's Mostly cloudy- Rainy
19 July	8:00 AM - 12:00 PM	High 80's - Low 90's



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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 noticable 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



Property Data

STRAP: 09-46-26-00-00001.0540 Folio ID: 10504124

[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](#)

14800 ALICO RD
FORT MYERS FL 33913

Property Description

Do not use for legal documents!



PAL INS 1/2 SE 09 TWP 46 RG 26 DECS IN OR 4701 PG 4400

[View Recorded Plat at LeeClerk.org](#) - Use this link to do an Official Records search on the Lee County Clerk of Courts website, using 4701 and 4400 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	26.48405	-81.71587		

[View Parcel on Google Maps](#)

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



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

Image of Structure



Property Values / Exemptions / TRIM Notices

Generated on 7/24/2024 1:17 PM

No existing exemptions found for this property.

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
	2024 (Not Yet Certified)	398,085	398,085	398,085	398,085	0	0	398,085
2023 / Additional Info	2023 (Final Value)	295,996	295,996	295,996	295,996	0	0	295,996
2022 / Additional Info	2022 (Final Value)	301,500	301,500	301,500	301,500	0	0	301,500
2021 / Additional Info	2021 (Final Value)	292,345	292,345	292,345	179,685	0	0	179,685
2020 / Additional Info	2020 (Final Value)	257,660	257,660	257,660	163,350	0	0	163,350
2019 / Additional Info	2019 (Final Value)	210,000	210,000	210,000	148,500	0	0	148,500
2018 / Additional Info	2018 (Final Value)	135,000	135,000	135,000	135,000	0	0	135,000
2017 / Additional Info	2017 (Final Value)	133,803	133,803	133,803	133,100	0	0	133,100
2016	2016 (Final Value)	135,000	135,000	135,000	121,000	0	0	121,000
2015	2015 (Final Value)	110,000	110,000	110,000	110,000	0	0	110,000
2014	2014 (Final Value)	110,000	110,000	110,000	104,500	0	0	104,500

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



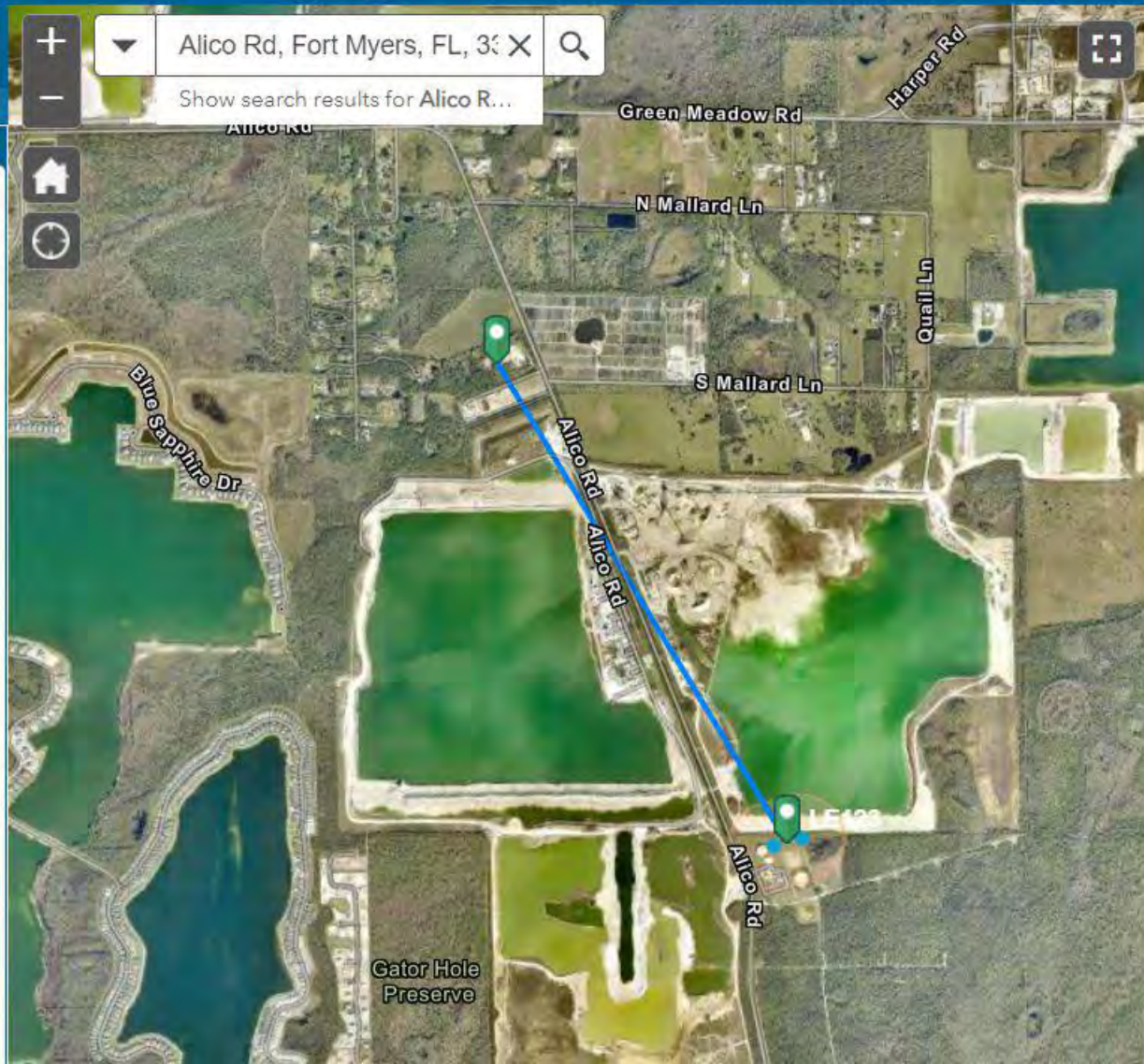
Feet

Measurement Result

8,370 Feet

Clear

Press CTRL to enable snapping





ANALYSTS®

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

Species Survey

14301 Alico Road
14700 Alico Road
14750 Alico Road
14850 Alico Road
Fort Myers, FL
33913

Prepared for

Cindy Leal Brizuela – AICP, MURP
Ensite
Suite 201
2401 First Street
Ft Myers, FL 33901

10 June 2025

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

1.0 INTRODUCTION

This Species Survey Covers the four parcels referenced in the title page. We provide a separate species survey for each parcel along with a summary table of Listed Species by FLUCCS type following this page.

Since this document is likely to be consumed digitally, at least initially, a Table of Contents by Parcel is listed below.

14850 Alico Rd. Page 5

14750 Alico Rd. Page 21

14700 Alico Rd Page 36

14301 Alico Rd Page 50

ALICO RD LISTED SPECIES

FLUCCS	Common Name	Scientific Name	Status	Observed
211 - Tame Pasture	Florida panther	<i>Felis concolor coryi</i>	FE, SE	N
	Sandhill crane	<i>Grus canadensis</i>	FE	N
616 - Inland Ponds & Waterways	American alligator	<i>Alligator mississippiensis</i>	FE (S)	N
	American alligator	<i>Alligator mississippiensis</i>	FE (S)	N
	Everglades mink	<i>Mustela vison evergladensis</i>	FE	N
	Little blue heron	<i>Egretta caerulea</i>	SSC	N
	Snowy egret	<i>Egretta thula</i>	SSC	N
	Tricolored heron	<i>Egretta tricolor</i>	SSC	N
	Reddish egret	<i>Egretta rufescens</i>	SSC	N
	Limpkin	<i>Aramus guarauna</i>		N
	Roseate	<i>Ajaia ajaja</i>		N
621 - Cypress	American alligator	<i>Alligator mississippiensis</i>	FE (S)	N
	Limpkin	<i>Aramus guarauna</i>	SSC	N
	Florida panther	<i>Felis concolor</i>	FE	N
	Little blue heron	<i>Egretta caerulea</i>	SSC	N
	Reddish egret	<i>Egretta rufescens</i>	SSC	N
	Snowy egret	<i>Egretta thula</i>	SSC	N
	Tricolored heron	<i>Egretta tricolor</i>	SSC	N
	American crocodile	<i>Crocodylus acutus</i>	FE	N
	Roseate	<i>Ajaia ajaka</i>	FT	N
	Wood Stork	<i>Mycteria americana</i>	FE	N
	Florida bonneted bat	<i>Eumops floridanus</i>	FE	N
624 - Cypress - Pine-Cabbage Palm	Limpkin	<i>Aramus guarauna</i>	SSC	N

	Florida panther	<i>Felis concolor</i>	FE	N
	Little blue heron	<i>Egretta caerulea</i>	SSC	N
	Snowy egret	<i>Egretta thula</i>	SSC	N
	Tricolored heron	<i>Egretta tricolor</i>	SSC	N
	American crocodile	<i>Crocodylus acutus</i>	FE	N
	Roseate	<i>Ajaia ajaka</i>	FT	N
	Wood Stork	<i>Mycteria americana</i>	FE	N
	Florida bonneted bat	<i>Eumops floridanus</i>	FE	N

Species Survey

14850 Alico Rd
Ft Myers, FL 33913

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2.2.2	Wetlands	Page 4
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3.0	PROTECTED/LISTED SPECIES	Page 4
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5.0	SUMMARY	Page 6
6.0	APPENDIX A	
	• Soils	
	• Wetlands	
	• Location of nearest eagle nest	

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 a single parcel immediately West of the Alico Rd./N. Mallard intersection. The summary information for this parcel 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 project planner is:

Cindy Leal Brizuela – AICP, MURP
Ensite
Suite 201
2401 First Street
Ft Myers, FL 33901

The proposed project is to develop these parcels in such a way that they complement continued expansion of the Southwest Fl. International Airport and surrounding areas.

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 for 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 category for this site is FLUCCS - 221 - Horse Farm. The owners live on site, and the residential portion of this site is FLUCCS 110 - Low density residential.

2.1 Soils

This site is not edaphically complex. The Pineda - Pineda wet fine sand, 0 - 2% slopes covers approximately 85% of this parcel. A soils map may be found on the following

Soil Map-Lee County, Florida
(Huffman soil map)



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	1.7	15.4%
26	Pineda-Pineda, wet, fine sand, 0 to 2 percent slopes	9.1	84.6%
 Totals for Area of Interest		10.8	100.0%

Page, and general descriptions of the soil are included in Appendix A. Originally, these soils occurred on drainage ways on marine terraces in tread, talf, and dip landform position on sandy and loamy marine deposits. In the Pineda fine sand, a primary characteristic of the Pineda series is that rock is absent in the upper 80 inches.

2.2 Vegetation

2.2.1 Uplands

There are two upland land use types identified on this site. These are FLUCCS 221 - Horse Farm and FLUCCS 110 - Low Density Residential. A FLUCCS map follows this page.

221 - Horse Farm - This area is a large area managed for riding/jumping/cutting of horses. The area lacks emergent vegetation at all strata because of the intense use and droughty nature of pure sand. The barn is used to board/keep/maintain many of the horses on site.

110 - Low Density Residential - This area includes the homestead of this parcel along with associated facilities.

2.2.2 Wetlands

There is one wetland community found on this site. The FLUCCS 742 Borrow Area is classified as an Other Surface Water but is not a jurisdictional wetland. It lacks any vegetational community, even at the margins.

FLUCCS 742 - Borrow Area - This farm pond is not considered Jurisdictional at either the State or Federal level.

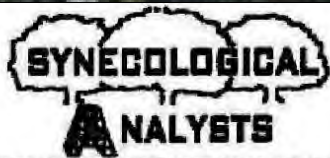
2.2.3 Habitat Potential

The combination of riding arena, barn, and residential house combine to present an area that lacks any meaningful habitat potential. The house, barn, and associated structures could be habitat for the Florida Bonneted Bat if degraded enough. A portion of this survey included evaluation of these areas for such habitat potential, for droppings, or other signs associated with this species. None were observed.

3.0 PROTECTED/LISTED SPECIES

SAI conducted species surveys on this parcel in April and May of 2024 using the Southern Biomes wandering transect method. The results of this survey are presented in this section of the report. 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>. We also include a relevant species table for this site and their typical FLUCCS preferences.

FLUCCS Code	Description	Area (ac)
110	Low Density Residential	2.00
221	Horse Farm	7.52
742	Borrow Area	0.39
	Total Area	9.91



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

PROJECT: FLUCC Map
10351528

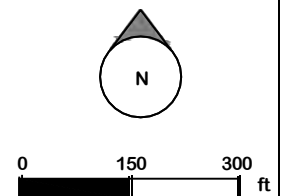
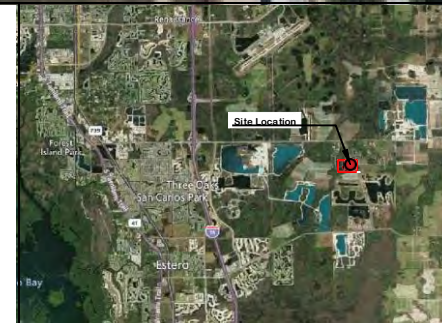
LOCATION: 14850 Alico Rd Fort Myers FL 33913

DATE: June 11, 2025

DRAWN BY: GA

LEGENDS:

- PROPERTY BOUNDARY
- FLUCCS AREA



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 signs. 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 an 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.

Observations

Site sampling occurred in April and May of 2025. The time of survey and weather conditions are listed below.

Date	Time (EST)	Weather
22 April	8:00 AM- 1:00 PM	Mid 90's - Low 80's Partly cloudy
15 May	5:00 PM - 8:00 PM	High 80's - Low 90's

No listed plant or animal species were observed. Cattle egret and Grackle were the only wildlife observed on site during this survey. Two Snail kit were observed flying past the site, but this parcel is devoid of foraging habitat for this species. Given the highly impacted nature of much of the site, the relative paucity of listed species is not surprising. The intense use of the area for horse riding, jumping, or cutting activities preclude species such as Kildeer or Burrowing owl that prefer very dry areas devoid of vegetation for nesting from using this area. The total lack of herbaceous vegetation along with intense



ENVIRONMENTAL EVALUATION AND ADVOCACY

2159 Morning Sun Lane
NAPLES, FLORIDA 34119
PHONE: (239) 514-3998
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PROJECT: Transect Map
10351528

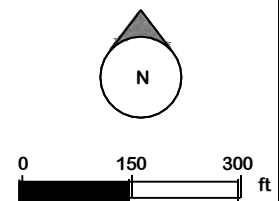
LOCATION: 14850 Alico Rd Fort Myers FL 33913

DATE: June 6, 2025

DRAWN BY: GA

LEGENDS:

-  - PROPERTY BOUNDARY
-  - SPECIES TRANSECT LINE
(100' in Open Areas)
(50' in Woody Areas)
-  - Dashed lines indicate wandering transects.



large animal use combine to limit the suitability of this area for Gopher tortoise.

3.1 Wildlife

No sign, calls, tracks, or other indication of listed animal species were encountered on this site beyond the Cattle egret sightings. The nearest eagle nest is over 8,000 feet from the site, well beyond the 660-foot regulatory concern distance. No impacts proposed by this project impact any critical or high-quality wildlife habitat.

Protected wildlife species lists by FLUCCS list are shown below.

FLUCCS	Common name	Scientific name	Status	Observed Y/N
742	American alligator	Alligator mississippiensis	FSL/TA	N
	Everglades mink	Mustela vison evergladensis	ST	N
	Little blue heron	Egretta caerulea	ST	N
	Snowy egret	E. thula	ST	N
	Tricolored heron	E. tricolor	ST	N
	Reddish egret	E. rufescens		N
	Limpkin	Aramus gaurauna		N
	Roseate spoonbill	Platalea ajaja	ST	N

* FSL = Federal/State/Local

ST = State Threatened

A = Appearance

3.2 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.

4.0 NATIVE VEGETATION PRESERVATION

Historic agricultural uses of this parcel have essentially removed all native vegetation from this site. Remaining native species are largely landscape plantings. Any action the county takes regarding this parcel will not significantly affect available habitat or forage for listed species.

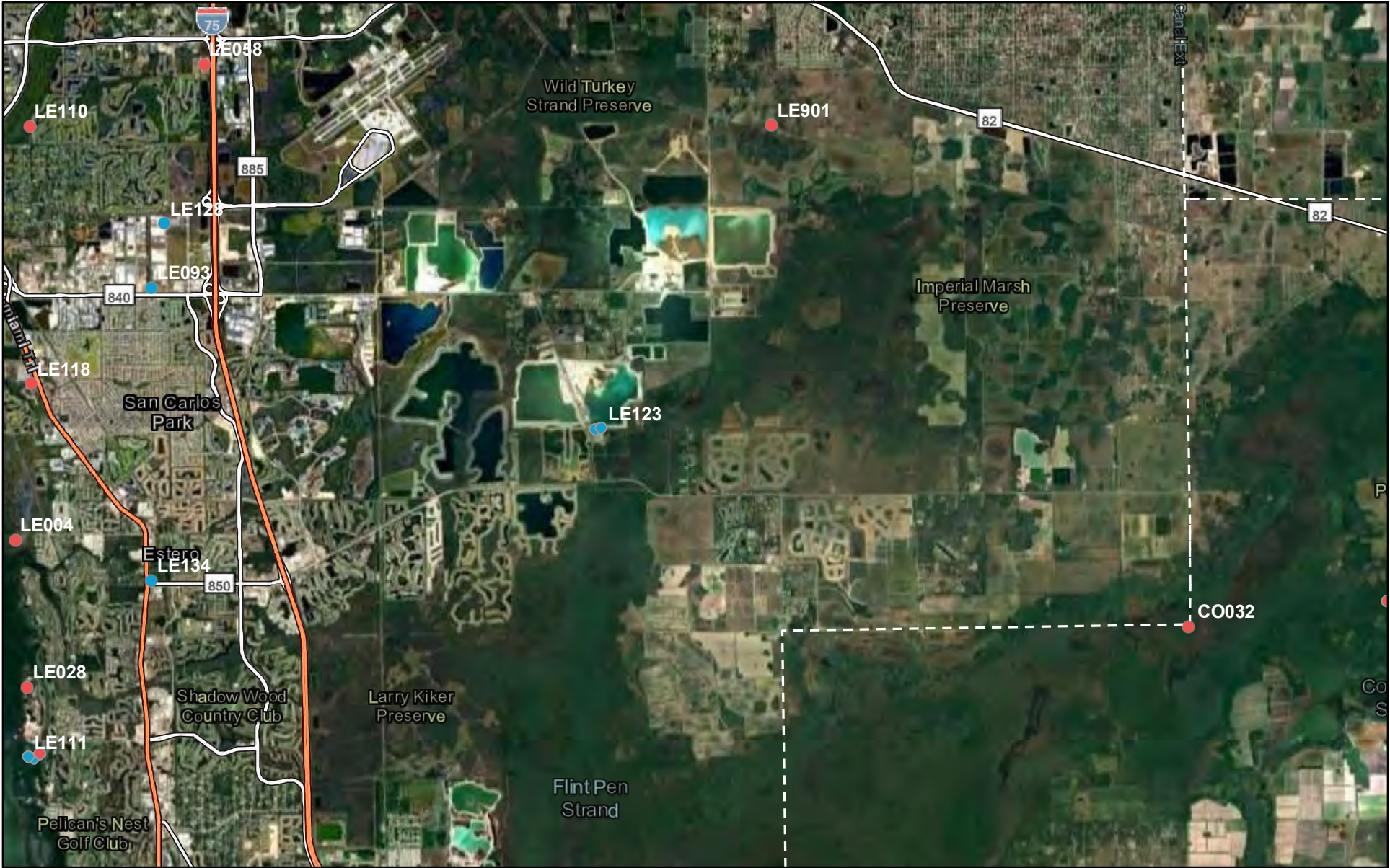
5.0 SUMMARY

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.

6.0 APPENDIX A

- Soils map
- Nearest Eagle nest
- Site Info

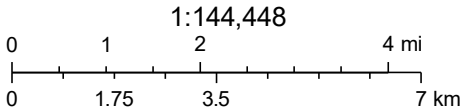
EagleWatch Map



6/10/2025, 12:38:57 AM

Bald Eagle Nest Locations ● Audubon

● unmonitored



Google, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



Property Data

STRAP: 09-46-26-00-00001.0190 Folio ID: 10351528

[Hurricanes Helene/Milton Tax Roll Value Letter](#)

[Hurricane Ian Tax Roll Value Letter](#)

Generated on 6/2/2025 11:39 AM

Owner Of Record - Sole Owner

[\[Change Mailing Address\]](#)



HUFFMAN JACOB R & WHITNEY M TR
FOR JACOB & WHITNEY HUFFMAN TRUST
14850 ALICO RD
FORT MYERS FL 33913

Site Address

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

14850 ALICO RD
FORT MYERS FL 33913

Property Description

Do not use for legal documents!



PARL IN S 1/2 SEC 9 TWP 46 RG 26 DESC IN OR 1237 PG 0672

[View Recorded Plat at LeeClerk.org](#) - Use this link to do an Official Records search on the Lee County Clerk of Courts website, using 1237 and 672 for the book and page numbers.

Attributes and Location Details

Total Bedrooms / Bathrooms 5 / 4.0
Gross Living Area 4,520
1st Year Building on Tax Roll 2024
Historic Designation No

Township	Range	Section	Block	Lot
46	26E	09		
Municipality	Latitude	Longitude		
Lee County Unincorporated - 0	26.48246	-81.71624		

[View Parcel on Google Maps](#)

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



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

Image of Structure



◀ Photo Date November of 2024 ▶ ☐ View other photos

Last Inspection Date: 11/05/2024

Property Values / Exemptions / TRIM Notices

Generated on 6/2/2025 11:39 AM

Exemption

Amount

Homestead Exemption	25,000.00
Additional Homestead Exemption	25,000.00

[2025 Homestead Exemption Renewal Card](#)

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
2024 / Additional Info	2024 (Final Value)	774,451	390,000	774,451	432,207	50,000	0	382,207
2023 / Additional Info	2023 (Corrected Value)	586,814	313,000	586,814	430,288	50,000	0	380,288
2022 / Additional Info	2022 (Final Value)	680,540	304,200	680,540	376,160	50,000	0	326,160
2021 / Additional Info	2021 (Final Value)	505,148	295,000	505,148	365,204	50,000	0	315,204
2020 / Additional Info	2020 (Final Value)	476,436	260,000	476,436	360,162	50,000	0	310,162
2019 / Additional Info	2019 (Final Value)	352,065	250,000	352,065	352,065	50,000	0	302,065

LOCATION PINEDA

FL

Established Series

Rev. MF; GRB

11/2013

PINEDA SERIES

This very deep, nearly level, poorly drained soil is on broad low flats, hammocks, sloughs, depressions, poorly defined drainageways, and flood plains in the Southern Florida Flatwoods (MLRA 155) and to a less extent in South Central Florida Ridge (MLRA 154), Southern Florida Lowlands (MLRA 156B), Florida Everglades, and Associated Areas (MLRA 156A), North Central Florida Ridge (MLRA 138), and Eastern Gulf Coast Flatwoods (MLRA 152A). They formed in thick beds of sandy and loamy marine sediments. Near this type of location, the mean annual temperature is about 72 degrees F., and the mean annual precipitation is about 55 inches. Slopes range from 0 to 2 percent.

TAXONOMIC CLASS: Loamy, siliceous, active, hyperthermic Arenic Glossaqualfs

TYPICAL PEDON: Pineda fine sand, in an area of rangeland (Colors are for moist soil).

A--0 to 1 inch; black (10YR 2/1) fine sand; single grain; loose; many fine and medium roots, few coarse roots; moderately acid; clear smooth boundary. (1 to 15 inches thick)

E--1 to 5 inches; very pale brown (10YR 7/3) fine sand; single grain;

loose; many fine and medium roots; moderately acid; clear wavy boundary. (0 to 22 inches thick)

Bw1--5 to 13 inches; brownish yellow (10YR 6/8) fine sand; single grain; loose; strongly acid; clear wavy boundary.

Bw2--13 to 24 inches; reddish yellow (7.5YR 6/8) fine sand; single grain; loose; moderately acid; clear wavy boundary. (Combined thickness of the Bw horizon ranges from 6 to 30 inches)

E'--24 to 36 inches; light gray (10YR 7/2) fine sand; single grain; loose; few fine distinct brownish yellow (10YR 6/6) masses; moderately acid; abrupt irregular boundary. (0 to 15 inches thick)

B/E--36 to 54 inches; light brownish gray (2.5Y 6/2) fine sandy loam (B) with 20 percent light gray (10YR 7/2) vertical tongues or intrusions of fine sand (E) 3 to 10 inches in length and 0.5 inch to 2.0 inches in width; weak fine subangular blocky structure; slightly sticky and slightly plastic; sandy intrusions are single grain and loose; neutral; abrupt irregular boundary. (2 to 40 inches thick)

Cg--54 to 80 inches; light gray (10YR 7/1) fine sand; single grain; loose; slightly acidic.

TYPE LOCATION: Lee County, Florida. Approximately 3,320 feet north of CR-840 (Alica Rd), 300 feet south of Premiere Airport Parkway and 620 feet west of Airport Haul Road; NW 1/4; SW 1/4; Sec 6, T. 46 S., R. 26 E. Latitude 26 degrees 30 minutes 5.7 seconds N.; Longitude 81 degrees, 45 minutes, 23.6 seconds W. Datum WGS84.

RANGE IN CHARACTERISTICS: Solum thickness ranges from 40 to more than 80 inches. Limestone bedrock below a depth of 60 inches may occur in some areas. Combined thickness of the A, E, E', and Bw

Species Survey

14750 Alico Rd
Ft Myers, FL 33913

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	• Nearest eagle nest	
	• Species by FLUCCS	
	• Parcel information	

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 a single parcel approximately 1250' North of the Alico Rd./N. Mallard intersection and is on the West side of Alico Rd. The summary information for this parcel is included in the Appendix of this report. This site is bounded by an abandoned tree nursery to the South, Alico Rd to the East, a large single-family home lot and facilities to the W, and undeveloped land to the North. The latitude/longitude information for the center of this site is 26 degrees, 29', 06.63" N and 81 degrees 43', 06.69 W.

The project planner is:

Cindy Leal Brizuela- AICP, MURP
Ensite
Suite 201
2401 First Street
Ft Myers, FL 33901

The proposed project is to develop these parcels in such a way that they complement continued expansion of the Southwest Fl. International Airport and surrounding areas.

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 for 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 site consists of one approximately 35 ac. agricultural parcel. The uplands have been converted to pasture and the woodlands are a mix of wetlands and dense exotics. The dominant FLUCCS categories for this site is FLUCCS - 211 - Improved Pasture (Tame Pasture). There are no structures on site.

Soil Map—Lee County, Florida
(Harper Mcnew one)



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	1.7	15.4%
26	Pineda-Pineda, wet, fine sand, 0 to 2 percent slopes	9.1	84.6%
Totals for Area of Interest		10.8	100.0%

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	6.1	17.2%
26	Pineda-Pineda, wet, fine sand, 0 to 2 percent slopes	10.2	29.1%
33	Oldsmar sand, 0 to 2 percent slopes	2.9	8.2%
49	Felda fine sand, frequently ponded, 0 to 1 percent slopes	9.7	27.5%
73	Pineda fine sand, frequently ponded, 0 to 1 percent slopes	6.3	17.9%
Totals for Area of Interest		35.2	100.0%

2.1 Soils

The Pineda - Pineda wet and/or ponded fine sand, 0 - 2% slopes covers approximately 60% of this parcel. The Felda fine sand, frequently ponded 0-1% slopes cover another quarter of the site. A soils map may be found on the following page and general descriptions of the soils are included in Appendix A.

Originally, these soils occurred on drainage ways on marine terraces in tread, talf, and dip landform position on sandy and loamy marine deposits. In the Pineda fine sand, a primary characteristic of the Pineda series is that rock is absent in the upper 80 inches. Felda soils have a higher clay content (15-30%) than most fine soils in this area.

2.2 Vegetation and Habitat Potential

2.2.1 Uplands

There is one upland FLUCCS type identified on this site that is discussed individually.

FLUCCS 211 - Improved (Tame)* pasture covers a majority of this site and is characterized by Bahia and Bermuda grasses. Bahia and Bermuda grasses are primary forage components with a scattering of caespitose grasses, primarily Little bluestem and smutgrass. * Assumes genetic modification absent evolved survival abilities is an improvement.

2.2.2 Wetlands

There are three wetland communities found on this site. FLUCCS areas 624 and 621 are both likely Jurisdictional at the State Level. The FLUCCS 742 Borrow Area is classified as an Other Surface Water but is not likely a Jurisdictional wetland at the State or Federal level. It lacks an emergent vegetational community, even at the margins.

FLUCCS 624 - Pine - Cypress Slough is the second largest community on this site and is characterized by dense/essentially codominant status. Earleaf acacia comprises the vast majority of the woody exotic presence in this community. There is also a widespread, dense stand of Japanese climbing fern that occurs in this community.

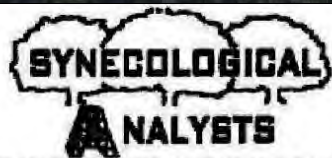
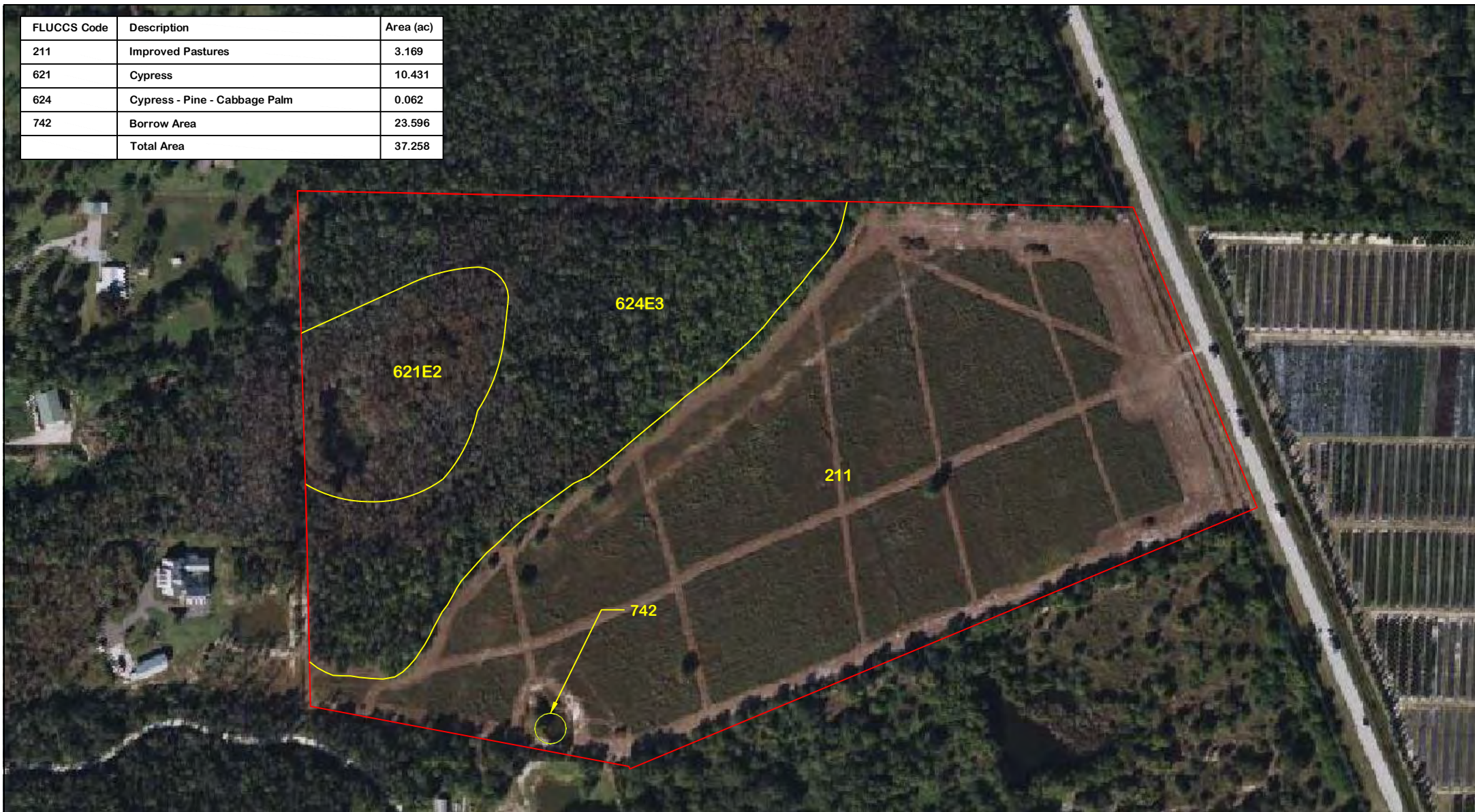
FLUCCS 621 - Cypress head is the third largest component of this site. It is characterized by mid- to large-sized cypress that are diseased at the outer margins. The smallest community found on this site is FLUCCS 742 - Borrow area that functions as a cow pond. Please refer to the FLUCCS map following this page for the distribution and extent of each community.

FLUCCS 742 - Borrow Area - This small pond was excavated to provide water for the grazing cattle.

2.2.3 Habitat Potential

The grazing area has apparently been overgrazed for decades, and the forage grasses present are less than 6' in height. This might be habitat for

FLUCCS Code	Description	Area (ac)
211	Improved Pastures	3.169
621	Cypress	10.431
624	Cypress - Pine - Cabbage Palm	0.062
742	Borrow Area	23.596
	Total Area	37.258



ENVIRONMENTAL EVALUATION AND ADVOCACY

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NAPLES, FLORIDA 34110
PHONE: (239) 514-3998
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PROJECT: FLUCCS Map
10351514

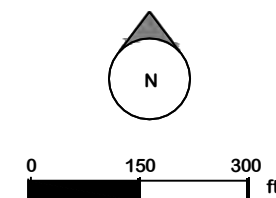
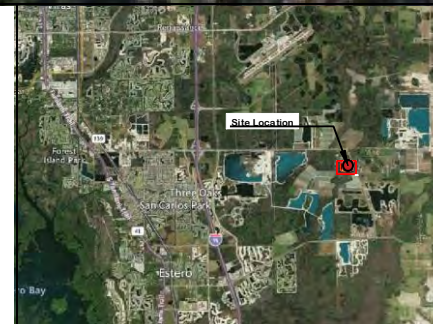
LOCATION: 14750 Alico Rd Fort Myers FL 33913

DATE: June 10, 2025

DRAWN BY: GA

LEGENDS:

- PROPERTY BOUNDARY
- FLUCCS AREA



Burrowing owls, but the lack of any similar adjacent characteristics makes isolation a problem for this species. The pasture area is bounded by a woody perimeter on three sides, allowing for predation to be a real issue for them.

The wet season water table is likely an issue for Gopher tortoise, along with lack of suitable forage. They would face the same predation that limits this area's suitability for the Burrowing owl. There are only a few very small Cabbage palm on site. Caracara seldom select nesting sites without an abundance of Cabbage palm.

The wooded portions of this site could be suitable corridors for species such as the Florida panther and Black bear, as well as suitable habitat for Bobcat/fox or other small predators. No sign of any wildlife larger than a racoon was observed on site. The northern boundary to this site has a maintained fire lane that provides an excellent area to observe crossing/use activity. None were observed beyond racoon.

One might think the wooded proximity to an open area might be suitable for the Big Cypress fox squirrel. None were observed, and no squirrel nest of any type were found during our survey. Our guess for this absence is that the dominance of non-mast producing exotics along with dense Japanese climbing fern throughout the 624 FLUCCS area preclude it as suitable habitat.

One large but still immature American Bald Eagle was observed twice flying over the site at an approximate 240-degree heading. There are no eagle nests on this site or any of the adjacent ones. The general direction of travel would line up somewhat with nest LE 123 or the location of that nest. The eagle was immature but was nearing maturity.

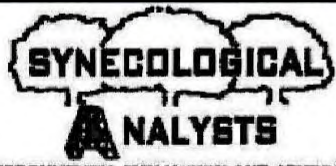
3.0 PROTECTED/LISTED SPECIES

SAI conducted species surveys on this parcel in April and May of 2024 using the Southern Biomes wandering transect method. The results of this survey are presented in this section of the report. 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>. We also include a relevant species table 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 signs. 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.



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

PROJECT: Transect Map
10351514

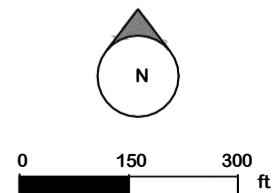
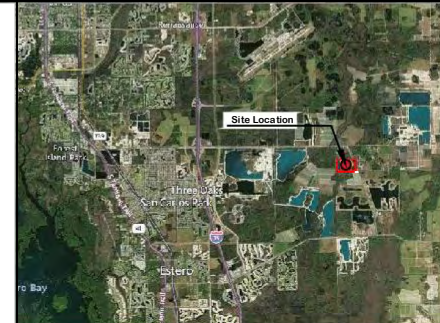
LOCATION: 14750 Alico Rd Fort Myers FL 33913

DATE: June 10, 2025

DRAWN BY: GA

LEGENDS:

-  - PROPERTY BOUNDARY
-  - SPECIES TRANSECT LINE
(100' in Open Areas)
(50' in Woody Areas)
-  - Dashed line indicates wandering transects.



Collins has a B.S. in Range Science (69) and an 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.

Observations

Site sampling occurred in April and May of 2025. The time of survey and weather conditions are listed below.

Date	Time (EST)	Weather
22 April	8:00 AM- 1:00 PM	Mid 90's - Low 80's Partly cloudy
28 May	5:00 PM - 8:00 PM	High 80's - Low 90's
30 May	5:00 PM - 8:30 PM	Mid 80's

No listed plant or animal species were observed. Cattle egret and Grackle were the only wildlife observed on site during this survey. An immature eagle and one Scissortail Kite were observed in flight, along with a few Black vultures.

Given the highly impacted nature of much of the site, the relative paucity of listed species is not surprising. The specific reasons for this were presented in the Habitat Potential portion of this document.

3.1 Wildlife

No sign, calls, tracks or other indication of listed animal species were encountered on this site beyond the Cattle egret sightings. The nearest eagle nest is over 8,000 feet from the site, well beyond the 660-foot regulatory concern distance. No impacts proposed by this project impact any critical or high-quality wildlife habitat. Protected wildlife species lists by FLUCCS list are found following the summary portion of this document.

3.2 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.

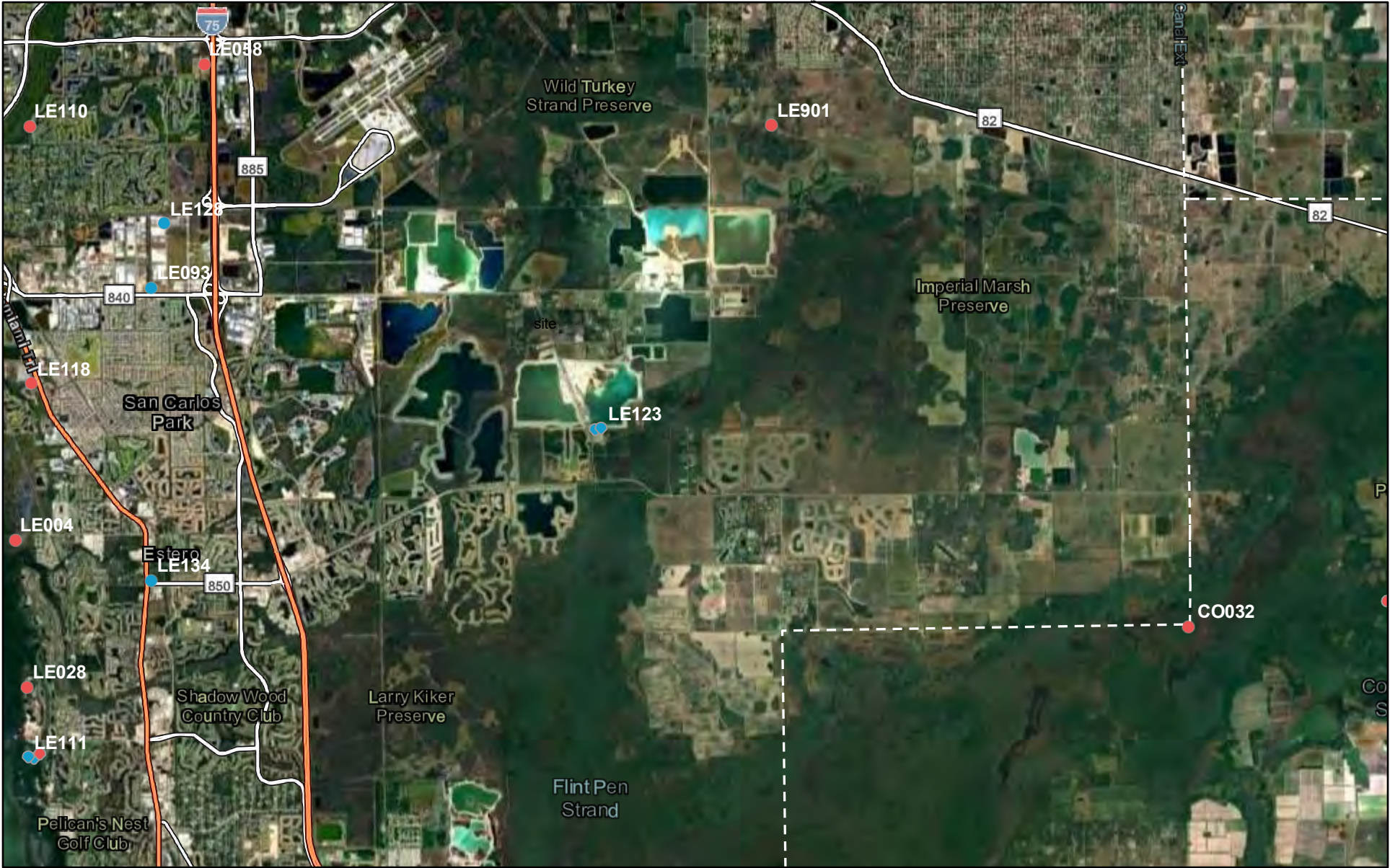
4.0 SUMMARY

Because of historic AG uses on this parcel, the majority of this site is highly degraded in habitat quality and integrity. The actions proposed herein are not likely to reduce available habitat for listed species.

5.0 APPENDIX A

- Soils map
- Nearest Eagle nest
- Site info

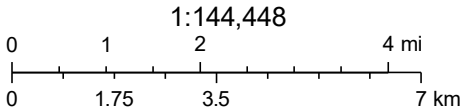
EagleWatch Map



6/10/2025, 12:38:57 AM

Bald Eagle Nest Locations ● Audubon

● unmonitored



Google, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Property Data

STRAP: 09-46-26-00-00001.0210 Folio ID: 10351530

[Hurricanes Helene/Milton Tax Roll Value Letter](#)

[Hurricane Ian Tax Roll Value Letter](#)

Generated on 6/2/2025 11:34 AM

Owner Of Record - Tenants in Common

[\[Change Mailing Address\]](#)



HARPER PROPERTY HOLDINGS 3 LLC
MCNEW PROPERTY HOLDINGS 3 LLC
5571 HALIFAX AV
FORT MYERS FL 33912

Site Address

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

14750 ALICO RD
FORT MYERS FL 33913

Property Description

Do not use for legal documents!



PARL IN S 1/2 SEC 9 TWP 46RG 26 DESC IN OR 1288 PG 0893

[View Recorded Plat at LeeClerk.org](#) - Use this link to do an Official Records search on the Lee County Clerk of Courts website, using 1288 and 893 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	26.48538	-81.71817		

[View Parcel on Google Maps](#)

[Tax Map Viewer] [View Comparables]



[Pictometry Aerial Viewer]

Image of Structure



◀ Photo Date June of 2016 ▶ ☐ View other photos

Last Inspection Date: 05/01/2024

Property Values / Exemptions / TRIM Notices

Generated on 6/2/2025 11:34 AM

Exemption

Amount

Agricultural

901,953.00

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
2024 / Additional Info	2024 (Final Value)	1,453,140	551,187	551,187	271,859	0	901,953	271,859
2023 / Additional Info	2023 (Final Value)	868,420	248,208	248,208	248,208	0	620,212	248,208
2022 / Additional Info	2022 (Final Value)	633,420	248,843	248,843	248,843	0	384,577	248,843
2021 / Additional Info	2021 (Final Value)	633,420	249,994	249,994	232,362	0	383,426	232,362
2020 / Additional Info	2020 (Final Value)	558,900	220,453	220,453	210,678	0	338,447	210,678
2019 / Additional Info	2019 (Final Value)	547,500	209,053	209,053	192,803	0	338,447	192,803
2018 / Additional Info	2018 (Final Value)	456,250	176,741	176,741	176,741	0	279,509	176,741

Established Series
Rev. GRB-CAP-AMS
10/2018

FELDA SERIES

The Felda series consists of very deep, poorly drained, and very poorly drained soils that formed in sandy and loamy marine deposits. Felda soils are on flatwoods, low broad flats, drainageways, sloughs, depressions, and flood plains. Slopes are linear to concave and range from 0 to 2 percent. The mean annual precipitation is about 1397 millimeters (55 inches), and the mean annual temperature is about 22 degrees C (72 degrees F).

TAXONOMIC CLASS: Loamy, siliceous, superactive, hyperthermic Arenic Endoaqualfs

TYPICAL PEDON: Felda fine sand, on a linear to slightly concave native grass prairie at an elevation of about 4 meters (14 feet) above mean sea level. (Colors are for moist soil).

A--0 to 10 centimeters (0 to 4 inches); black (10YR 2/1) fine sand; single grain; loose; very friable; many fine and medium roots; slightly acid; clear smooth boundary. [8 to 20 centimeters (3 to 8 inches) thick]

Eg--10 to 89 centimeters (4 to 35 inches); light gray (10YR 7/2) fine sand; single grain; loose; many fine roots; many medium distinct light yellowish brown (10YR 6/4) masses of iron-manganese accumulation; slightly acid; abrupt wavy boundary. [43 to 81 centimeters (17 to 32 inches) thick]

Btg--89 to 109 centimeters (35 to 43 inches); light brownish gray (2.5Y 6/2) fine sandy loam; weak medium subangular blocky structure; friable; few fine roots; few faint clay films on faces of some pedis; many medium distinct olive brown (2.5Y 4/4) masses of iron-manganese accumulation; neutral; gradual irregular boundary. [15 to 56 centimeters (6 to 22 inches) thick]

Cg--109 to 203 centimeters (43 to 80 inches); light brownish gray (2.5Y 6/2) fine sand; massive; loose; about 70 percent, by volume, shells and shell fragments; moderately alkaline.

TYPE LOCATION: Glades County, Florida; approximately 0.9 kilometers (0.6 miles) east of State Road 78 on Curry Island; about 1,400 feet south and 2,450 feet east of the northwest corner of Sec. 34, T. 40 S., R. 32 E.; Latitude and Longitude; 26 degrees 57 minutes 16.9 seconds north and 81 degrees 06 minutes 46.6 seconds west; WGS84.

RANGE IN CHARACTERISTICS:

- Soil moisture control section: 20 to 60 centimeters (8 to 24 inches)
- Solum thickness range: 76 to 203 centimeters (30 to 80 inches)
- Aquic conditions: 0 to 203 centimeters (0 to 80 inches)
- Depth to albic horizon: 8 to 20 centimeters (3 to 8 inches)
- Depth to argillic horizon: 50 to 100 centimeters (20 to 40 inches)
- Depth to endosaturation: 0 to 30 centimeters (0 to 12 inches)

Particle-size control section (weighted averages):
Clay content: 12 to 35 percent
Fine sand content: 30 to 75 percent

A or Ap horizon:
Hue: 10YR, 2.5Y, or Neutral

Species Survey

San Carlos Park Fire Protection
14700 Alico Rd
Ft Myers, FL 33913

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1.0	INTRODUCTION.....	Page 3
2.0	EXISTING SITE CONDITIONS.....	Page 3
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2.2	Vegetation and Habitat Potential.....	Page 4
2.2.1	Uplands.....	Page 4
2.2.2	Wetlands	Page 4
2.2.3	Habitat Potential.....	Page 4
3.0	PROTECTED/LISTED SPECIES	Page 5
3.1	Wildlife	Page 6
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4.0	SUMMARY	Page 6
5.0	APPENDIX A	
	• Soils	
	• Nearest eagle nest	
	• Species by FLUCCS	
	• Parcel information	

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 200' N of the intersection of the Alico Rd - N. Mallard Ln. intersection west of Alico Rd. The summary information for this government parcel is included in the Appendix of this report. This site is bounded by a wooded area to the North, a pasture/woodland area to the south, Alico Rd to the East and a single-family home lot to the West. The latitude/longitude information for the center of this site is 26 degrees, 29', 14.65" N and 81 degrees 43', 07.29 W.

The project planner is:

Cindy Leal Brizuela – AICP, MURP
Ensite
Suite 201
2401 First Street
Ft Myers, FL 33901

The proposed project is to position this parcel in such a way to complement continued expansion of the Southwest FL International Airport and surrounding areas.

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 for 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.

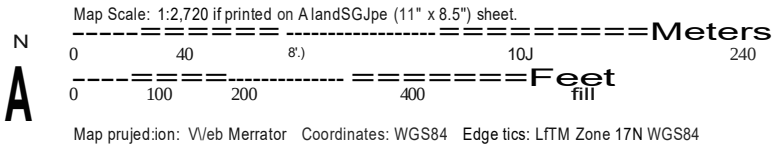
2.0 EXISTING SITE CONDITIONS

The site consists of one approximately 12 ac. parcel almost completely wooded and almost entirely wetland. Woody exotic vegetation is found throughout the site. This site has more Japanese climbing fern than any other Lee Co. site we have surveyed for wildlife. The one exception is the small spoil area near the entrance from Alico Rd. There are two rail car type heavy metal storage containers in that area.

2.1 Soils

The Felda fine sand, frequently ponded 0 - 2% slopes frequently ponded covers

Soil Map-Lee County, Florida
(San Carlos Fire Dist.)



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
26	Pineda-Pineda, wet, fine sand, 0 to 2 percent slopes	2.1	15.9%
33	Oldsmar sand, 0 to 2 percent slopes	1.0	7.5%
49	Felda fine sand, frequently ponded, 0 to 1 percent slopes	6.3	48.3%
73	Pineda fine sand, frequently ponded, 0 to 1 percent slopes	3.7	28.3%
Totals for Area of Interest		13.0	100.0%

approximately 50% of this parcel. The Pineda fine sand, frequently ponded 0-1% slopes covers another quarter of the site. A soils map may be included, and general descriptions of the soils are included in Appendix A.

Originally, these soils occurred on drainage ways on marine terraces in tread, talf, and dip landform position on sandy and loamy marine deposits. In the Pineda fine sand, a primary characteristic of the Pineda series is that rock is absent in the upper 80 inches. Felda soils have a higher clay content (15-30%) than most fine soils in this area.

2.2 Vegetation and Habitat Potential

2.2.1 Uplands

There is one upland FLUCCS type identified on this site that is discussed individually.

FLUCCS 743 - Spoil area pasture covers a small area along the eastern margin of this parcel, near the entrance from Alico Rd. It consists of hard subsurface material and is nearly devoid of any vegetation. There are two storage containers that are kept out of seasonal high water by the fill. Please refer to the FLUCCS map following this page for the distribution and extent of each community.

2.2.2 Wetlands

There are two wetland communities found on this site. FLUCCS areas 624 and 621 are both likely Jurisdictional at the State Level.

FLUCCS 624 - Pine - Cypress Slough is the second largest community on this site and is characterized by dense/essentially codominant status. Earleaf acacia comprises the vast majority of the woody exotic presence in this community. There is also a widespread, dense stand of Japanese climbing fern that dominates at all but the canopy strata on this parcel.

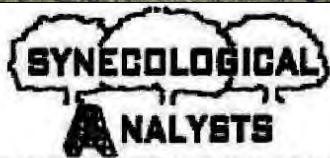
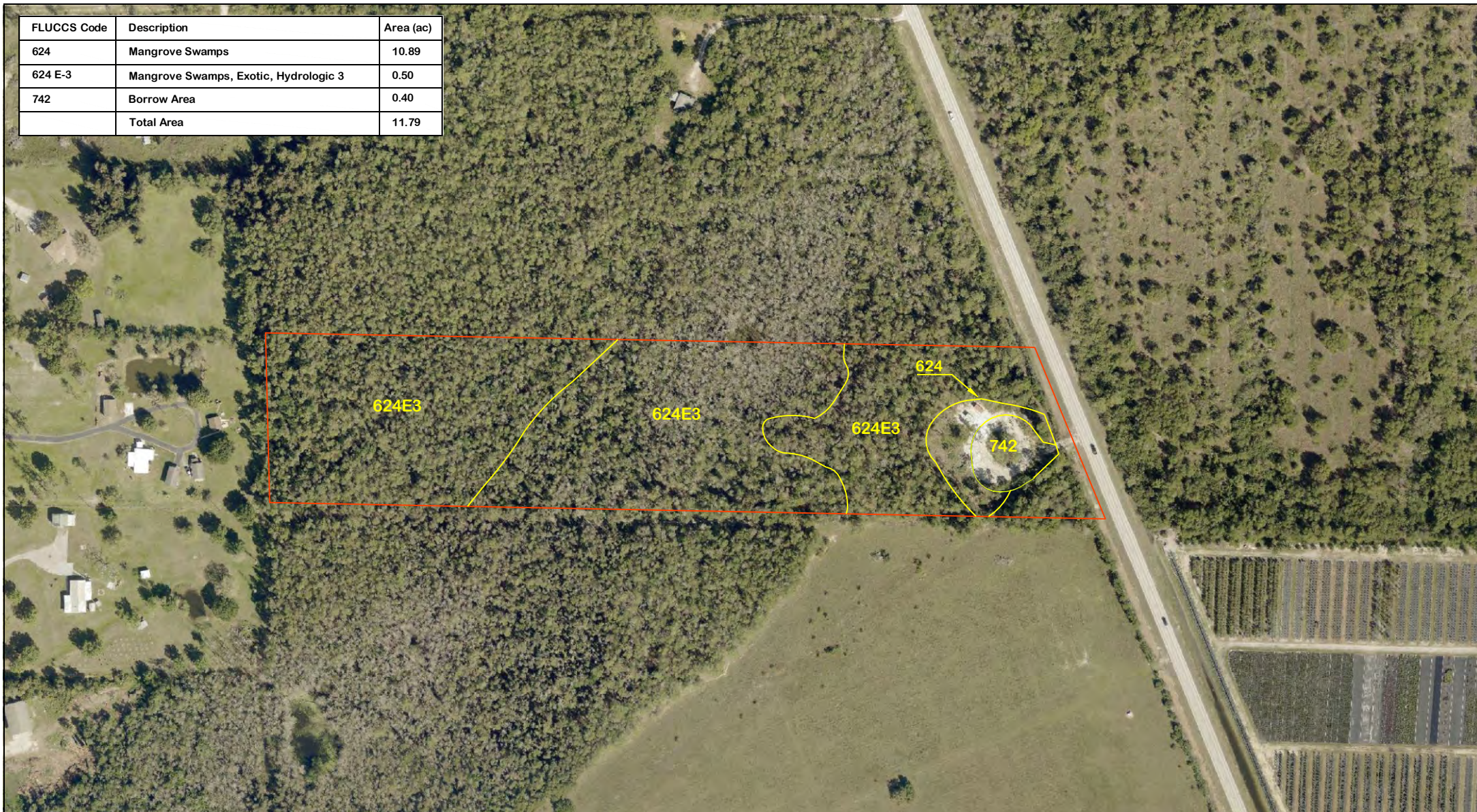
FLUCCS 621 - Cypress head is the largest component of this site. It is characterized by mid- to large-sized cypress interspersed among Slash pine and dense exotics such as Earleaf acacia and, less frequently, Melaleuca.

2.2.3 Habitat Potential

With the incredibly dense Japanese climbing fern and the wooded portions of this site, there could be suitable corridors for species such as the Florida panther and Black bear, as well as suitable habitat for Bobcat/fox or other small predators. No sign of any wildlife larger than a racoon was observed on site. The northern boundary to this site has a maintained fire lane that provides an excellent area to observe crossing/use activity. None were observed beyond racoon.

The east and south margins of this wooded area could be suitable for the Big Cypress fox squirrel if not for the dense Japanese climbing fern. Despite decent mast production

FLUCCS Code	Description	Area (ac)
624	Mangrove Swamps	10.89
624 E-3	Mangrove Swamps, Exotic, Hydrologic 3	0.50
742	Borrow Area	0.40
	Total Area	11.79



2159 Morning Sun Lane
NAPLES, FLORIDA 34110
PHONE: (239) 514-3998
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PROJECT: FLUCCS Map
10351514

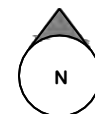
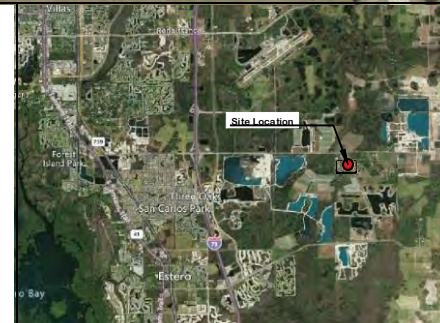
LOCATION: 14700 Alico Rd Fort Myers FL 33913

DATE: June 12, 2025

DRAWN BY: GA

LEGENDS:

- PROPERTY BOUNDARY
- FLUCCS AREA



0 150 300 ft

potential on this parcel, none were observed, and no squirrel nest of any type was found during our survey. Below canopy level, there is little/no habitat potential for listed species.

3.0 PROTECTED/LISTED SPECIES

SAI conducted species surveys on this parcel in April and May of 2024 using the Southern Biomes wandering transect method. The results of this survey are presented in this section of the report. 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>. We also include a relevant species table for this site and their typical FLUCCS preferences.

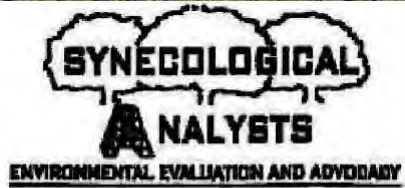
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The entire site was field surveyed for protected species in compliance with Lee County Endangered Species Ordinance No. 89-34 using the Southern Biomes wandering transect method. Open sandy areas adjacent to the main road were checked early in the morning for tracks or other signs. 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 an 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.

Observations

Site sampling occurred in April and May of 2025. The time of survey and weather conditions are listed below.



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

PROJECT: Transect Map
10351514

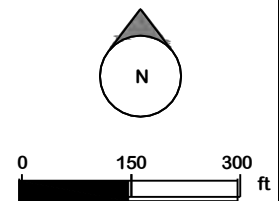
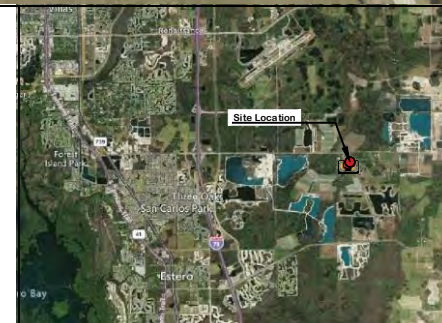
LOCATION: 14700 Alico Rd Fort Myers FL 33913

DATE: June 12, 2025

DRAWN BY: GA

LEGENDS:

-  - PROPERTY BOUNDARY
-  - SPECIES TRANSECT LINE
(100' in Open Areas)
(50' in Woody Areas)
-  - Dashed line indicates wandering transects.



Date	Time (EST)	Weather
16 April	8:00 AM – 1:00 PM	Mid 90's - Low 80's Partly cloudy
28 April	5:00 PM - 8:00 PM	High 80's - Low 90's
3 May	5:00 PM - 8:30 PM	Mid 80's

No listed plant or animal species were observed, and no evidence of suitable habitat was observed. Observation ability is limited in many areas of the site because of the dense exotic vegetation. The spoil area consists of dense/rocky fill, unsuitable for Gopher tortoise and is surrounded by wetlands.

Given the highly impacted nature of much of the site, the relative paucity of listed species is not surprising. The specific reasons for this were presented in the Habitat Potential portion of this document.

3.1 Wildlife

No sign, calls, tracks, or other indication of listed animal species were encountered on this site beyond the Cattle egret sightings. The nearest eagle nest is over 8,000 feet from the site, well beyond the 660-foot regulatory concern distance. No impacts proposed by this project impact any critical or high-quality wildlife habitat. Protected wildlife species lists by FLUCCS list are found following the summary portion of this document.

3.2 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.

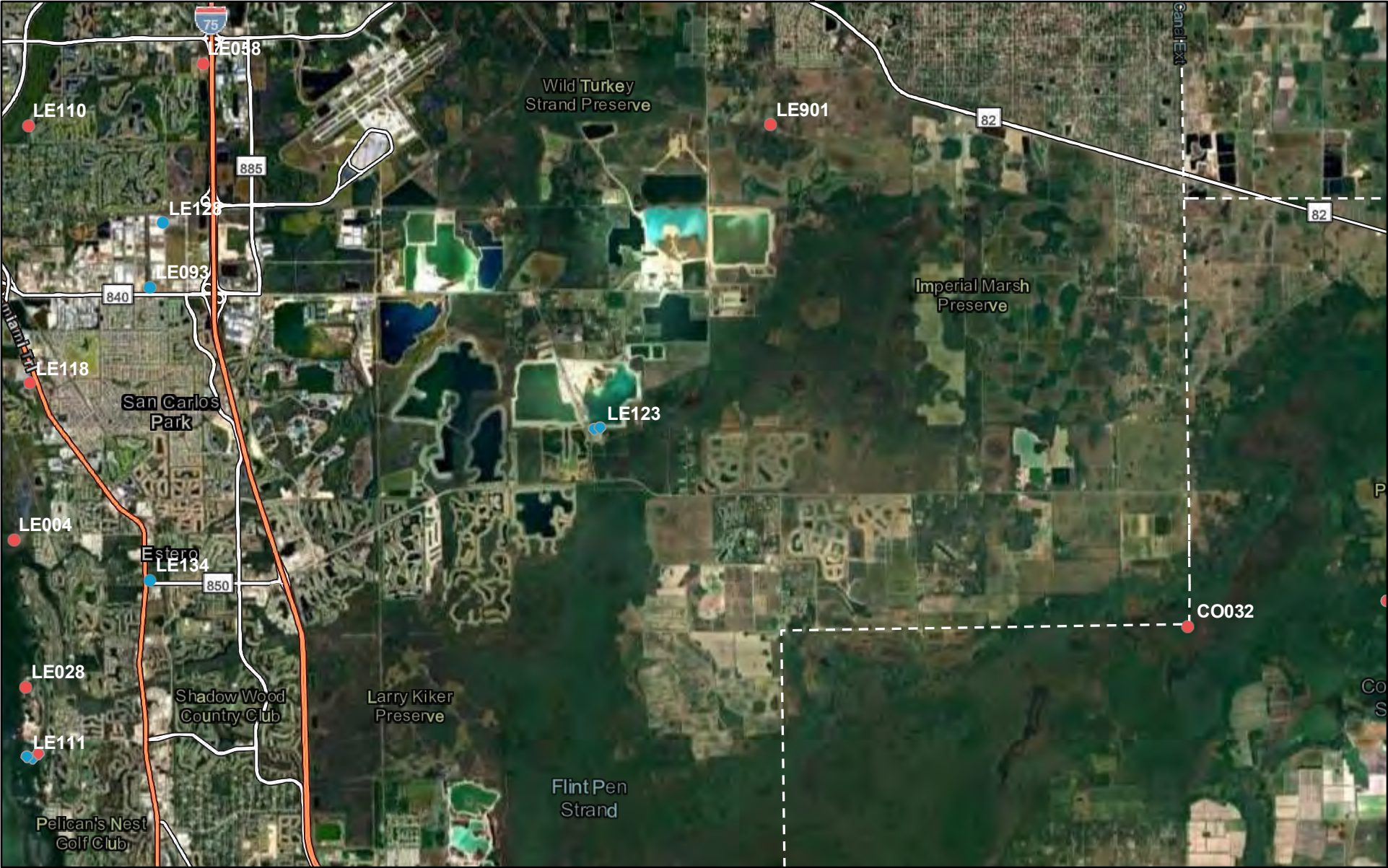
4.0 SUMMARY

Because of exotic dominance in the canopy, shrub and herbaceous strata by both woody and climbing exotic species this site is highly degraded in habitat quality and integrity. The actions proposed by this submittal are not likely to reduce available habitat for listed species.

5.0 APPENDIX A

- Soils map
- Nearest Eagle nest
- Site info

EagleWatch Map



6/10/2025, 12:38:57 AM

Bald Eagle Nest Locations

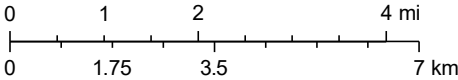


Audubon



unmonitored

1:144,448



Google, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Property Data

STRAP: 09-46-26-00-00001.0070 Folio ID: 10351514

Hurricanes Helene/Milton Tax Roll Value Letter

Hurricane Ian Tax Roll Value Letter

Generated on 6/2/2025 11:37 AM

Owner Of Record - Sole Owner

[\[Change Mailing Address\]](#)



SAN CARLOS PARK FIRE PROTECTIO
19591 BEN HILL GRIFFIN PKWY
FORT MYERS FL 33913

Site Address

Site Address maintained by E911 Program Addressing

14700 ALICO RD
FORT MYERS FL 33913

Property Description

Do not use for legal documents!



S1/2 OF S1/2 OF SE1/4 OF NW 1/4 + S1/2 OF S1/2 OF SW 1/4 OF NE1/4
W OF ALICO RD

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	26.48733	-81.71854		

[View Parcel on Google Maps](#)

[Tax Map Viewer] [View Comparables]



[Pictometry Aerial Viewer]

Image of Structure



Property Values / Exemptions / TRIM Notices

Generated on 6/2/2025 11:37 AM

Exemption

Amount

Local Government

320,143.00

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
2024 / Additional Info	2024 (Final Value)	459,810	459,810	459,810	320,143	320,143	0	0
2023 / Additional Info	2023 (Final Value)	336,015	336,015	336,015	291,039	291,039	0	0
2022 / Additional Info	2022 (Final Value)	336,015	336,015	336,015	264,581	264,581	0	0
2021 / Additional Info	2021 (Final Value)	336,015	336,015	336,015	240,528	240,528	0	0
2020 / Additional Info	2020 (Final Value)	294,750	294,750	294,750	218,662	218,662	0	0
2019 / Additional Info	2019 (Final Value)	296,250	296,250	296,250	198,784	198,784	0	0
2018 / Additional Info	2018 (Final Value)	180,713	180,713	180,713	180,713	180,713	0	0
2017 / Additional Info	2017 (Final Value)	180,713	180,713	180,713	164,822	164,822	0	0

FELDA SERIES

The Felda series consists of very deep, poorly drained, and very poorly drained soils that formed in sandy and loamy marine deposits. Felda soils are on flatwoods, low broad flats, drainageways, sloughs, depressions, and flood plains. Slopes are linear to concave and range from 0 to 2 percent. The mean annual precipitation is about 1397 millimeters (55 inches), and the mean annual temperature is about 22 degrees C (72 degrees F).

TAXONOMIC CLASS: Loamy, siliceous, superactive, hyperthermic Arenic Endoaqualfs

TYPICAL PEDON: Felda fine sand, on a linear to slightly concave native grass prairie at elevation of about 4 meters (14 feet) above mean sea level. (Colors are for moist soil).

A--0 to 10 centimeters (0 to 4 inches); black (10YR 2/1) fine sand; single grain; loose; very friable; many fine and medium roots; slightly acid; clear smooth boundary. [8 to 20 centimeters (3 to 8 inches) thick]

Eg--10 to 89 centimeters (4 to 35 inches); light gray (10YR 7/2) fine sand; single grain; loose; many fine roots; many medium distinct light yellowish brown (10YR 6/4) masses of iron-manganese accumulation; slightly acid; abrupt wavy boundary. [43 to 81 centimeters (17 to 32 inches) thick]

Btg--89 to 109 centimeters (35 to 43 inches); light brownish gray (2.5Y 6/2) fine sandy loam; weak medium subangular blocky structure; friable; few fine roots; few faint clay films on faces of some pedis; many medium distinct olive brown (2.5Y 4/4) masses of iron-manganese accumulation; neutral; gradual irregular boundary. [15 to 56 centimeters (6 to 22 inches) thick]

Cg--109 to 203 centimeters (43 to 80 inches); light brownish gray (2.5Y 6/2) fine sand; massive; loose; about 70 percent, by volume, shells and shell fragments; moderately alkaline.

TYPE LOCATION: Glades County, Florida; approximately 0.9 kilometers (0.6 miles) east of State Road 78 on Curry Island; about 1,400 feet south and 2,450 feet east of the northwest corner of Sec. 34, T. 40 S., R. 32 E.; Latitude and Longitude; 26 degrees 57 minutes 16.9 seconds north and 81 degrees 06 minutes 46.6 seconds west; WGS84.

RANGE IN CHARACTERISTICS:

- Soil moisture control section: 20 to 60 centimeters (8 to 24 inches)
- Solum thickness range: 76 to 203 centimeters (30 to 80 inches)
- Aquic conditions: 0 to 203 centimeters (0 to 80 inches)
- Depth to albic horizon: 8 to 20 centimeters (3 to 8 inches)
- Depth to argillic horizon: 50 to 100 centimeters (20 to 40 inches)
- Depth to endosaturation: 0 to 30 centimeters (0 to 12 inches)

- Particle-size control section (weighted averages):
- Clay content: 12 to 35 percent
- Fine sand content: 30 to 75 percent

- A or Ap horizon:
- Hue: 10YR, 2.5Y, or Neutral

Species Survey

14301 Alico Rd
Ft Myers, FL 33913

Table of Contents

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	• Soils	
	• Wetlands	
	• Location of nearest eagle nest	

1.0 INTRODUCTION

The parcel discussed herein is located in Section 09, Township 46, Range 26 E in Lee County, FL and located at the SE quadrant of the Alico Rd - Green Meadows Rd. intersection. The summary information for this parcel is included in the Appendix of this report. This site is bounded by Green Meadows Rd. to the north, Alico Rd. To the west, a wooded wetland area to the east and wetlands and wooded uplands to the south. The latitude/longitude information for the center of this site is 26 degrees, 29', 37.07" N and 81 degrees 43', 02.57 W.

The developer of this project is:

Harper Property Holdings 3 LLC
McNew Property Holdings 3 LLC
14850 Alico Rd
Ft Myers, FL 33913

The project planner is:

Cindy Leal Brizuela – AICP, MURP
Ensite
Suite 201
2401 First Street
Ft Myers, FL 33901

The proposed project is to develop these parcels in such a way that they complement continued expansion of the Southwest Fl. International Airport and surrounding areas.

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 for 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 site consists of one approximately 35 ac. agricultural parcel. The uplands have been converted to pasture and the woodlands are a mix of wetlands and dense exotics. The dominant FLUCCS category for this site is FLUCCS - 211 - Improved Pasture (Tame Pasture). There are no structures on site.

2.1 Soils

The Oldsmar sand, 0 - 2% slopes covers approximately 50% of this parcel. The

Soil Map—Lee County, Florida
(Harper McNew N)



Soil Map may not be valid at this scale.

Map Scale: 1:2,540 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
12	Felda fine sand, 0 to 2 percent slopes	2.6	21.7%
26	Pineda-Pineda, wet, fine sand, 0 to 2 percent slopes	0.4	3.4%
33	Oldsmar sand, 0 to 2 percent slopes	5.1	42.8%
34	Malabar fine sand, 0 to 2 percent slopes	1.7	14.1%
49	Felda fine sand, frequently ponded, 0 to 1 percent slopes	2.1	18.0%
Totals for Area of Interest		11.9	100.0%

remainder of the site is comprised of a diverse mix of soil series, given the size of this parcel. Sand, frequently ponded 0-1% slopes covers another quarter of the site. This series evolved from sandy marine sediments overlying loamy materials and is found on flatwoods, low board flats, and depressions on marine terraces. A soils map may be found on the following page, and general descriptions are included in Appendix A.

2.2 Vegetation and Habitat Potential

2.2.1 Uplands

There are upland FLUCCS types on this site that are discussed individually.

FLUCCS 190 - Open Land - This area has been used as home sites for two houses in the past. There are remnants of this presence found here, but this area has little function beyond the Open Land category.

FLUCCS 211 - Improved pasture covers a majority of this site and is characterized by Bahia and Bermuda grasses. There is an abandoned road bisecting this FLUCCS, but point is degraded to the point that it functions as pasture also.

FLUCCS 438 - Mixed hardwoods - This area comprised is of species, such as both Live and Laurel Oak, Mahogany, Earleaf acacia, and a variety of hardwood species, likely remnants of homes once found in the portion of the site.

2.2.2 Wetlands

There are three wetland communities found on this site. All are likely Jurisdictional at the State and Federal Level.

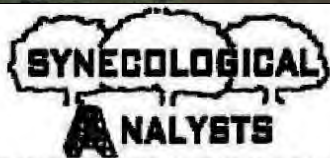
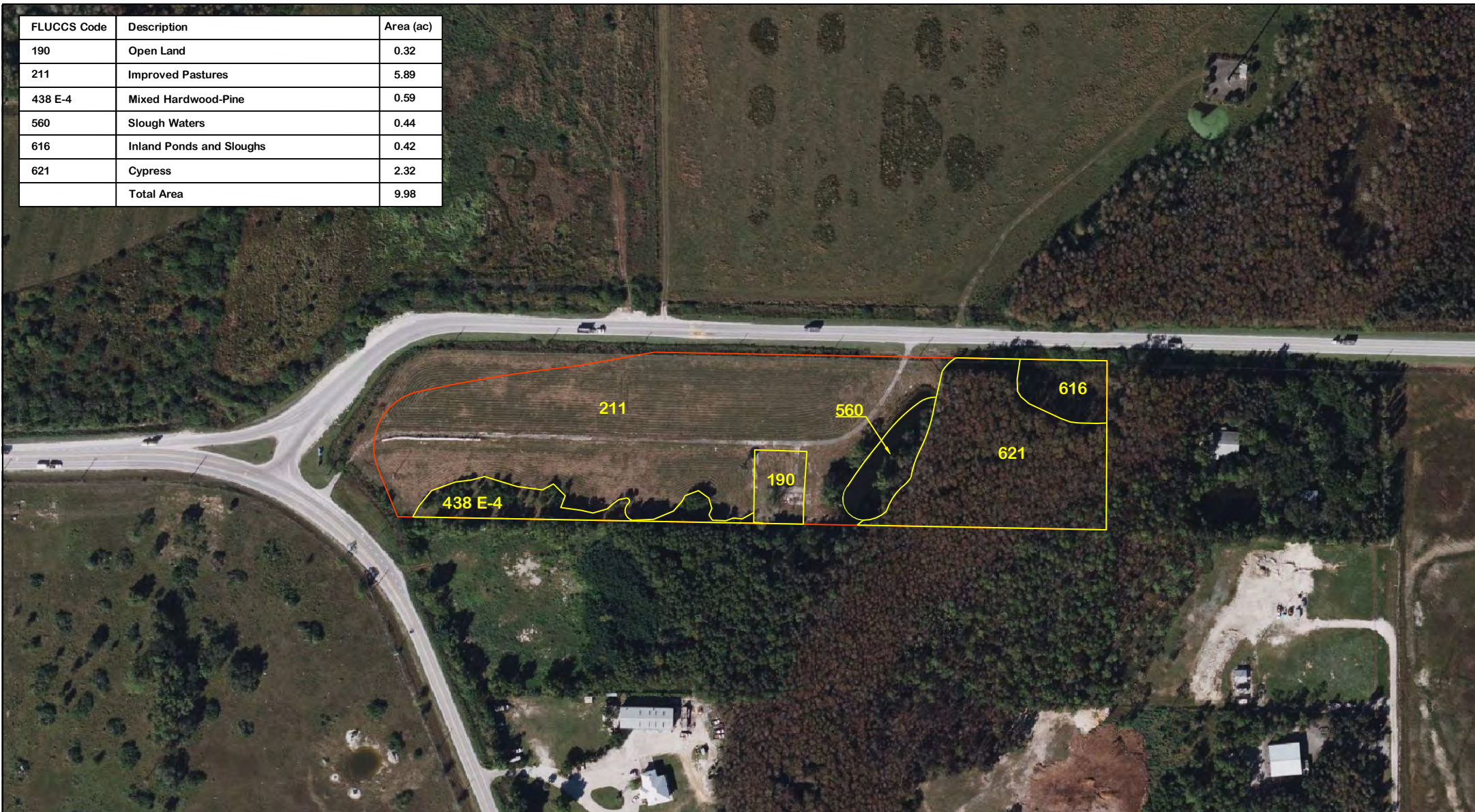
FLUCCS 560 - Slough Waters - This is a relatively deep pond along the western margin of the adjacent Cypress slough. It is identified as Slough waters because there is little evidence to indicate it was mechanically excavated. Scour areas along the outer margin of slough areas is not uncommon.

FLUCCS 616 - Inland Ponds and Sloughs – This has been a long-time component of this slough. It was cleared decades ago but has regained much of its original identity despite the presence of some exotics. It is a mix of Willow, herbaceous wetland vegetation, Maple, and Cypress. There is an exotic presence of Brazilian pepper and Melaleuca.

FLUCCS 621 - Cypress head is the largest wetland component of this site. It is characterized by mature cypress with decent vigor.

2.2.3 Habitat Potential - The 211 grazing area has been used for sod previously and overgrazed since that point. This might be habitat for Burrowing owl, but the lack of any similar adjacent characteristics makes isolation a problem for this species. The pasture area is bounded by a woody perimeter on two sides and large open areas on the other

FLUCCS Code	Description	Area (ac)
190	Open Land	0.32
211	Improved Pastures	5.89
438 E-4	Mixed Hardwood-Pine	0.59
560	Slough Waters	0.44
616	Inland Ponds and Sloughs	0.42
621	Cypress	2.32
	Total Area	9.98



ENVIRONMENTAL EVALUATION AND ADVOCACY

2159 Morning Sun Lane
NAPLES, FLORIDA 34110
PHONE: (239) 514-3998
www.synecol.com

PROJECT: FLUCC Map
10626753

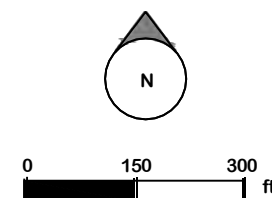
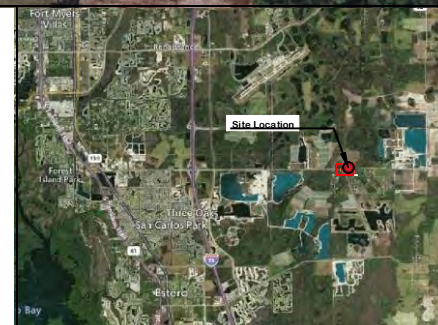
LOCATION: 14301 Alico Rd Fort Myers FL 33913

DATE: June 11, 2025

DRAWN BY: GA

LEGENDS:

- PROPERTY BOUNDARY
- FLUCCS AREA



two sides, allowing for predation to be a real issue for them. Gopher tortoise would face issues with occasional but persistent inundation for significant periods. The roads make this less than optimal for Florida panther habitat, and no evidence of cavity trees or guano was observed relative to the Florida bonneted bat.

The wet season water table is likely an issue for Gopher tortoise along with lack of suitable forage. They would face the same predation that limits this area's suitability for the Burrowing owl. There are only a few very small Cabbage palm on site. Caracara seldom select nesting sites without an abundance of Cabbage palm.

The wooded portions of this site could be suitable corridors for species such as the Florida panther and Black bear, as well as suitable habitat for Bobcat/fox or other small predators. No sign of any wildlife larger than a racoon was observed on site.

One might think the wooded proximity to an open area might be suitable for the Big Cypress fox squirrel. None were observed, and no nests were found during our survey.

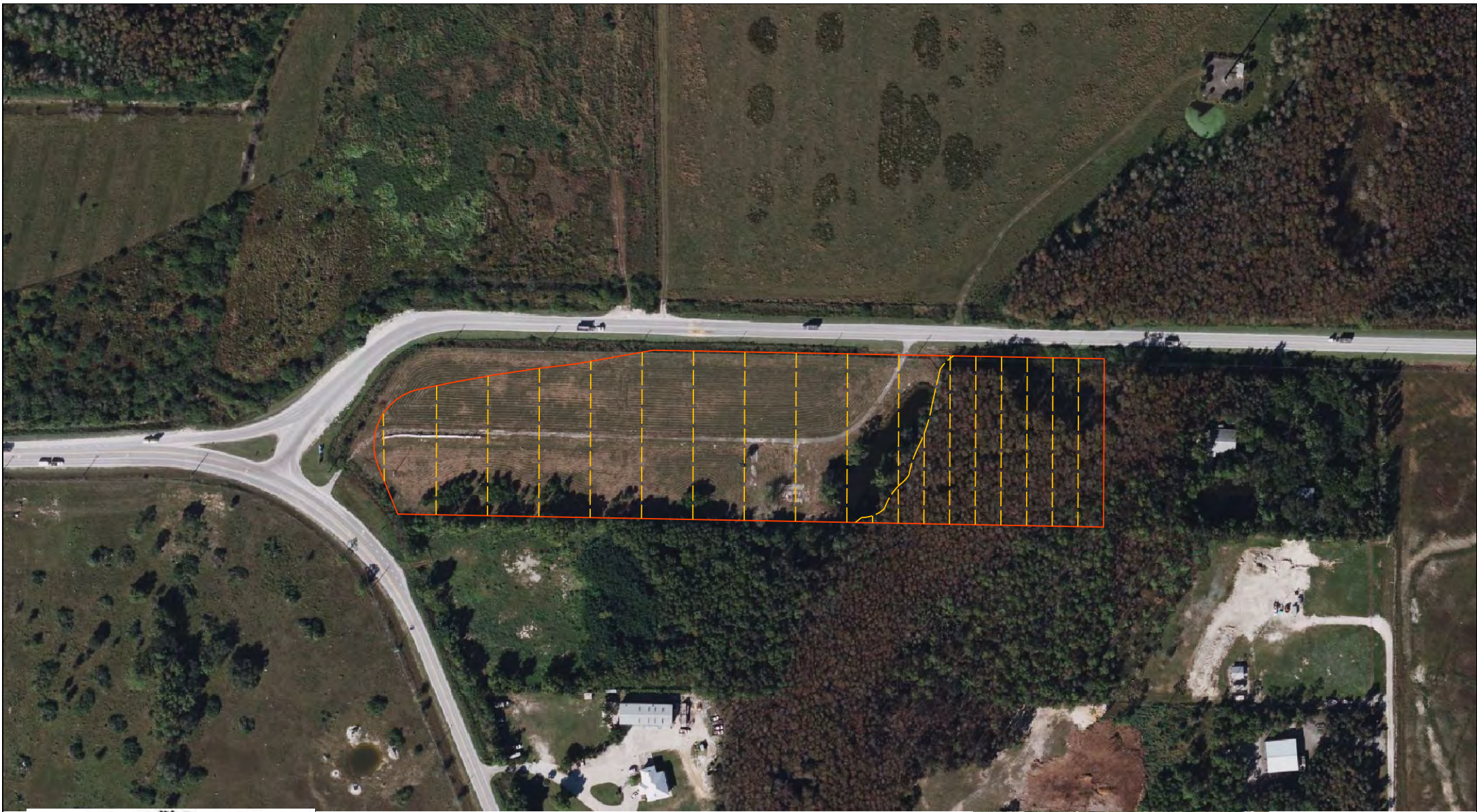
3.0 PROTECTED/LISTED SPECIES

SAI conducted species surveys on this parcel in April and May of 2024 using the Southern Biomes wandering transect method. The results of this survey are presented in this section of the report. 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>. We also include a relevant species table 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 signs. 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. 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



ENVIRONMENTAL EVALUATION AND ADVISORY

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

PROJECT: Transect Map
10626753

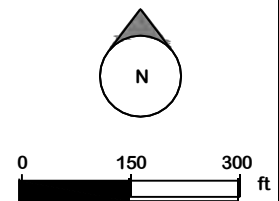
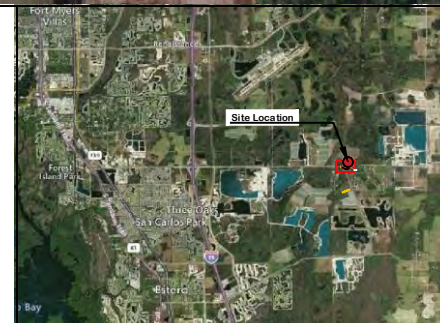
LOCATION: 14301 Alico Rd Fort Myers FL 33913

DATE: June 11, 2025

DRAWN BY: GA

LEGENDS:

- PROPERTY BOUNDARY
- SPECIES TRANSECT LINE
(100' in Open Areas)
(50' in Woody Areas)
- Dashed line indicates wandering transects.



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.

Observations

Site sampling occurred in April and May of 2025. The time of survey and weather conditions are listed below. These are the transect cruising days. The Perch tree was observed twice weekly for presence/absence of the immature eagle. It was last observed on the 26th of May.

Date	Time (EST)	Weather
22 April	8:00 AM - 1:00 PM	Mid 90's - Low 80's Partly cloudy
25 April	5:00 PM - 8:00 PM	High 80's - Low 90's
2 May	7:00 AM - 11:00 AM	High 70's - Low 80's
15 May	6:00 PM - 8:30 PM	High 80's

Beyond the eagle and Black vultures, the only observed species of interest was along the margins of the FLUCCS 560 area as its seasonal drying occurred. A wide variety of wading birds, including Wood stork, various herons, and ibis, were observed. As the pond water level lowered, the wading birds were absent, but Black vultures came by the dozens.

The wetland portions of the site were abundant with both listed and non-listed species. Upland portions of the site were almost completely devoid of observed wildlife. This is surprising, given the relative abundance of mast from the oaks on site. There was evidence of wild hog rooting, likely during darkness since none were observed by us. Perhaps, this accounts for what could be a reduced mast crop for native species.

3.1 Wildlife

The sightings reported in the preceding section summarize our observations of wildlife on this site. We observed an immature American Bald Eagle repeatedly on this site in what appeared to be using a mature Slash pine as a Perch tree near the FLUCCS 560 area. This location is identified on the Transect figure.

We observed this bird for hours. When departing this tree, it generally departed to the Southwest at approximately a 240-degree heading. We searched this and adjacent parcels for evidence of an eagle nest, but found none. The Audubon site or the predecessor FWC site have no evidence of any nearby. This bird was last observed in late May. No sitings since then, and Black vultures have been present in numbers

as the eagle was absent and the depressional area dried up. A representative photo of this bird is shown below.



3.2 Vegetation

No listed plant species were observed in any of the resident FLUCCS communities.

4.0 PRESERVATION OF NATURAL VEGETATION

The Cypress slough associated FLUCCS are of relatively high quality, and it is unlikely wetland regulatory authorities will allow significant encroachment into these areas. Beyond them, there are no extant plant communities on site that do not reflect a heavy human footprint over time.

5.0 SUMMARY

The wetland portions of this site are generally vigorous and structurally sound. The FLUCCS 616 area has been cleared in the past but appears to be recovering through succession, consistent with the fill placed there long ago. The pasture area is useful as forage but is poor habitat for most species. The on-site woody trees have a decent mast capability, but surrounding land uses apparently limit its attractiveness for wildlife.

APPENDIX A

- Site Info
- Eagle Nest
- Soils Info

Property Data

STRAP: 09-46-26-L2-00001.0100 Folio ID: 10626753

[Hurricanes Helene/Milton Tax Roll Value Letter](#)

[Hurricane Ian Tax Roll Value Letter](#)

Generated on 6/2/2025 11:40 AM

Owner Of Record - Tenants in Common

[\[Change Mailing Address\]](#)



HARPER PROPERTY HOLDINGS 3 LLC
MCNEW PROPERTY HOLDINGS 3 LLC
5571 HALIFAX AVE
FORT MYERS FL 33912

Site Address

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

14301 ALICO RD
FORT MYERS FL 33913

Property Description

Do not use for legal documents!



PARL IN N 1/2 SEC 9 TWP 46 RG 26 DESC IN OR 1279 PG 1460 LESS
INSTRUMENT 2024000024450

Attributes and Location Details

Total Bedrooms / Bathrooms 0
1st Year Building on Tax Roll [?](#) N/A
Historic Designation No

Township

46

Range Section Block Lot

26E 09

Municipality

Lee County Unincorporated - L (Newer
Subdivisions)

Latitude Longitude

[View Parcel on Google Maps](#)

[Tax Map Viewer] [View Comparables]



[Pictometry Aerial Viewer]

Image of Structure



Property Values / Exemptions / TRIM Notices

Generated on 6/2/2025 11:40 AM

Exemption

Amount

Agricultural

274,105.00

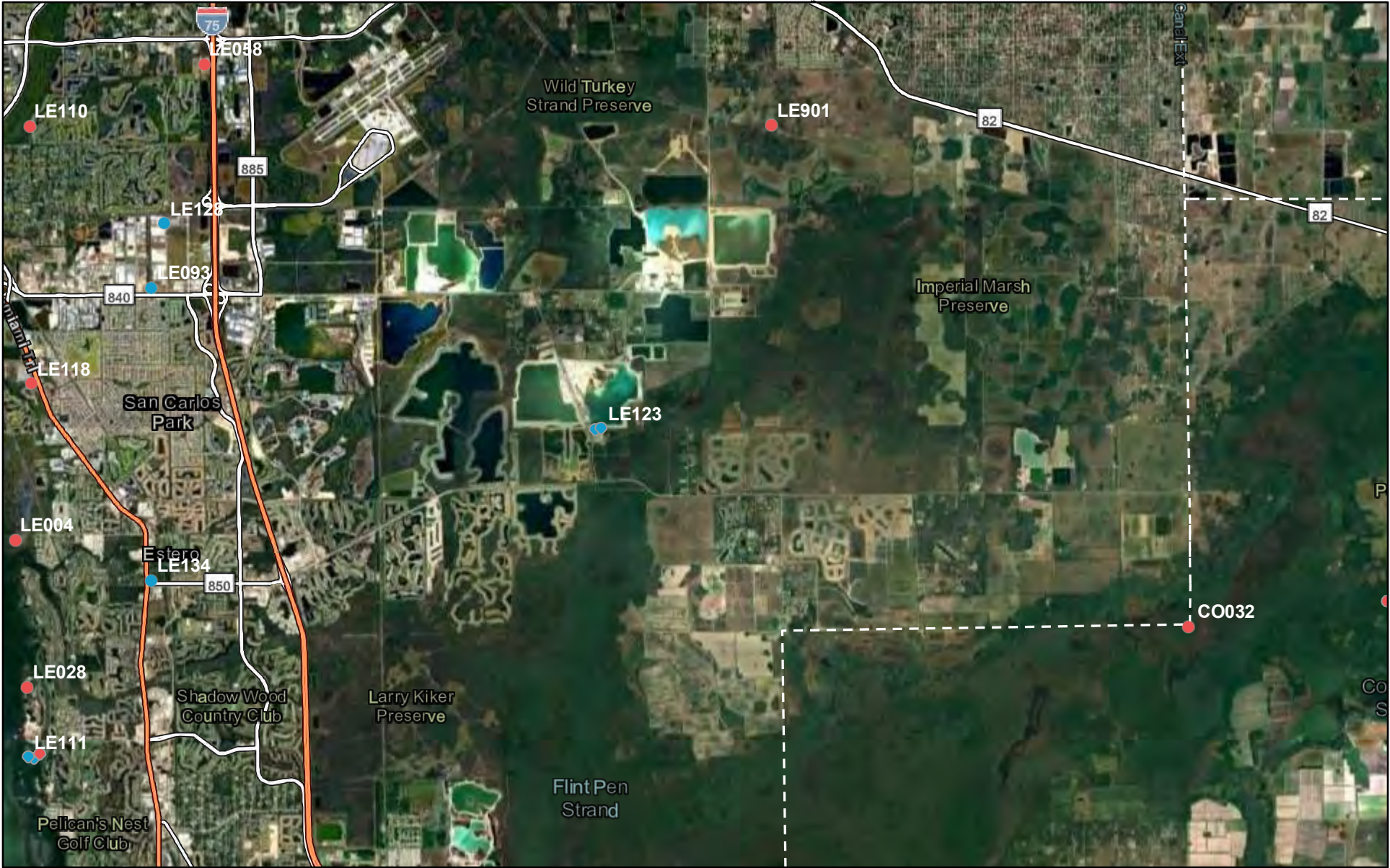
TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
2024 / Additional Info	2024 (Final Value)	389,610	115,505	115,505	14,775	0	274,105	14,775

The **Just** value is the total parcel assessment (less any considerations for the cost of sale). This is the closest value to *Fair Market Value* we produce and is dated as of January 1st of the tax year in question ([F.A.C. 12D-1.002](#)).

The **Land** value is the portion of the total parcel assessment attributed to the land.

The **Market Assessed** value is the total parcel assessment (less any considerations for the cost of sale) based upon the assessment standard. Most parcels are assessed based either upon the *Highest and Best Use* standard or the *Present Use* standard ([F.S. 193.011](#)). For *Agriculturally Classified* parcels (or parts thereof), only agricultural uses are considered in the assessment ([F.S. 193.461 \(6\) \(a\)](#)). The difference between the *Highest and Best Use/Present Use* and the *Agricultural Use* is often referred to as the *Agricultural Exemption*.
(i.e. Market Assessed = Just - Agricultural Exemption)

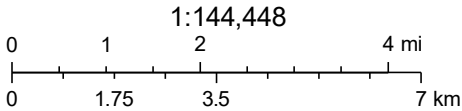
EagleWatch Map



6/10/2025, 12:38:57 AM

Bald Eagle Nest Locations ● Audubon

● unmonitored



Google, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

LOCATION OLDSMAR

FL

Established Series

Rev. AGH-CAP-AMS

09/2017

OLDSMAR SERIES

The Oldsmar series consists of very deep, poorly drained, and very poorly drained soils that formed in sandy marine sediments overlying loamy materials. Oldsmar soils are on flatwoods, low broad flats, and depressions on marine terraces. Slopes are linear to concave and range from 0 to 2 percent. The mean annual precipitation is about 1397 millimeters (55 inches), and the mean annual temperature is about 23 degrees C. (72 degrees F).

TAXONOMIC CLASS: Sandy, siliceous, hyperthermic Alfie Arenic Alaquods

TYPICAL PEDON: Oldsmar sand, in a citrus grove at an elevation of about 6.4 meters (21 feet) above mean sea level. (Colors are for moist soil).

A--0 to 15 centimeters (0 to 6 inches); very dark gray (10YR 3/1) sand; weak fine granular structure; very friable; many fine roots, common medium roots; strongly acid; clear smooth boundary. [8 to 20 centimeters (3 to 8 inches) thick]

E1--15 to 81 centimeters (6 to 32 inches); light gray (10YR 7/1) sand; single grain; loose; common medium roots; strongly acid; clear wavy

boundary.

E2--81 to 97 centimeters (32 to 38 inches); grayish brown (10YR 5/2) sand; single grain; loose; common medium distinct very dark grayish brown (10YR 3/2) organic bodies; very strongly acid; clear wavy boundary. [Combined thickness of the E horizons ranges from 68 to 102 centimeters (27 to 40 inches) thick]

Bh1--97 to 102 centimeters (38 to 40 inches); black (10YR 2/1) sand; single grain; loose; sand grains are well coated with organic matter; very strongly acid; clear wavy boundary.

Bh2--102 to 127 centimeters (40 to 50 inches); dark reddish brown (5YR 3/2) sand; single grain; loose; very strongly acid; clear wavy boundary. [Combined thickness of the Bh horizons ranges from 15 to 46 centimeters (6 to 18 inches) thick]

Btg1--127 to 178 centimeters (50 to 70 inches); dark grayish brown (10YR 4/2) sandy clay loam; massive in place, parts to weak fine subangular blocky structure; friable; sand grains are coated and bridged with clay; slightly acid; clear wavy boundary.

Btg2--178 to 203 centimeters (70 to 80 inches); olive gray (5Y 5/2) sandy clay loam; massive in place, parts to weak fine subangular blocky structure; friable; sand grains are coated and bridged with clay; common medium distinct grayish brown (10YR 5/2) areas of iron depletions; slightly alkaline.

TYPE LOCATION: Hendry County, Florida; approximately 0.65 kilometers (0.40 miles) north of Florida State Highway 80 and 0.16 kilometers (0.1 miles) west of Florida Highway 78A; about 195 meters (640 feet) south and 160 meters (520 feet) west of the northeast corner of Sec. 28, T. 43 S., R. 28 E.; Latitude and Longitude; 26 degrees 42 minutes 56.46 seconds, north and 81 degrees 31 minutes 10.63

Lee County
Dept. of Community Development
Long-Range Planning
1500 Monroe Street
Fort Myers, FL 33901



ALICO TRADEPORT
Comprehensive Plan Map Amendment
EXHIBIT M14 - HISTORIC RESOURCES IMPACT ANALYSIS

AS OUTLINED IN THE SUPPORTING EMAIL DOCUMENTED BELOW, NO HISTORICAL RESOURCES ARE LOCATED WITHIN THE SUBJECT PROPERTY.

RE: Alico Tradeport - Master Site File Request

From Fowler, Christopher G. <Christopher.Fowler@dos.fl.gov>
Date Wed 4/16/2025 10:28 AM
To Cindy Leal <cindyl@en-site.com>

1 attachment (5 MB)
map.pdf;

Good morning,

I searched the parcels you indicated. There were no previously recorded resources in the search area. I attached a map for your reference. Please note, there have not been any cultural resource surveys conducted in the area. Let me know if you have any questions. Have a great day.

STOP This record search is for informational purposes only and does **NOT** constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does **NOT** provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333 for project review information.

Kind regards,

Chris Fowler

Assistant Supervisor | Florida Master Site File | Bureau of Historic Preservation | Division of Historical Resources | Florida Department of State | 500 South Bronough Street | Tallahassee, Florida 32399 | 850.245.6327 | 1.800.847.7278 | Fax: 850.245.6439 | flheritage.com



From: Cindy Leal <cindyl@en-site.com>
Sent: Wednesday, April 16, 2025 10:02 AM
To: FMSFILE <FMSFILE@dos.fl.gov>
Cc: Brian Smith <brians@en-site.com>
Subject: Alico Tradeport - Master Site File Request

EMAIL RECEIVED FROM EXTERNAL SOURCE

planning | landscape architecture | engineering | urban design | sustainability

2401 First Street, Suite 201 | Fort Myers, Florida 33901
239.226.0024 | www.en-site.com

The attachments/links in this message have been scanned by Proofpoint.

Good morning,

I am writing to request a Master Site File review of property located in Lee County, FL under the STRAPs/parcel numbers; 09-46-26-L2-00001.0100, 09-46-26-00-00001.0070, 09-46-26-00-00001.0210, 09-46-26-00-00001.0540, 09-46-26-00-00001.0190, and 09-46-26-00-00001.0030.

I have attached a map of the property as well to facilitate your review. Please let me know if you need anything else to process this request.

-Cindy

Cindy C. Leal Brizuela, AICP, MURP

Principal Planner



2401 First Street, Suite 201 | Fort Myers, FL 33901

office: 239.226.0024 | cell: 305.321.8756

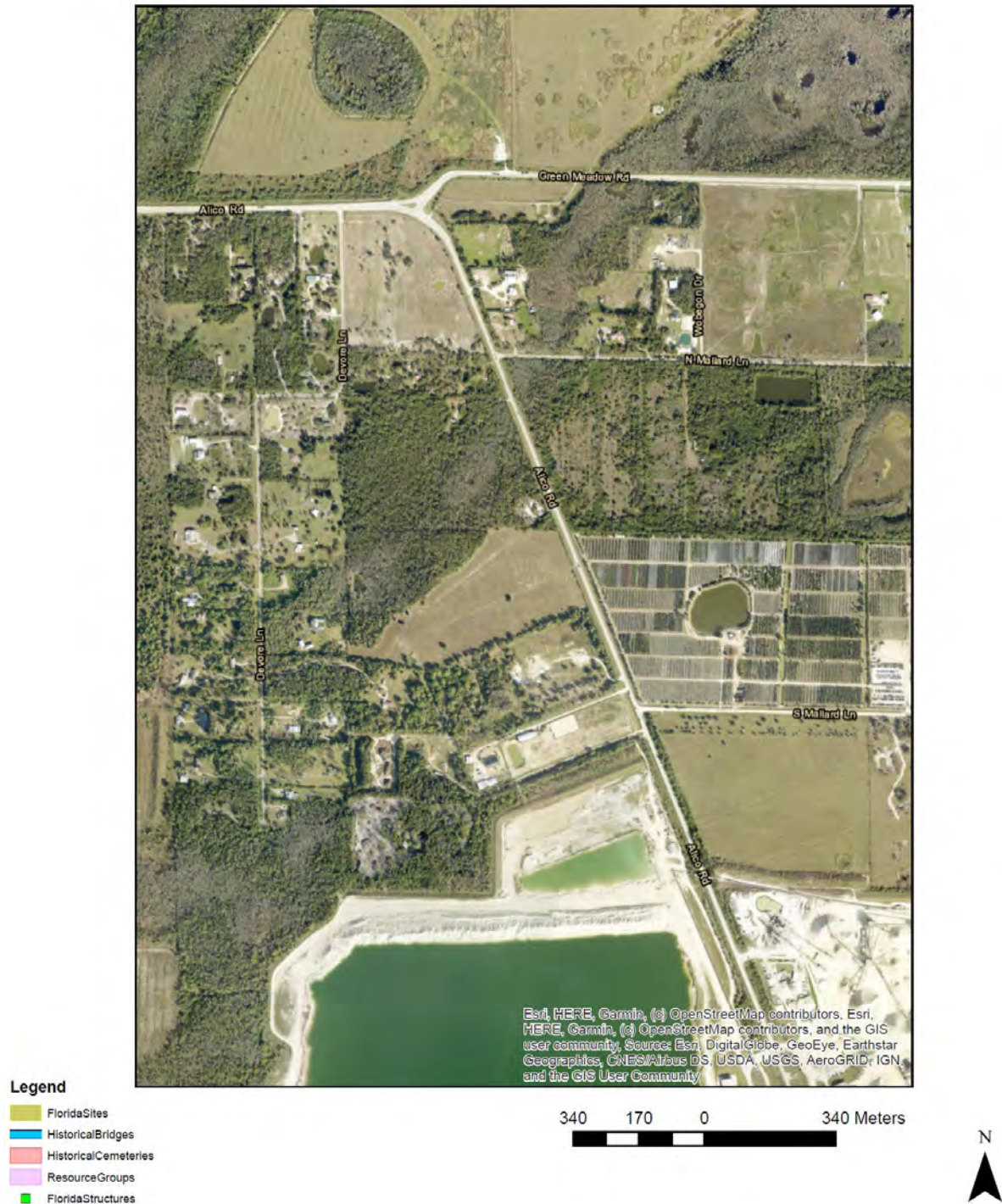
✉ Cindyl@en-site.com | 🌐 www.en-site.com



Think Green. Please consider the environment before printing this e-mail.

**THE BELOW IMAGE WAS PROVIDED AS AN ATTACHMENT FROM THE DIVISION OF HISTORIAL
RESOURCES IN REFERENCE TO ABOVE EMAIL REQUEST**

Date: 4/16/2025



I. INTRODUCTION

The Applicant would like to request a map amendment to the Lee Plan's Map 1-A Future Land Use, specifically to the properties highlighted in Figure 1 consisting of six (6) parcels from the Density Reduction/Groundwater Resource (DR/GR) category to the Tradeport category. The request to amend the future land use map is consistent with the companion text amendment which is currently under staff review and has been assigned case number CPA2025-00006.

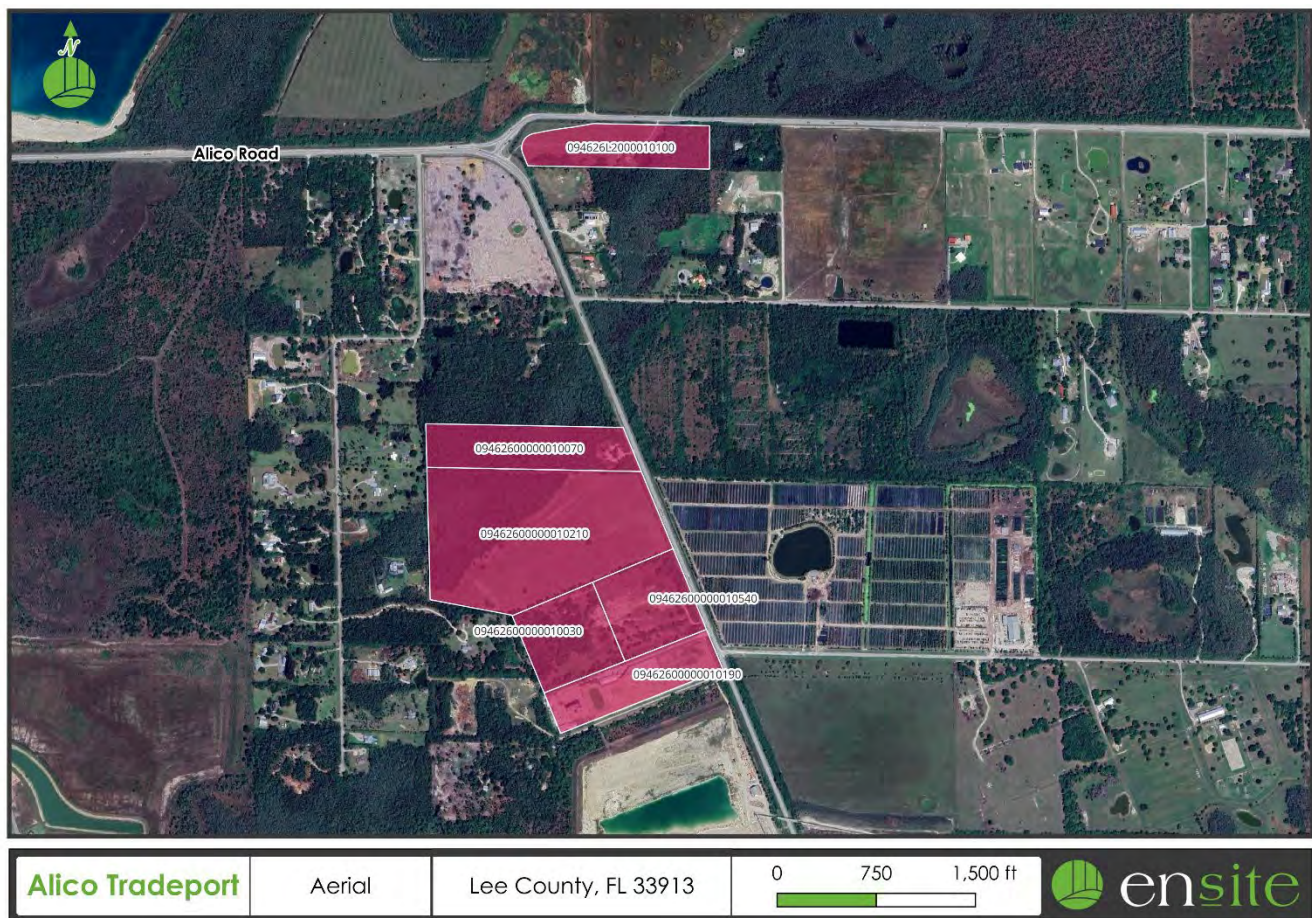


Figure 1. Aerial of Map Amendment Subject Properties

II. REQUEST

The proposed map amendment from DR/GR to Tradeport would be applied to the subject properties while retaining the existing extent of the Wetlands FLU designation until such a time that a Land Use Map Boundary Determination Application is sought pursuant to a Wetland Jurisdictional Determination. Due to the size of the project, a large-scale map amendment is required. This map amendment is proposed to include STRAPs; 09-46-26-L2-00001.0100, 09-46-26-00-00001.0070, 09-46-26-00-00001.0210, 09-46-26-00-00001.0540, 09-46-26-00-00001.0190, and 09-46-26-00-00001.0030. The following table has been provided to further clarify the properties' applicants and the responsible entities for each parcel.

STRAP	Applicant/Owner	Entity Representative
09-46-26-L2-00001.0100	Harper Property Holdings 3, LLC	Ronald E. Inge
	McNew Property Holdings 3, LLC	Ronald E. Inge
09-46-26-00-00001.0070	San Carlos Park Fire Protection and Rescue Services District	David Cambareri
09-46-26-00-00001.0210	Harper Property Holdings 3, LLC	Ronald E. Inge
	McNew Property Holdings 3, LLC	Ronald E. Inge
09-46-26-00-00001.0540	14800 Alico, LLC	Michael Kolias
09-46-26-00-00001.0030	14800 Alico, LLC	Michael Kolias
09-46-26-00-00001.0190	Jacob & Whitney Huffman Trust	Jacob Huffman

Table 1. Applicants/Owners & Their Entity Representatives

III. AFFECTED AREA ANALYSIS

• **Map 1-F: Private Recreational Facilities Overlay**

Per Lee Plan **Goal 13**, specifically **Policy 13.1.1**, "the Private Recreational Facilities Overlay shows location that are appropriate for the development of Private Recreational Facilities in the DR/GR future land use category." The entirety of the subject property, and all areas which could potentially be impacted by the text amendment, are located within the Private Recreational Facilities Overlay.

Private Recreation Facilities are defined by the Lee Plan Glossary as follows:

RECREATIONAL FACILITIES:

PRIVATE – Includes nature trails, tent camping areas, boardwalks, play areas (as defined in "Park Planning Guidelines, 3rd Edition"), horse stables and riding areas, service areas, administrative areas, ancillary uses, and golf courses (private or public use). The location of public wellheads and Aquifer Storage and Recovery facilities may be located in Private Recreational Facilities. (Ord. No. 99-16, 10-21)

Further locational requirements set forth by **Policy 13.1.1** are summarized below:

1. Located outside of those areas designated for public acquisition;
2. Located in areas characterized as predominantly impacted with agricultural, mining, or other permitted uses;
3. Located outside of areas depicted as 100 Year Flood Plains;
4. Located to minimize impacts on ecological diversity;
5. Located in areas characterized by large lot single or limited ownership patterns; and
6. Located in areas with direct access to existing roadways.

Given the locational standards required for Public Recreational Facilities, it would extend logic that these locations are different from other areas in the Southeast Lee County Planning Community. The lands, despite being characterized by large lot ownership patterns, are located outside of areas sought for public acquisition and are located outside of the 100 Year Flood Plains. Furthermore, the above locational standards highlight that these lands have already been impacted with agricultural, mining, or other permitted uses. The entirety of the areas annotated as Private Recreational Facilities per Map 1-F, within the Southeast Lee County planning community, are located along three corridors; SR 82, Corkscrew Road, and Alico Road. Based on Figure 2, there has been ample non-recreational development across the areas annotated in **orange** which include WildBlue, The Place, and Verdana Village.

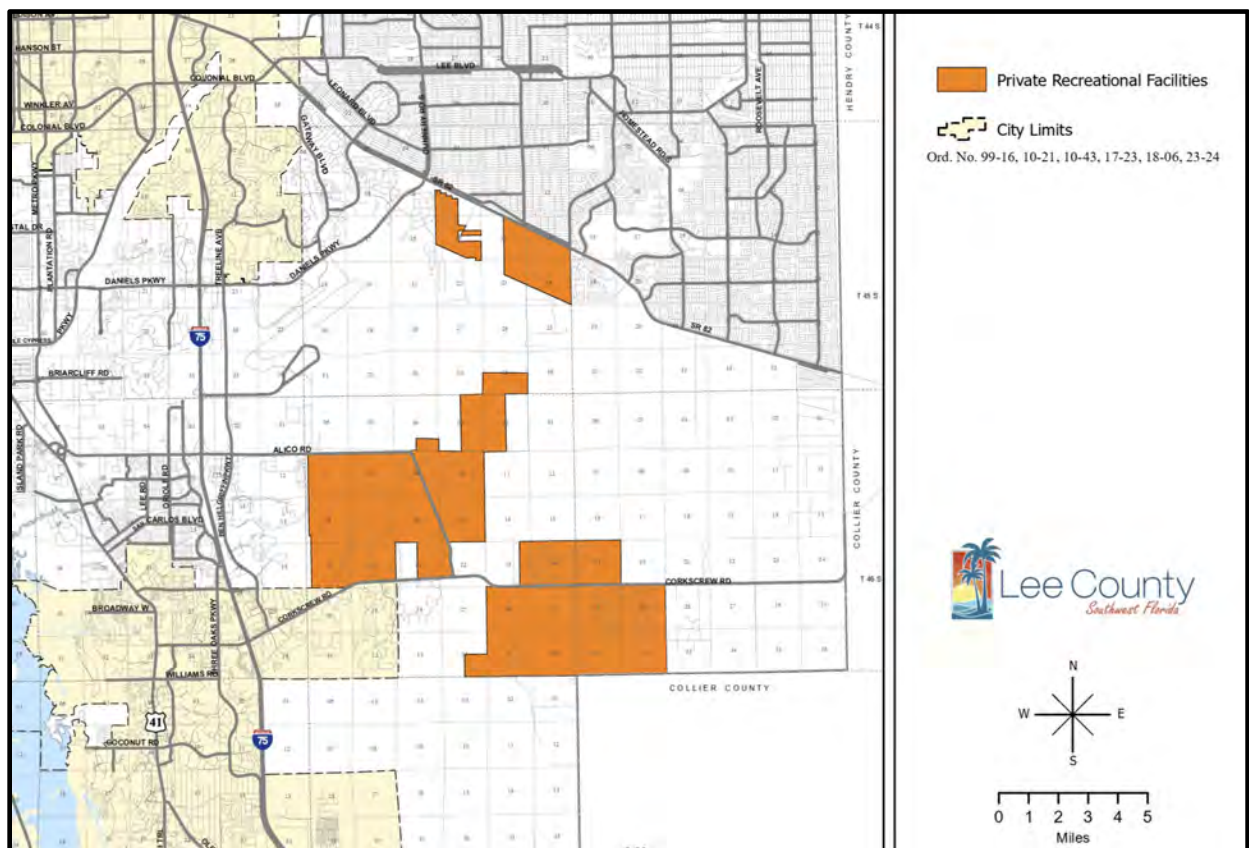


Figure 2. Snapshot of Map 1-F

No changes are proposed to Map 1-F as a result of this application. Should future Applicants choose to pursue private recreational facilities at locations already identified in Map 1-F, then they will need to apply for a planned development rezoning consistent with **Policy 13.2.1** which requires any DR/GR lands seeking this use to go through the PRFPD process.

- **Map 2-A: Community Planning Areas - Southeast Lee County**

The proposed text amendment is specific to the Southeast Lee County community. This area spans over 81,000 acres per Lee Plan Table 1(b) making it the County's largest planning community in terms of land area. Of these 81,000 acres, the companion map amendment would be applicable across only 88.6 acres generating an impacted area of approximately .001% of the planning community. The language proposed in the text amendment is tailored to a specific corridor within the planning community, the north/south segment of Alico Road is a heavily impacted area; the roadway features an overhead conveyor to transport mining materials across local mines. As further echoed by the property's location within the Private Recreational Facilities Overlay, these lands are not only impacted but are *not* being sought for conservation purposes despite their ownership patterns. The reason for this can be seen on an aerial of the community - there are resource extraction operations, and ancillary trucking occurring throughout much of this corridor given that this segment of Alico Road bisects the West Lakes Mine.

The language proposed in the text amendment enhances the planning community's economic viability, increases Tradeport lands to support the county's various industries, and protects environmental elements such as wetlands and flow-ways. The request would also compliment the existing surrounding uses, would take into consideration the Alico Road extension being developed north of this corridor, and would promote a cohesive vision for future development in the area; protecting existing residents of the planning community from the encroachment of potentially incompatible residential and commercial uses. Southeast Lee County has several policies which apply to future development in the community, the request supports these policies as outlined in Exhibit T6 - Lee Plan Analysis.

- **Map 1-G: Agricultural Overlay**

Per Lee Plan **Policy 1.6.7**, Map 1-G depicts "existing active and passive agricultural operations in excess of 100 acres located outside of the future urban areas." This policy poses a conflict when paired against Map 1-G, since there is one (1) parcel identified on Map 1-G which is also subject to the companion map amendment request. This parcel, STRAP No.: 09-46-26-00-00001.0210, is less than 40 acres therefore it should not have been placed within the Agricultural Overlay. Given the conflicting language between the map's highlighted areas and the policy language, we are requesting that STRAP No.: 09-46-26-00-00001.0210 be removed

from Map 1-G and have provided an updated exhibit reflecting as such in the companion map amendment application.

IV. PUBLIC FACILITIES IMPACTS

- 1. Traffic Circulation Analysis** - provided under separate cover
- 2. Utilities and Urban Services**

a. Sanitary Sewer

Please see map amendment calculations.

b. Potable Water

Please see map amendment calculations.

c. Surface Water/Drainage Basins

The proposed text amendment language would require hydrologic modeling at time of planned development rezoning.

d. Parks, Recreation, and Open Space

N/A regarding Parks & Recreation (No residential units are being generated as part of this request) and 30% open space is being required for industrial developments regardless of size, well in excess of the current open space requirements for industrial projects (10% for small projects and 20% for large projects per LDC 10-415(a).

e. Public Schools

N/A (No residential units are being generated as part of this request)

V. CONCLUSION

The proposed text amendment would greatly enhance local economic diversity while protecting wetlands and restoring key hydrological functions in the Southeast Lee County community. Please don't hesitate to contact me directly at (239) 226-0024 or CindyL@En-Site.com 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

MEMORANDUM

TO: Mrs. Cindy C. Leal, AICP, MURP
EnSite, Inc.

FROM: Yury Bykau, P.E.
Senior Project Manager

DATE: June 6, 2025

RE: Alico Tradeport
Comprehensive Plan Amendment
Lee County, Florida

TR Transportation Consultants, Inc. has completed a traffic circulation analysis for the proposed Comprehensive Plan Amendment for six properties located along the west and east side of Alico Road just south of Green Meadow Road in Lee County, Florida. These properties include Straps #09-46-26-L2-00001.0100, #09-46-26-00-00001.0070, #09-46-26-00-00001.0210, #09-46-26-00-00001.0540, #09-46-26-00-00001.0030 and #09-46-26-00-00001.0190. Attached **Figure 1** illustrates the approximate location of the subject sites. This analysis will determine the impacts of the change in future land use designations from DR/GR and Wetlands categories to Tradeport and Wetlands categories.

The transportation related impacts of the proposed Comprehensive Plan Amendment to the Lee Plan were evaluated pursuant to the criteria in the application document. This included an evaluation of the long range impact (20-year horizon) and short range impact (5-year horizon) the proposed amendment would have on the existing and future roadway infrastructure.

The applicant is proposing a Map Amendment on six properties to Tradeport and Wetlands future land use categories that would allow up to a total of 2,547,824 square feet of industrial uses. **Table 1** summarizes the maximum industrial floor area intensities for each property that is requested as part of the proposed land use change.

Table 1
Land Use
Alico Tradeport CPA

Strap #	Total Area (Acres)	Wetland FLU Area (%)	Wetland FLU Area (Acres)	Tradeport FLU Area (%)	Tradeport FLU Area (Acres)	Tradeport 1.0 FAR Intensity (Sq. Ft)
09-46-26-L2-00001.0100	10.07	29%	2.92	71%	7.15	311,454 Sq. Ft.
09-46-26-00-00001.0070	11.79	92%	10.85	8%	0.94	40,946 Sq. Ft.
09-46-26-00-00001.0210	36.76	45%	16.54	55%	20.22	880,783 Sq. Ft.
09-46-26-00-00001.0540	10.02	0%	0.0	100%	10.02	436,471 Sq. Ft.
09-46-26-00-00001.0030	9.98	0%	0.0	100%	9.98	434,729 Sq. Ft.
09-46-26-00-00001.0190	10	3%	0.30	97%	9.70	422,532 Sq. Ft.
Total	88.62	34%	30.13	66%	58.49	2,547,824 Sq. Ft.

The trip generation for the proposed industrial land uses was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled ***Trip Generation Manual***, 11th Edition. Land Use Code 130 (Industrial Park) was utilized for the trip generation purposes of the proposed industrial uses. **Table 2** indicates the trip generation based on the proposed land use category. The trip generation equations utilized are attached to this Memorandum for reference.

Table 2
Trip Generation
Alico Tradeport CPA

Land Use	A.M. Peak Hour			P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Industrial Park (2,547,824 Sq. Ft.)	702	164	866	191	675	866	5,056

Long Range Impacts (20-year horizon)

The Lee County Metropolitan Planning Organization's (MPO) 2045 Long Range Transportation Plan was reviewed to determine if any future roadway improvements were planned in the vicinity of the subject site. Based on the review, the only roadway improvements within the vicinity of the subject site shown on the 2045 Financially Feasible Plan are the widening of Alico Road to a four-lane facility from Airport Haul Road to Green Meadow Road, Airport Haul Road (new 2-lane) extension between Alico Road and Corkscrew Road as well as Alico Road (new 4-lane) extension/connector between Green Meadow Road and SR 82. The Lee County 2045 Highway Cost Feasible Plan is attached to this Memorandum for reference.

The Lee County Metropolitan Planning Organization's (MPO) long range transportation travel model was also reviewed in order to determine the impacts the amendment would have on the surrounding area. The base 2045 loaded network volumes were determined for the roadways within the study area and then the AM peak hour trips to be generated by additional trips in Table 2 were added to the projected 2045 volumes. The Level of Service for the surrounding roadways was then evaluated. The Level of Service threshold volumes were derived based on the attached ***Lee County Generalized Peak Hour Directional Service Volumes*** table.

The results of the analysis indicate that the addition of the project trips to the projected 2045 volumes will not cause any roadway links to fall below the recommended minimum acceptable Level of Service thresholds as recommended in Policy 37.1.1 of the Lee County Comprehensive Plan. Transportation concurrency is non-regulatory per Florida Statutes Section 163.3180 and Lee Plan Policy 95.1.3, which provides "*Compliance with non-regulatory LOS standards will not be a requirement for continued development permitting, but will be used for facility planning purposes.*" Note, Alico Road between Ben Hill Griffin Parkway and SR 82 was projected to operate at a poor Level of Service in the 2045 background (without project traffic) conditions, or regardless of this proposed Amendment. Therefore, no changes to the adopted long range transportation plan are required as result of the proposed land use change. Attached **Table 1A** and **Table 2A** reflect the Level of Service analysis based on the 2045 conditions.

Short Range Impacts (5-year horizon)

The 2021/2022-2025/2026 Lee County Transportation Capital Improvement Plan (CIP) was reviewed to determine the short term impacts the proposed land use change would have on the surrounding roadways. Based on the review, the widening of Corkscrew Road to a four-lane facility from Ben Hill Griffin Parkway to Alico Road, widening of Alico Road to a four-lane facility from Airport Haul Road to Green Meadow Road as well as a new Alico Road (new 2-lane) extension/connector between Green Meadow Road and SR 82 were shown to be programmed in the five-year Lee County CIP. There are no other programmed improvements to the roadway network identified in either work program within the vicinity of the subject site.

Table 3A and **Table 4A** attached to this report indicate the projected 5-year planning Level of Service on the surrounding roadways based on the additional trips shown in Table 3. The existing peak hour, peak season, peak direction traffic volumes on the various roadway links were obtained from the most recent *Lee County Public Facilities Level of Service and Concurrency Report*.

The existing peak hour, peak season, peak direction traffic volumes were then factored by the appropriate annual growth rates in order to obtain the 2030 background traffic conditions on the area roadway network. The growth rates for each roadway were calculated based on historical traffic data obtained from the latest *Lee County Traffic Count Report*. Note, the future projected 2030 background peak hour, peak season, peak direction traffic volume for the future Alico Road extension from Green Meadow Road to SR 82 was obtained from the attached *Alico Road Connector Study* prepared by McMahon Transportation Engineers & Planners. Based on the project traffic distribution illustrated within Table 4A, the roadway link data was analyzed for the year 2030 without the proposed amendment and year 2030 with the proposed amendment. Traffic data obtained from the aforementioned resources is attached to this Memorandum for reference.

The results of the analysis indicate that the addition of the trips as a result of the proposed amendment to the projected 2030 volumes will not cause any roadway link to fall below the minimum acceptable Level of Service standards. All analyzed roadway segments were shown to operate at acceptable Level of Service in 2030 both with and without the proposed Comprehensive Plan Amendment request. Therefore, based on this analysis no modifications will be necessary to the Lee County short term capital improvement programs. Capacity analysis will be evaluated again at the time individual properties seek rezoning and local Development Order approvals.

Conclusion

The proposed Map Amendment to the Lee County Comprehensive Plan would allow for industrial developments on six properties generally located along the west and east side of Alico Road just south of Green Meadow Road in Lee County, Florida. Based upon the roadway link Level of Service analysis conducted as a part of this Memorandum, the proposed amendment will not cause any roadway links to fall below the recommended minimum acceptable Level of Service thresholds as recommended in Policy 37.1.1 of the Lee County Comprehensive Plan. Therefore, no roadway capacity improvements will be warranted as a result of the additional traffic to be generated by the proposed amendment.

No modifications are necessary to the Short Term Capital Improvement Plan or the Long Range Transportation Plan to support the proposed Amendment.

Attachments

FIGURE 1

F2412.08



TABLES 1A & 2A
2045 LOS ANALYSIS

TABLE 1A
LEVEL OF SERVICE THRESHOLDS
2045 LONG RANGE TRANSPORTATION ANALYSIS - ALICO TRADEPORT CPA

<u>ROADWAY</u>	<u>ROADWAY SEGMENT</u>	<u>2045 E + C NETWORK LANES</u>		<u>GENERALIZED SERVICE VOLUMES</u>				
		<u># Lanes</u>	<u>Roadway Designation</u>	<u>LOS A</u> <u>VOLUME</u>	<u>LOS B</u> <u>VOLUME</u>	<u>LOS C</u> <u>VOLUME</u>	<u>LOS D</u> <u>VOLUME</u>	<u>LOS E</u> <u>VOLUME</u>
Alico Rd	W. of Airport Haul Rd	4LD	Controlled Access Facility	0	270	1,970	2,100	2,100
	W. of Green Meadow Rd	4LD	Controlled Access Facility	0	270	1,970	2,100	2,100
	E. of Green Meadow Rd	4LD	Controlled Access Facility	0	270	1,970	2,100	2,100
	N. of Corkscrew Rd	2LU	Major Collector	0	0	310	660	740
Corkscrew Rd	E. of Alico Rd	2LU	Uninterrupted Flow Highway	130	420	850	1,210	1,640
	W. of Alico Rd	4LD	Arterial	0	250	1,840	1,960	1,960
Airport Haul Rd Ext	S. of Alico Rd	2LU	Uninterrupted Flow Highway	130	420	850	1,210	1,640

- Denotes the LOS Standard for each roadway segment

* Level of Service Thresholds for Lee County roadways were taken from the Generalized Peak Hour Directional Service Volume tables for Urbanized Areas (dated April 2016)

TABLE 2A
2045 ROADWAY LINK LEVEL OF SERVICE CALCULATIONS
ALICO TRADEPORT CPA

TOTAL PM PEAK HOUR PROJECT TRAFFIC = 866 VPH IN= 702 OUT= 164

		2045										2045 BACKGROUND PLUS PROJ			
ROADWAY	ROADWAY SEGMENT	2045	COUNTY CS / FDOT SITE #	AADT	K-100 FACTOR	100TH HIGHEST	D	AM PK HR	PEAK DIRECTION		PROJECT	PK DIR AM PROJ	PEAK DIRECTION		
		FSUTMS		BACKGROUND		HOUR PK DIR		PEAK	TRAFFIC VOLUMES & LOS				TRAFFIC VOLUMES & LOS		
		AADT		TRAFFIC		2-WAY VOLUME		DIRECTION	VOLUME	LOS			TRAFFIC	VOLUME	LOS
Alico Rd	W. of Airport Haul Rd	43,005	205	43,005	0.12	5,161	0.51	WEST	2,632	F	43%	302	2,934	F	
	W. of Green Meadow Rd	37,787	205	37,787	0.12	4,534	0.51	WEST	2,312	F	45%	316	2,628	F	
	E. of Green Meadow Rd	44,682	205	44,682	0.12	5,362	0.51	WEST	2,735	F	30%	211	2,946	F	
	N. of Corkscrew Rd	7,120	206	7,120	0.11	783	0.62	NORTH	485	D	25%	176	661	E	
Corkscrew Rd	E. of Alico Rd	23,755	250	23,755	0.10	2,376	0.68	WEST	1,616	E	2%	14	1,630	E	
	W. of Alico Rd	25,868	249	25,868	0.10	2,587	0.64	WEST	1,656	C	23%	161	1,817	C	
Airport Haul Rd Ext	S. of Alico Rd	14,155	N/A	14,155	0.11	1,557	0.62	NORTH	965	D	2%	14	979	D	

* The K-100 and D factors were obtained from the Lee County's Traffic Count Report.

* Due to lack of traffic data for Airport Haul Rd Extension, the K-100 and D factors from Count Station #206 (Alico Rd north of Corkscrew Rd) were assumed.

TABLES 3A & 4A
5-YEAR LOS ANALYSIS

**TABLE 3A
LEVEL OF SERVICE THRESHOLDS
ALICO TRADEPORT CPA**

<u>ROADWAY</u>	<u>ROADWAY SEGMENT</u>	<u># LANES</u>	<u>ROADWAY DESIGNATION</u>	<u>GENERALIZED SERVICE VOLUMES</u>				
				<u>LOS A</u>	<u>LOS B</u>	<u>LOS C</u>	<u>LOS D</u>	<u>LOS E</u>
				<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>
Alico Rd	W. of Airport Haul Rd	4LD	Controlled Access Facility	0	270	1,970	2,100	2,100
	W. of Green Meadow Rd	4LD	Controlled Access Facility	0	270	1,970	2,100	2,100
	E. of Green Meadow Rd	2LU	Controlled Access Facility	0	160	880	940	940
	N. of Corkscrew Rd	2LU	Major Collector	0	0	310	660	740
Corkscrew Rd	E. of Alico Rd	2LU	Uninterrupted Flow Highway	130	420	850	1,210	1,640
	W. of Alico Rd	4LD	Arterial	0	250	1,840	1,960	1,960

- Denotes the LOS Standard for each roadway segment

* Level of Service Thresholds for Lee County arterials/collectors taken from the Generalized Peak Hour Directional Service Volume tables for Urbanized Areas (dated April 2016)

**TABLE 4A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
ALICO TRADEPORT CPA**

TOTAL PROJECT TRAFFIC AM =	886	VPH	IN =	702	OUT=	184
TOTAL PROJECT TRAFFIC PM =	886	VPH	IN=	191	OUT=	675

ROADWAY	ROADWAY SEGMENT	2023										2030			2030			2030		
		LCDOT PCS OR BASE YR	CURRENT	YRS OF	ANNUAL	PK HR	PK HR	PK SEASON	PERCENT	V/C	PROJECT	AM PROJ	PM PROJ	BCKGRND	V/C	BCKGRND	V/C			
						PK SEASON	PEAK DIRECTION													
						FDOT SITE #	ADT	ADT										GROWTH. ¹	RATE	PEAK DIR. ²
Alico Rd	W. of Airport Haul Rd	205	7,500	17,300	9	9.73%	853	1,634	C	0.78	45%	316	304	1,950	C	0.93	1,938	C	0.92	
	W. of Green Meadow Rd	205	7,500	17,300	9	9.73%	853	1,634	C	0.78	45%	316	304	1,950	C	0.93	1,938	C	0.92	
	E. of Green Meadow Rd	-	-	-	-	-	-	468	C	0.50	30%	211	203	679	C	0.72	671	C	0.71	
	N. of Corkscrew Rd	206	5,300	6,301	3	5.94%	256	383	D	0.58	25%	176	169	559	D	0.76	552	D	0.75	
Corkscrew Rd	E. of Alico Rd	250	11,000	13,000	2	8.71%	668	1,199	D	0.99	2%	14	14	1,213	E	0.74	1,212	E	0.74	
	W. of Alico Rd	70	21,900	29,547	11	2.76%	1,186	1,435	C	0.73	23%	161	155	1,596	C	0.81	1,590	C	0.81	

1 AGR for roadways was calculated based the historical traffic data obtained from Lee County Traffic Count Report.
2 Current peak hour peak season peak direction traffic volumes for all roadways were obtained from the 2024 Lee County Public Facilities Level of Service and Concurrency Report.

**LEE COUNTY GENERALIZED PEAK
HOUR DIRECTIONAL SERVICE
VOLUMES TABLE**

c:\input5

Uninterrupted Flow Highway						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	130	420	850	1,210	1,640
2	Divided	1,060	1,810	2,560	3,240	3,590
3	Divided	1,600	2,720	3,840	4,860	5,380

Arterials						
Class I (40 mph or higher posted speed limit)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	140	800	860	860
2	Divided	*	250	1,840	1,960	1,960
3	Divided	*	400	2,840	2,940	2,940
4	Divided	*	540	3,830	3,940	3,940

Class II (35 mph or slower posted speed limit)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	330	710	780
2	Divided	*	*	710	1,590	1,660
3	Divided	*	*	1,150	2,450	2,500
4	Divided	*	*	1,580	3,310	3,340

Controlled Access Facilities						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	160	880	940	940
2	Divided	*	270	1,970	2,100	2,100
3	Divided	*	430	3,050	3,180	3,180

Collectors						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	310	660	740
1	Divided	*	*	330	700	780
2	Undivided	*	*	730	1,440	1,520
2	Divided	*	*	770	1,510	1,600

Note: the service volumes for I-75 (freeway), bicycle mode, pedestrian mode, and bus mode should be from FDOT's most current version of LOS Handbook.

**TRAFFIC DATA FROM
LEE COUNTY TRAFFIC COUNT
REPORT**

Updated 5/29/2024

Daily Traffic Volume (AADT)

STREET	LOCATION	Station #	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
A & W BULB RD	N OF GLADIOLUS DR	215		6600		7100		7700				7400
ALABAMA RD	N OF IMMOKALEE RD	201		6800		7100		6000				10500
ALABAMA RD	S OF HOMESTEAD RD	200	9300	10300	11000		10200	10700	7900		11800	
ALICO RD	E OF US 41	204	19900	21900	24100	22100	22800	24200	25600			
ALICO RD	E OF LEE RD	207										
ALICO RD	W OF I - 75	10	38400	41100	43600	44800	47900	49800	41900	49600	53700	56400
ALICO RD	E OF I - 75	53	28400	25600	24300	24600	26200	24200	20200	26100	28000	
ALICO RD	E OF BEN HILL GRIFFIN PKWAY	205	7500		8500		8900				16200	17300
ALICO RD	N OF CORKSCREW RD	206									5300	
BARRETT RD	S OF PINE ISLAND RD	509									3200	3700
BASS RD	N OF SUMMERLIN RD	216		8200		11500		11400		10600		
BAYSHORE RD (SR 78)	W OF HART RD	104		28600	29900		30800	30900	24200	26800	27200	28700
BAYSHORE RD (SR 78)	W OF WILLIAMSBURG DR	64	21000	22900	23900	21900	26300	28100	25800	29200	30600	32800
BELL BLVD	S OF LEELAND HEIGHTS BV	203	8800	9600	9900	10000	10800	12300	12700			13400
BEN HILL GRIFFIN	S OF ALICO RD	514	29900		22800		24400	28400	21500	25600		28900
BEN HILL GRIFFIN	N OF ESTERO PKWY	71	19100	19400	20800	21000	22000	25200	21000	25200	26900	28100
BEN HILL GRIFFIN	N OF CORKSCREW RD	517	19500	19600		21200		18900				23700
BETH STACEY RD	S OF HOMESTEAD RD	220		7500		7500		7700				
BONITA BEACH RD	E OF HICKORY BLVD	132							10500	14300	14500	10000
BONITA BEACH RD	E OF VANDERBILT RD	7	24600	25700	25900	25600	25000	25100	22500	26000	23900	21400
BONITA BEACH RD	W OF SPANISH WELLS	131							24700	31800	32200	31400

Updated 5/29/2024			Daily Traffic Volume (AADT)									
STREET	LOCATION	Station #	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
CHIQUITA BLVD	N OF SW 27TH ST	58	17700	16800	16700							
COCONUT RD	W OF US 41	495		9200		10600		9600		8500		
COCONUT RD	E OF US 41	490		12200		15700				12000		
COLUMBUS BLVD	N OF IMMOKALEE RD	473										3700
COLLEGE PKWY	W OF SOUTH POINTE BLVD	83		38000	40900							
COLLEGE PKWY	E OF WINKLER RD	43	32300	36100	37600	37100	37200	37500			37300	37000
COLLEGE PKWY	W OF NEW BRITTANY	87		33500	33300			32200	28900		32300	33900
COLLEGE PKWY	E OF KENWOOD LN	237	26900									
COLONIAL BLVD	E OF SUMMERLIN RD	14	53100	54600	55600	55900	56900	56500	51100	57700	58300	59200
COLONIAL BLVD	W OF WINKLER AVE	78		56000							52600	51600
COLONIAL BLVD	W OF TREELINE AVE	91		45100	45500			48300	53400		58300	59500
COLONIAL BLVD	W OF IMMOKALEE RD	246	39500	41500		43000				44500		
COLONIAL BLVD	W OF PLANTATION RD	1606									57000	55400
CORKSCREW RD	E OF US 41	247		16600		17000		20000		20800		21100
CORKSCREW RD	W OF I - 75	15	30600	31600	33400	34200	36500	39500			31200	32100
CORKSCREW RD	E OF I-75	70	21900	22000	22200	22000	22900	20300	16900	17600		
CORKSCREW RD	E OF BEN HILL GRIFFIN PKWAY	249		15600		18900		20900				
CORKSCREW RD	W OF ALICO RD	248										
CORKSCREW RD	E OF ALICO RD	250	3100		4400		6700				11000	
CRYSTAL DR	E OF US 41	254	11200		12300		12100		8200		12000	
CRYSTAL DR	E OF METRO PKWY	255	6100		6400		7900		5500		8700	
CYPRESS LAKE DR	E OF SOUTH POINTE BLVD	81		20300	22300	22300		20900	18200	20000	20500	19800

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	Record			1			of 1	Goto Record	go
Location ID	205				MPO ID				
Type	SPOT				HPMS ID				
On NHS	No				On HPMS	No			
LRS ID					LRS Loc Pt.				
SF Group	3 (2024)				Route Type				
AF Group					Route				
GF Group					Active	Yes			
Class Dist Grp					Category				
Seas Clss Grp									
WIM Group									
QC Group	Default								
Funct'l Class	Tube Count, Annually				Milepost				
Located On	Alico Rd								
Loc On Alias									
EAST OF	Ben Hill Griffin Pkwy								
More Detail									
STATION DATA									

Directions: 2-WAY EB WB

AADT

Year	AADT	DHV-30	K %	D %	PA	BC	Src
2024	20,700	2,443	12	51			
2023	17,300	1,854	11	65			
2022	16,200	1,644	10	52			
2018	8,800	973	11	52			
2016	8,500	877	10	57			

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VOLUME COUNT

	Date	Int	Total
	Thu 3/6/2025	15	23,152
	Wed 3/5/2025	15	24,117
	Tue 3/4/2025	15	23,503
	Fri 3/22/2024	15	21,371
	Thu 3/21/2024	15	27,264
	Wed 3/20/2024	15	26,254
	Tue 3/19/2024	15	24,857
	Thu 2/23/2023	15	21,166
	Wed 2/22/2023	15	20,854
	Tue 2/21/2023	15	20,510
mm / dd / yyyy To Date			

VOLUME TREND

Year	Annual Growth
2024	20%
2023	7%
2022	16%
2018	2%
2016	6%
2014	31%
2012	-6%
2006	-52%
2005	-11%
2004	49%

SPEED

Date	Int	Pace	85th	Total
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CLASSIFICATION

Date	Int	Total
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	Record			1			of 1	Goto Record		go
Location ID	206							MPO ID		
Type	SPOT							HPMS ID		
On NHS	No							On HPMS	No	
LRS ID								LRS Loc Pt.		
SF Group	3 (2024)							Route Type		
AF Group								Route		
GF Group								Active	Yes	
Class Dist Grp								Category		
Seas Clss Grp										
WIM Group										
QC Group	Default									
Funct'l Class	Tube Count, Biennial Odd Year							Milepost		
Located On	Alico Rd									
Loc On Alias										
NORTH OF	Corkscrew Rd									
More Detail										
STATION DATA										

Directions: 2-WAY NB SB

AADT

Year	AADT	DHV-30	K %	D %	PA	BC	Src
2024	6,000	687	11	62			
2022	5,300	573	11				
2006	2,600						
2005	1,600						
2004	2,000						

1-5 of 6

VOLUME COUNT			
	Date	Int	Total
	Thu 3/20/2025	15	6,301
	Wed 3/19/2025	15	6,206
	Tue 3/18/2025	15	6,576
	Wed 4/3/2024	15	7,011
	Tue 4/2/2024	15	7,722
	Mon 4/1/2024	15	7,186
	Sun 3/31/2024	15	3,003
	Sat 3/30/2024	15	5,101
	Fri 3/29/2024	15	7,523
	Thu 3/3/2022	15	6,262
1-10 of 18			
mm / dd / yyyy To Date			

VOLUME TREND

Year	Annual Growth
2024	6%
2022	5%
2006	63%
2005	-20%
2004	0%

SPEED						CLASSIFICATION			
	Date	Int	Pace	85th	Total		Date	Int	Total
	Thu 3/20/2025	15	15.55	55	6,301				

[List View](#)
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	Record			1			of 1	Goto Record		go
Location ID	250				MPO ID					
Type	SPOT				HPMS ID					
On NHS	No				On HPMS	No				
LRS ID					LRS Loc Pt.					
SF Group	6 (2024)				Route Type					
AF Group					Route					
GF Group					Active	Yes				
Class Dist Grp					Category					
Seas Clss Grp										
WIM Group										
QC Group	Default									
Funct'l Class	Tube Count, Biennial Odd Year				Milepost					
Located On	Corkscrew Rd									
Loc On Alias										
EAST OF	Alico Rd									
More Detail										
STATION DATA										

Directions: 2-WAY EB WB

AADT

Year	AADT	DHV-30	K %	D %	PA	BC	Src
2024	13,000	1,356	10	68			
2022	11,000	1,297	12				
2018	6,700	798	12				
2016	4,400	550	13				
2014	3,109						

1-5 of 11

VOLUME COUNT			
	Date	Int	Total
	Fri 3/22/2024	15	13,874
	Thu 3/21/2024	15	17,186
	Wed 3/20/2024	15	16,723
	Tue 3/19/2024	15	16,854
	Thu 3/3/2022	15	13,772
	Wed 3/2/2022	15	14,272
	Tue 3/1/2022	15	13,789
	Thu 3/1/2018	15	8,152
	Wed 2/28/2018	15	7,978
	Tue 2/27/2018	15	8,219
1-10 of 41 mm / dd / yyyy To Date			

VOLUME TREND	
Year	Annual Growth
2024	9%
2022	13%
2018	23%
2016	19%
2014	-4%
2012	-6%
2006	14%
2005	0%
2004	10%
2003	34%

SPEED					
Date	Int	Pace	85th	Total	
No Data					

CLASSIFICATION			
Date	Int	Total	
No Data			

[List View](#)
[All DIRs](#)

Location ID	249	MPO ID	
Type	SPOT	HPMS ID	
On NHS	No	On HPMS	No
LRS ID		LRS Loc Pt.	
SF Group	6 (2024)	Route Type	
AF Group		Route	
GF Group		Active	Yes
Class Dist Grp		Category	
Seas Clss Grp			
WIM Group			
QC Group	Default		
Funct'l Class	-	Milepost	
Located On	Corkscrew Rd		
Loc On Alias			
EAST OF	Ben Hill Griffin Pkwy		

[More Detail](#)

STATION DATA

 Directions: [2-WAY](#) [EB](#) [WB](#)
AADT

Year	AADT	DHV-30	K %	D %	PA	BC	Src
2019	20,900	2,166	10	64			
2017	18,800	1,922	10	65			
2014	15,598						
2013	13,567						
2006	14,400						

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VOLUME COUNT			
	Date	Int	Total
	Thu 2/28/2019	15	26,780
	Wed 2/27/2019	15	26,321
	Tue 2/26/2019	15	25,828
	Thu 4/27/2017	15	22,359
	Wed 4/26/2017	15	22,124
	Tue 4/25/2017	15	21,998
	Sun 9/21/2014	15	8,816
	Sat 9/20/2014	15	10,939
	Fri 9/19/2014	15	14,339
	Thu 9/18/2014	15	14,484

VOLUME TREND	
Year	Annual Growth
2019	5%
2017	6%
2014	15%
2013	-1%
2006	29%
2005	-19%
2004	-20%
2003	126%

SPEED					CLASSIFICATION			
Date	Int	Pace	85th	Total	Date	Int	Total	

**TRAFFIC DATA FROM THE LEE
COUNTY CONCURRENCY REPORT**

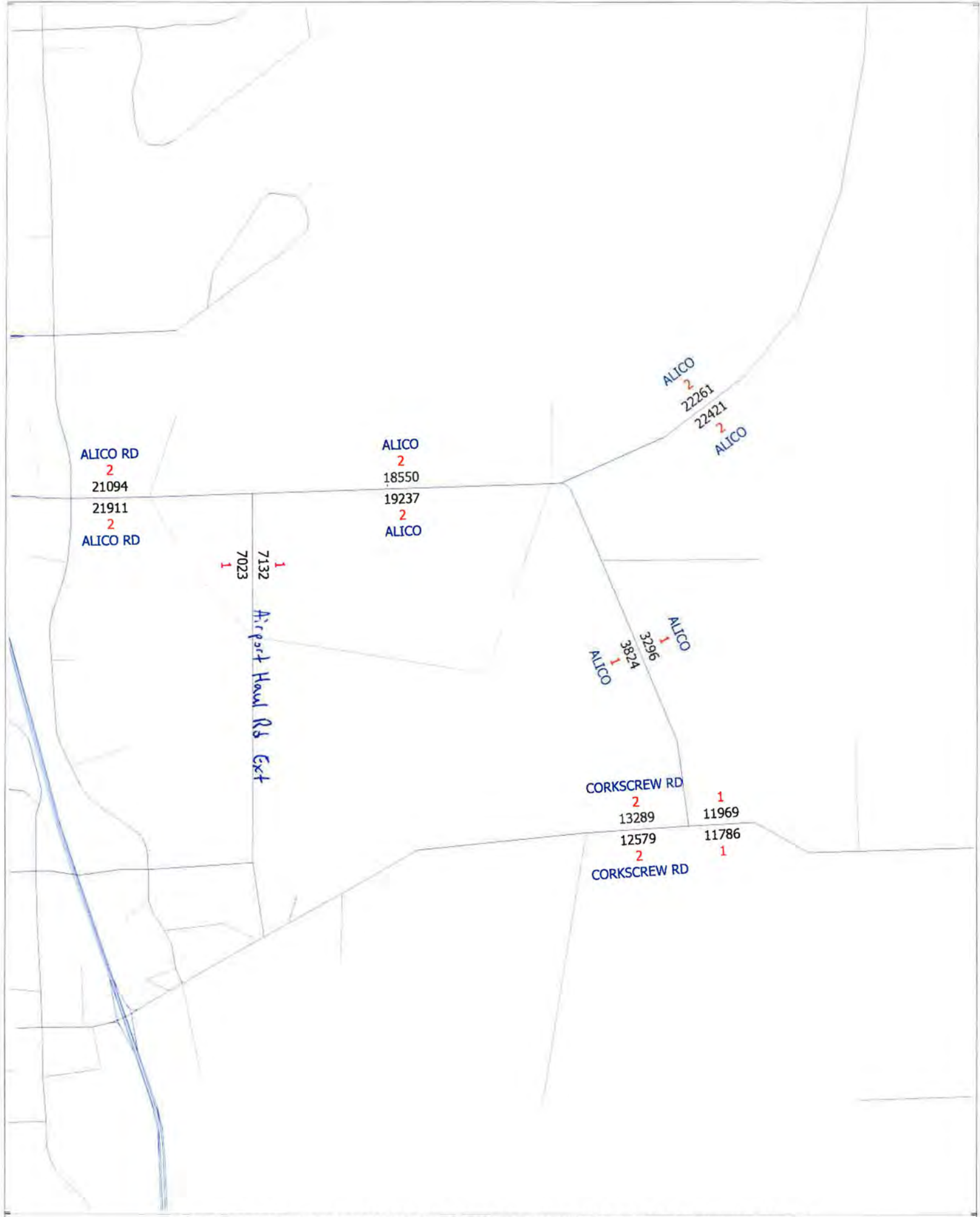
LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)

Link No.	ROAD NAME	LOCATION		ROAD TYPE	PERFORMANCE STANDARD		2023 100TH HIGHEST HOUR			2028 FUTURE FORECAST*			Notes
		FROM	TO		LOS ⁽¹⁾	CAPACITY ⁽²⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾	V/C ⁽³⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾	V/C ⁽³⁾	
00100	A & W BULB RD	GLADIOLUS DR	McGREGOR BLVD	2LN	E	860	C	384	0.45	C	404	0.47	
00200	ALABAMA RD	SR 82	MILWAUKEE BLVD	2LN	E	990	C	428	0.43	D	479	0.48	pre-development order res development
00300	ALABAMA RD	MILWAUKEE BLVD	HOMESTEAD RD	2LN	E	990	D	481	0.49	D	506	0.51	
00400	ALEXANDER BELL BLVD	SR 82	MILWAUKEE BLVD	2LN	E	990	D	547	0.55	D	575	0.58	
00500	ALEXANDER BELL BLVD	MILWAUKEE BLVD	LEELAND HEIGHTS	2LN	E	990	D	547	0.55	D	637	0.64	pre-development order res development
00590	ALICO RD	US 41	DUSTY RD	4LD	E	1,980	B	1,170	0.59	B	1,230	0.62	
00600	ALICO RD	DUSTY RD	LEE RD	6LD	E	2,960	B	1,170	0.40	B	1,298	0.44	
00700	ALICO RD	LEE RD	THREE OAKS PKWY	6LD	E	2,960	B	1,170	0.40	B	1,422	0.48	Three Oaks Distribution Center
00800	ALICO RD	THREE OAKS PKWY	I-75	6LD	E	2,960	E	2,761	0.93	E	2,902	0.98	
00900	ALICO RD	I-75	BEN HILL GRIFFIN BLVD	6LD	E	2,960	B	1,448	0.49	B	1,521	0.51	(4)
01000	ALICO RD	BEN HILL GRIFFIN BLVD	GREEN MEADOW DR	2LN/4LN	E	1100/1960	E	853	0.78	C	1,171	0.60	(4)(5), unincorporated Lee Co; Ctr Pl/Prm Aprt Pk
01050	ALICO RD	GREEN MEADOW DR	CORKSCREW RD	2LN	E	1,100	B	256	0.23	B	269	0.24	(4)
01200	BABCOCK RD	US 41	ROCKEFELLER CIR	2LN	E	860	C	60	0.07	C	65	0.08	(4)
01400	BARRETT RD	PONDELLA RD	PINE ISLAND RD (US 78)	2LN	E	860	C	150	0.17	C	158	0.18	
01500	BASS RD	SUMMERLIN RD	GLADIOLUS DR	4LN	E	1,790	C	655	0.37	C	709	0.40	
01600	BAYSHORE RD (SR 78)	BUS 41	NEW POST RD/HART RD	4LD	D	1,942		2,046	1.05		2,302	1.19	
01700	BAYSHORE RD (SR 78)	HART RD	SLATER RD	4LD	D	1,942		2,070	1.07		2,515	1.30	
01800	BAYSHORE RD (SR 78)	SLATER RD	I-75	4LD	D	2,910	B	1,275	0.44	B	1,426	0.49	
01900	BAYSHORE RD (SR 78)	I-75	NALLE RD	2LN	D	1,166	C	846	0.73	C	1,007	0.86	
02000	BAYSHORE RD (SR 78)	NALLE RD	SR 31	2LN	D	1,166	C	846	0.73	C	1,007	0.86	Bayshore Ranch/Stonehill Manor
02100	BEN HILL GRIFFIN PKWY	CORKSCREW RD	FGCU ENTRANCE	4LD	E	2,000	B	1,548	0.77	B	1,700	0.85	Grandeza
02200	BEN HILL GRIFFIN PKWY	FGCU BOULEVARD S	COLLEGE CLUB DR	4LD	E	2,000	B	1,548	0.77	B	1,627	0.81	
02250	BEN HILL GRIFFIN PKWY	COLLEGE CLUB DR	ALICO RD	6LD	E	3,000	B	1,525	0.51	B	1,603	0.53	
26950	BEN HILL GRIFFIN PKWY	ALICO RD	TERMINAL ACCESS RD	4LD	E	1,980	B	1,041	0.53	B	1,094	0.55	unincorporated Lee County
02300	BETH STACEY BLVD	23RD ST	HOMESTEAD RD	2LN	E	860	C	314	0.37	C	451	0.52	Ibis Landing (a.k.a. Copperhead Glf Community)
02400	BONITA BEACH RD	HICKORY BLVD	VANDEBILT DR	4LD	E	1,900	C	572	0.30	C	601	0.32	(4); constrained in city plan
02500	BONITA BEACH RD	VANDEBILT DR	US 41	4LD	E	1,900	C	1,124	0.59	C	1,181	0.62	constrained in city plan
02600	BONITA BEACH RD	US 41	OLD 41	4LD	E	1,860	C	1,713	0.92	C	1,800	0.97	constrained; old count projection (2010)
02700	BONITA BEACH RD	OLD 41	IMPERIAL ST	6LD	E	2,800	C	2,184	0.78	C	2,295	0.82	constrained in city plan
02800	BONITA BEACH RD	IMPERIAL ST	W OF I-75	6LD	E	2,800	C	2,144	0.77	C	2,253	0.80	constrained in city plan
02900	BONITA BEACH RD	E OF I-75	BONITA GRAND DR	4LD	E	2,020	B	868	0.43	B	912	0.45	constrained in city plan
02950	BONITA BEACH RD	BONITA GRANDE DR	Logan Boulevard	4LD	E	2,020	B	868	0.43	B	912	0.45	constrained in city plan
03100	BONITA GRANDE DR	BONITA BEACH RD	E TERRY ST	2LN	E	860	C	497	0.58	C	522	0.61	
03200	BOYSCOUT RD	SUMMERLIN RD	US 41	6LN	E	2,520	E	1,757	0.70	E	1,847	0.73	
03300	BRANTLEY RD	SUMMERLIN RD	US 41	2LN	E	860	C	270	0.31	C	284	0.33	
03400	BRIARCLIFF RD	US 41	TRIPLE CROWN CT	2LN	E	860	C	160	0.19	C	168	0.20	
03500	BROADWAY RD (ALVA)	SR 80	North RIVER RD	2LN	E	860	C	284	0.33	C	298	0.35	
03700	BUCKINGHAM RD	SR 82	GUNNERY RD	2LN	E	990	D	470	0.47	D	504	0.51	
03730	BUCKINGHAM RD	GUNNERY RD	ORANGE RIVER BLVD	2LN	E	990	C	346	0.35	C	383	0.39	
03800	BUCKINGHAM RD	ORANGE RIVER BLVD	SR 80	2LN	E	990	E	718	0.73	E	976	0.99	Lee County Homes (a.k.a. Buckingham 345)
03900	BURNT STORE RD	SR 78	VAN BUREN PKWY	4LD	E	2,950	A	847	0.29	B	890	0.30	City of Cape Coral
04000	BURNT STORE RD	VAN BUREN PKWY	COUNTY LINE	2LN	E	1,140	D	724	0.64	D	761	0.67	partially located in City of Cape Coral
04200	BUS 41 (N TAMIAMI TR, SR 739)	CITY LIMITS (N END EDISON BRG)	PONDELLA RD	6LD	D	2,950	C	1,936	0.66	C	2,274	0.77	
04300	BUS 41 (N TAMIAMI TR, SR 739)	PONDELLA RD	SR 78	6LD	D	2,950	C	1,936	0.66	C	2,274	0.77	
04400	BUS 41 (N TAMIAMI TR, SR 739)	SR 78	LITTLETON RD	4LD	D	1,900	C	1,177	0.62	C	1,406	0.74	
04500	BUS 41 (N TAMIAMI TR, SR 739)	LITTLETON RD	US 41	4LD	D	1,900	C	682	0.36	C	846	0.45	
04600	CAPE CORAL BRIDGE	DEL PRADO BLVD	McGREGOR BLVD	4LB	E	4,000	D	3,073	0.77	D	3,230	0.81	
04700	CAPTIVA DR	BLIND PASS	SOUTH SEAS PLANTATION RD	2LN	E	860	C	267	0.31	C	281	0.33	constrained, old count (2010)

LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)

Link No.	ROAD NAME	LOCATION		ROAD TYPE	PERFORMANCE STANDARD		2023 100TH HIGHEST HOUR			2028 FUTURE FORECAST*			Notes
		FROM	TO		LOS ⁽¹⁾	CAPACITY ⁽²⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾	V/C ⁽³⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾	V/C ⁽³⁾	
04800	CEMETERY RD	BUCKINGHAM RD	HIGGINS AVE	2LN	E	860	C	315	0.37	C	331	0.38	
04900	CHAMBERLIN PKWY	AIRPORT ENT	DANIELS PKWY	4LN	E	1,790	C	450	0.25	C	473	0.26	⁽⁴⁾ ; Port Authority maintained
05000	COCONUT RD	WEST END	VIA VENETTO BLVD	2LN	E	860	C	275	0.32	C	289	0.34	⁽⁴⁾ ; non-county maintained to east
05100	COLLEGE PKWY	McGREGOR BLVD	WINKLER RD	6LD	E	2,980	D	2,600	0.87	E	2,733	0.92	
05200	COLLEGE PKWY	WINKLER RD	WHISKEY CREEK DR	6LD	E	2,980	D	1,838	0.62	D	1,932	0.65	
05300	COLLEGE PKWY	WHISKEY CREEK DR	SUMMERLIN RD	6LD	E	2,980	D	1,838	0.62	D	1,932	0.65	
05400	COLLEGE PKWY	SUMMERLIN RD	US 41	6LD	E	2,980	D	1,830	0.61	D	1,923	0.65	
05500	COLONIAL BLVD	McGREGOR BLVD	SUMMERLIN RD	6LD	E	2,840	D	2,589	0.91	D	2,721	0.96	⁽⁴⁾
05600	COLONIAL BLVD	SUMMERLIN RD	US 41	6LD	E	2,840	D	2,589	0.91	D	2,721	0.96	
06200	COLONIAL BLVD	DYNASTY DR	SR 82	6LD	D	3,040	D	2,104	0.69	D	2,211	0.73	⁽⁴⁾
06300	COLUMBUS BLVD	SR 82	MILWAUKEE BLVD	2LN	E	860	C	105	0.12	C	110	0.13	⁽⁵⁾
06400	CONSTITUTION BLVD	US 41	CONSTITUTION CIR	2LN	E	860	C	371	0.43	C	390	0.45	
06500	CORBETT RD	SR 78 (PINE ISLAND RD)	LITTLETON RD	2LN	E	860	C	30	0.03	C	32	0.04	⁽⁴⁾
06600	CORKSCREW RD	US 41	THREE OAKS PKWY	4LD	E	1,900	C	971	0.51	C	1,021	0.54	
06700	CORKSCREW RD	THREE OAKS PKWY	W OF I-75	4LD	E	1,900	C	1,582	0.83	C	1,663	0.88	
06800	CORKSCREW RD	E OF I-75	BEN HILL GRIFFIN BLVD	4LD	E	1,900	C	1,069	0.56	C	1,124	0.59	
06900	CORKSCREW RD	BEN HILL GRIFFIN BLVD	ALICO RD	4LD	E	1,960	C	1,186	0.61	C	1,246	0.64	Corkscrew Woods/Wildblue
07000	CORKSCREW RD	ALICO RD	COUNTY LINE	2LN	E	1,140	D	668	0.59	D	1,412	1.24	Verdana Village RPD
07100	COUNTRY LAKES BLVD	LUCKETT RD	TICE ST	2LN	E	860	C	145	0.17	C	154	0.18	⁽⁵⁾
07200	CRYSTAL DR	US 41	METRO PKWY	2LN	E	860	C	505	0.59	C	531	0.62	
07300	CRYSTAL DR	METRO PKWY	PLANTATION RD	2LN	E	860	C	366	0.43	C	385	0.45	
07400	CYPRESS LAKE DR	McGREGOR BLVD	SOUTH POINT BLVD	4LD	E	1,940	D	1,142	0.59	D	1,200	0.62	
07500	CYPRESS LAKE DR	SOUTH POINT BLVD	WINKLER RD	4LD	E	1,940	D	1,449	0.75	D	1,523	0.79	
07600	CYPRESS LAKE DR	WINKLER RD	SUMMERLIN RD	4LD	E	1,940	D	1,449	0.75	D	1,523	0.79	
07700	CYPRESS LAKE DR	SUMMERLIN RD	US 41	6LD	E	2,940	D	2,064	0.70	D	2,169	0.74	
07800	DANIELS PKWY	US 41	METRO PKWY	6LD	E	2,680	D	2,307	0.86	D	2,425	0.90	unincorporated Lee County
07900	DANIELS PKWY	DANIELS PKWY	SIX MILE PKWY	6LD	E	2,680	D	2,307	0.86	D	2,425	0.90	unincorporated Lee County; constrained
08000	DANIELS PKWY	SIX MILE PKWY	PALOMINO LN	6LD	E	3,040	E	2,953	0.97	D	3,108	1.02	unincorporated Lee Co; constrained; Daniels
08100	DANIELS PKWY	PALOMINO LN	I-75	6LD	E	3,040	E	2,953	0.97	D	3,104	1.02	unincorporated Lee County; constrained
08200	DANIELS PKWY	I-75	TREELINE AVE	6LD	E	3,260	E	2,963	0.91	E	3,114	0.96	unincorporated Lee County
08300	DANIELS PKWY	TREELINE AVE	CHAMBERLIN PKWY	6LD	E	3,260	E	2,963	0.91	E	3,114	0.96	unincorporated Lee County
08400	DANIELS PKWY	CHAMBERLIN PKWY	GATEWAY BLVD	6LD	E	3,260	E	3,197	0.98	D	3,360	1.03	unincorporated Lee County
08500	DANIELS PKWY	GATEWAY BLVD	SR 82	4LD	E	2,160	D	2,304	1.07	D	2,469	1.14	unincorporated Lee County; Timber Creek RPD
08600	DANLEY DR	US 41	METRO PKWY	2LN	E	860	C	395	0.46	C	415	0.48	
08700	DAVIS RD	McGREGOR BLVD	IONA RD	2LN	E	860	C	17	0.02	C	18	0.02	⁽⁵⁾
08800	DEL PRADO BLVD	CAPE CORAL PKWY	SE 46TH ST	6LD	E	2,660	D	2,069	0.78	D	2,175	0.82	
08900	DEL PRADO BLVD	SE 46TH ST	CORONADO PKWY	6LD	E	2,660	D	2,069	0.78	D	2,175	0.82	
09000	DEL PRADO BLVD	CORONADO PKWY	CORNWALLIS PKWY	6LD	E	2,660	D	2,069	0.78	D	2,174	0.82	
09100	DEL PRADO BLVD	CORNWALLIS PKWY	CORAL POINT DR	6LD	E	2,660	E	2,600	0.98	D	2,733	1.03	
09200	DEL PRADO BLVD	CORAL POINT DR	HANCOCK B. PKWY	6LD	E	2,800	D	2,041	0.73	D	2,145	0.77	
09300	DEL PRADO BLVD	HANCOCK B. PKWY	SR 78	6LD	E	2,800	C	1,757	0.63	C	1,847	0.66	⁽⁴⁾
09400	DEL PRADO BLVD	US 41	SLATER RD	2LN	E	860	C	538	0.63	D	643	0.75	Crane Landing Golf Course Community
09700	EAST 21ST ST	JOEL BLVD	GRANT AVE	2LN	E	860	C	30	0.03	C	32	0.04	⁽⁴⁾
09800	ESTERO BLVD	BIG CARLOS PASS BRIDGE	PESCADORA AVE	2LN	E	726	A	264	0.36	A	277	0.38	⁽⁴⁾ ; constrained
09900	ESTERO BLVD	PESCADORA AVE	VOORHIS ST	2LN	E	726	D	648	0.89	D	681	0.94	⁽⁴⁾ ; constrained
10000	ESTERO BLVD	VOORHIS ST	TROPICAL SHORES WAY	2LN	E	726	D	648	0.89	D	681	0.94	⁽⁴⁾ ; constrained
10100	ESTERO BLVD	TROPICAL SHORES WAY	CENTER ST	2LN	E	671	D	722	1.08	D	759	1.13	⁽⁴⁾ ; constrained
14400	ESTERO PKWY	US 41	THREE OAKS PKWY	4LD	E	2,000	B	921	0.46	B	1,092	0.55	non-county maint; T and T DRI/Cyp Vw CPD

2045 E+C NETWORK VOLUMES



2045 LRTP COST FEASIBLE ROADWAY NETWORK LANES & VOLUMES

**LEE COUNTY MPO 2045 COST
FEASIBLE HIGHWAY PLAN**

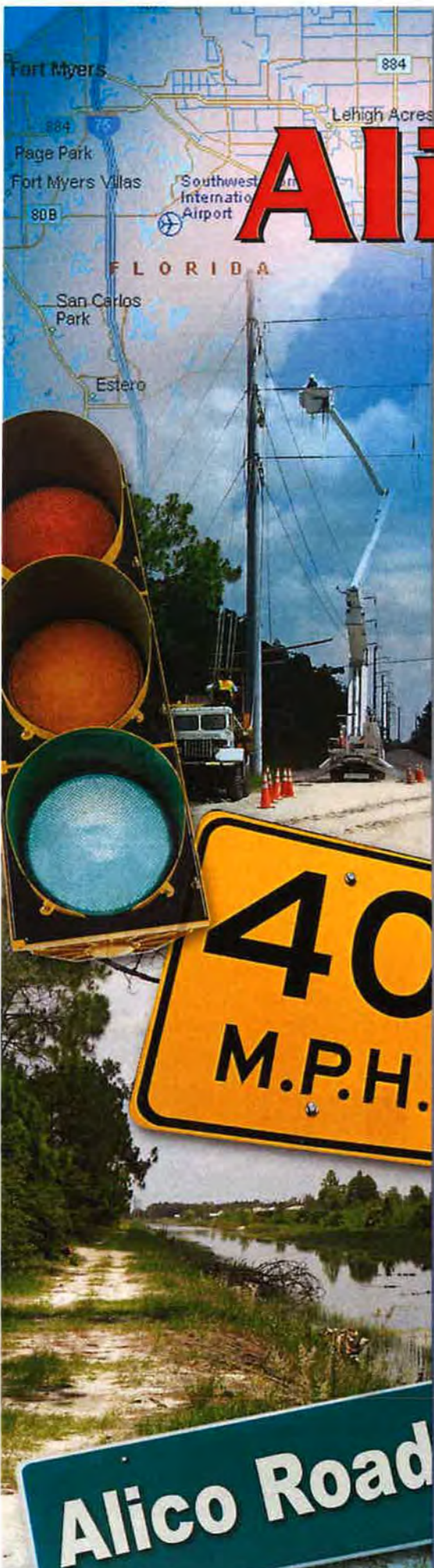


LEE COUNTY CIP

SUMMARY OF MAJOR ROAD PROJECTS PROGRAMMED BY LEE COUNTY - FY21/22-25/26

PROJ. #	PROJECT NAME	DRIVER	FY 98-20 PRIOR EXP.	20/21 BUDGET	21/22	22/23	24/24	24/25	25/26	5-YEAR TOTAL	6-10
	MAJOR PROJECTS										
209245	Alico Rd. Connector/Alico Rd. to SR 82 opposite Sunshine Blvd.	People-to-jobs link, Daniels Pkwy. relief NM - Core Critical	6,180,573 ROW	12,397,200 ROW/DES	0	0	10,759,314 DES/CST	0	0	10,759,314	106,540,155
206002	Bicycle/Pedestrian Facilities Annual project for facilities on existing County-maintained roads <i>Specific Projects:</i>	Implementation of bike- ped plan, BPAC prior- ities, Complete Streets principals									
	Veterans Pkwy. SW 10th St. to Skyline Blvd.	2016 Priority #22		40,500 DES/SUR	232,850 CST/CEI	0	0	0	0	273,350	
	Veterans Pkwy. SW 3rd Pl to SW 2nd Ave	2016 Priority #23		44,910 DES/SUR	258,225 CST/CEI	0	0	0	0	303,135	
	Hancock Bridge Pkwy Orange Grove to 4055 Hancock	2017 Priority #4			495,000 ROW DES/SUR	0	546,250 CST/CEI	0	0	1,041,250	
	Hancock Bridge Pkwy Hunter Blvd - Orange Grove	2020 Priority #13			137,293 DES/SUR		789,433 CST/CEI			926,726	
	Plantation Daniels - Idlewild	2019 Priority #2			0	1,369,367 DES/SUR	0	6,846,833	0	8,216,200	
	Orange River Blvd. Palm Beach Blvd. to Lorraine Dr.	2016 Priority #4			1,354,571 DES/SUR		2,268,782 CST/CEI	0	0	3,623,353	
	Tice St. Sidewalk/South Side, Ortiz to SR 80	2015 Priority #2		268,513 DES/SUR	1,543,947 CST/CEI	0	0	0	0	1,543,947	
	Bell Blvd. SR 82 to Sunrise	2016 Priority #3			623,080 DES/SUR/ROW	0	3,557,183 CST/CEI	0	0	4,180,263	
	Bell Blvd Sunrise to Joel	2016 Priority #3			0	398,688 DES/SUR	0	2,290,078 CST/CEI	0	2,290,078	
	Westgate Blvd. East Lee -4th St	2020 Priority #3			0	0	128,138 DES/SUR	0	736,799 CST/CEI	864,937	
	Alico Rd. Sidewalk/North Side, RR Crossing to Quaker Ln	2015 Priority #27			1,139,782 DES/SUR/ROW	0	1,091,247 CST/CEI	0	0	2,231,029	
	Pine Rd. Allaire Ln to US 41	2016 Priority #28			0	0	135,801 DES/SUR	780,858 CST/CEI	0	916,659	
	Jetport Loop Allaire Ln - US 41	2020 Priority #97			0	138,793 DES/SUR	0	798,057 CST/CEI	0	936,850	
	Pine Ridge Rd San Carlos - Summerlin	2020 Priority #5					337,511 DES/SUR		1,940,688 CST/CEI	2,278,199	
205724	Big Carlos Pass Bridge	Age Condition of bridge (Bridge Health Index)	4,012,244 PD&E Study	5,008,972 PD&E Study	45,137,536 CST/CEI	0	0	0	0	45,137,536	
209248	Cape Coral Bridge WB Span Replacement	Mandated Age/condition, escalating maintenance costs Mandated	0	0 DES/CST	13,148,702 DES	0 DES	0	0	0	13,148,702	111,808,571 CST/CEI
TBD	Colonial Summerlin Flyover - Midpoint Bridge	Concurrency, LOS	0	0	0	0	0	0	0	0	137,000,000
200669	Corkscrew Road	Reduce congestion/wait time, Improved safety	1,825,431 DES	24,525,823 ROW/DES/MIT	1,000,000 ROW	16,068,116 CST/CEI	0	1,400,000 LS	0	18,468,116	0

ALICO ROAD CONNECTOR STUDY
PREPARED BY MCMAHON



Alico Road **Connector Study**

**Lee County Department
of Transportation**

Lee County, Florida

Prepared by



July 2009

ALICO ROAD CONNECTOR STUDY
COMPARISON 2030 MODEL VOLUMES TWO-LANE UNDIVIDED

ROADWAY SEGMENT	FROM	TO	NUMBER OF LANES	PSWADT ⁽¹⁾	AADT ⁽²⁾	K FACTOR ⁽³⁾	DIV	D FACTOR (PEAK HOUR) ⁽⁴⁾	DIRECTIONAL LINK VOLUME (PEAK HOUR)	DIRECTIONAL CAPACITY ⁽⁵⁾	GREATER THAN CAPACITY (Y/N)
SCENARIO I											
Alico Road	Three Oaks	I 75	6	66,333	66,400	0.091	8,900	0.52	2,860	2,920	N
	I 75	Treeline Av (Ben Hill Griffin Pkwy)	6	54,127	49,200	0.126	6,210	0.53	3,291	2,920	N
	Treeline Av (Ben Hill Griffin Pkwy)	Green Meadow Rd / Alico Road	2	14,870	13,500	0.091	1,220	0.52	640	960	N
	Green Meadow Rd / Alico Road	Corkscrew Rd	2	964	900	0.091	80	0.52	42	960	N
	Green Meadow Rd / Alico Road Ext	SR 82	2	10,914	9,900	0.091	900	0.52	466	960	N
Treeline Avenue	Alico Road	Airport Access	4	50,873	46,500	0.101	4,680	0.51	2,367	1,950	N
SR 82	Gunnery Blvd (Daniels Blvd Ext)	Sunshine Blvd S	6	49,716	45,200	0.093	4,200	0.6	2,520	2,920	N
	Sunshine Blvd S	Alabama Rd	6	42,345	38,500	0.093	3,580	0.6	2,148	2,920	N
	Alabama Rd	Homestead Rd S	6	42,210	38,400	0.093	3,570	0.6	2,142	2,920	N
Sunshine Blvd S	SR 82	Lee Blvd	2	5,867	5,200	0.102	540	0.59	319	960	N
Daniels Pkwy	I 75	Treeline Av (Ben Hill Griffin Pkwy)	6	95,189	86,600	0.110	9,530	0.52	4,956	2,950	N
	Treeline Av (Ben Hill Griffin Pkwy)	Gateway Boulevard	4	50,146	45,600	0.113	5,150	0.55	2,633	1,960	N
	Gateway Boulevard	SR 82	4	19,921	18,100	0.113	2,050	0.55	1,128	1,960	N
SCENARIO II											
Alico Road	Three Oaks	I 75	6	65,364	59,500	0.091	5,410	0.52	2,813	2,920	N
	I 75	Treeline Av (Ben Hill Griffin Pkwy)	6	56,587	51,500	0.126	6,490	0.53	3,440	2,920	N
	Treeline Av (Ben Hill Griffin Pkwy)	Green Meadow Rd / Alico Road	2	17,977	16,400	0.091	1,450	0.52	775	960	N
	Green Meadow Rd / Alico Road	Corkscrew Rd	2	2,323	2,100	0.091	190	0.52	99	960	N
	Green Meadow Rd / Alico Road Ext	SR 82	2	15,896	14,500	0.091	1,320	0.52	686	960	N
Treeline Avenue	Alico Road	Airport Access	4	51,342	46,700	0.101	4,720	0.51	2,407	1,950	N
SR 82	Gunnery Blvd (Daniels Blvd Ext)	Sunshine Blvd S	6	48,063	43,700	0.093	4,000	0.6	2,436	2,920	N
	Sunshine Blvd S	Alabama Rd	6	45,206	41,100	0.093	3,820	0.6	2,292	2,920	N
	Alabama Rd	Homestead Rd S	6	43,275	39,400	0.093	3,660	0.6	2,196	2,920	N
Sunshine Blvd S	SR 82	Lee Blvd	2	8,042	7,300	0.102	740	0.59	437	960	N
Daniels Pkwy	I 75	Treeline Av (Ben Hill Griffin Pkwy)	6	91,687	83,400	0.110	9,170	0.52	4,768	2,950	N
	Treeline Av (Ben Hill Griffin Pkwy)	Gateway Boulevard	4	47,284	43,000	0.113	4,860	0.55	2,673	1,960	N
	Gateway Boulevard	SR 82	4	46,920	42,700	0.113	4,830	0.55	2,657	1,960	N
SCENARIO III											
Alico Road	Three Oaks	I 75	6	67,136	61,400	0.091	5,990	0.52	2,907	2,920	N
	I 75	Treeline Av (Ben Hill Griffin Pkwy)	6	54,492	49,600	0.126	6,250	0.53	3,313	2,920	N
	Treeline Av (Ben Hill Griffin Pkwy)	Green Meadow Rd / Alico Road	2	17,494	15,900	0.091	1,450	0.52	754	960	N
	Green Meadow Rd / Alico Road	Corkscrew Rd	2	5,062	4,600	0.091	420	0.52	218	960	N
	Green Meadow Rd / Alico Road Ext	SR 82	2	13,664	12,400	0.091	1,130	0.52	588	960	N
Treeline Avenue	Alico Road	Airport Access	4	49,156	44,700	0.101	4,510	0.51	2,300	1,950	N
SR 82	Gunnery Blvd (Daniels Blvd Ext)	Sunshine Blvd S	6	48,781	44,400	0.093	4,130	0.6	2,478	2,920	N
	Sunshine Blvd S	Alabama Rd	6	45,065	41,000	0.093	3,810	0.6	2,296	2,920	N
	Alabama Rd	Homestead Rd S	6	42,510	38,700	0.093	3,600	0.6	2,160	2,920	N
Sunshine Blvd S	SR 82	Lee Blvd	2	5,861	5,200	0.102	530	0.59	313	960	N
Daniels Pkwy	I 75	Treeline Av (Ben Hill Griffin Pkwy)	6	94,319	85,800	0.110	9,440	0.52	4,909	2,950	N
	Treeline Av (Ben Hill Griffin Pkwy)	Gateway Boulevard	4	49,281	44,800	0.113	5,000	0.55	2,783	1,960	N
	Gateway Boulevard	SR 82	4	47,546	43,300	0.113	4,890	0.55	2,690	1,960	N

Notes:

- (1) Traffic Volumes from a validated FSUIMS
- (2) Model Output Correction Factor obtained from the 2005 FDOT Peak Season Factor Category Reports - 0.091
- (3) K_{adj} factor obtained from 2006 & 2007 Lee County Traffic Count Report
- (4) D factor obtained from 2006 & 2007 Lee County Traffic Count Report
- (5) Lee County Generalized Peak Hour Directional Service Volumes Urbanized Areas of Lee County concurrency Report June 2007

TRIP GENERATION EQUATIONS

Industrial Park (130)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 27

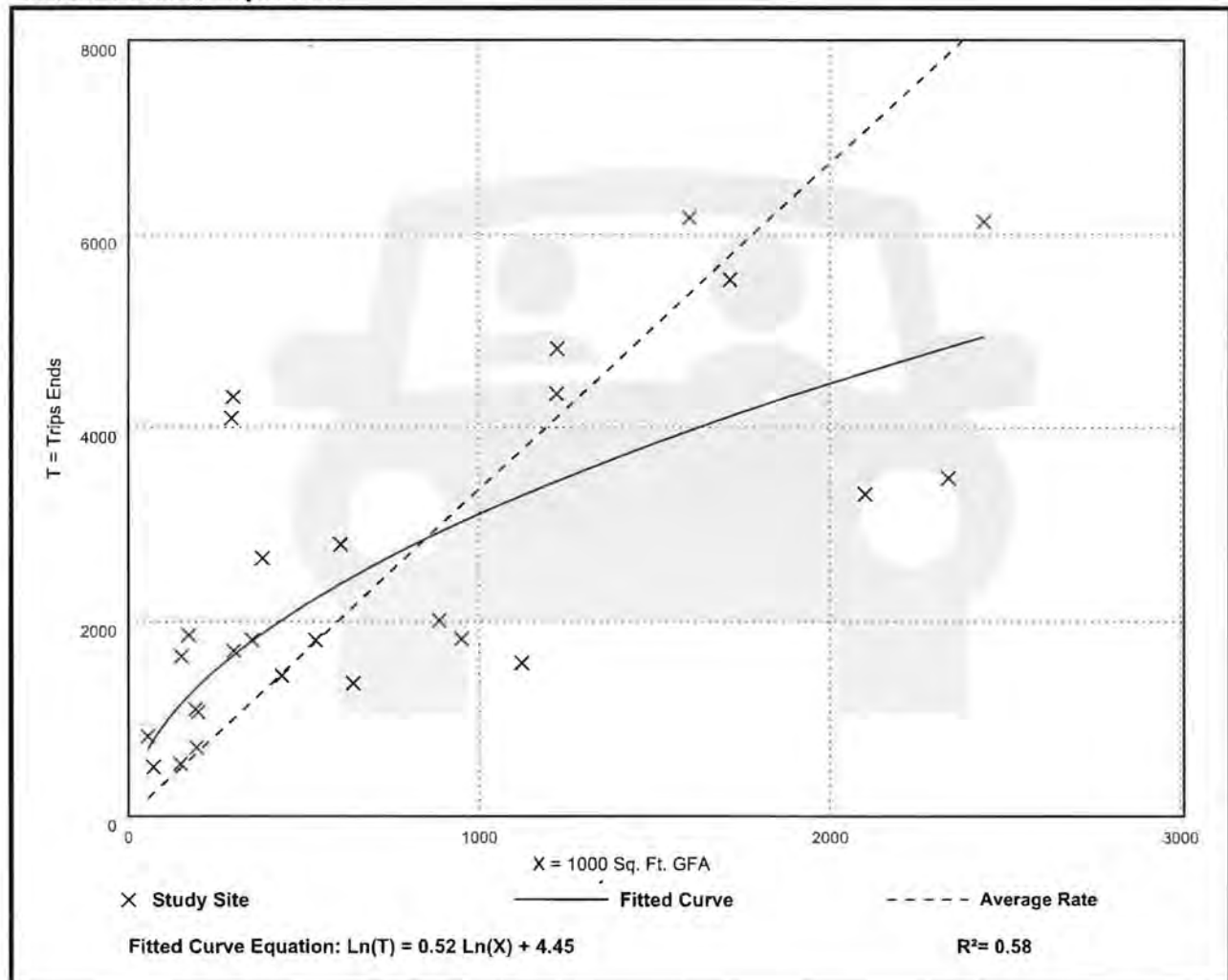
Avg. 1000 Sq. Ft. GFA: 762

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.37	1.41 - 14.98	2.60

Data Plot and Equation



Industrial Park (130)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

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: 34

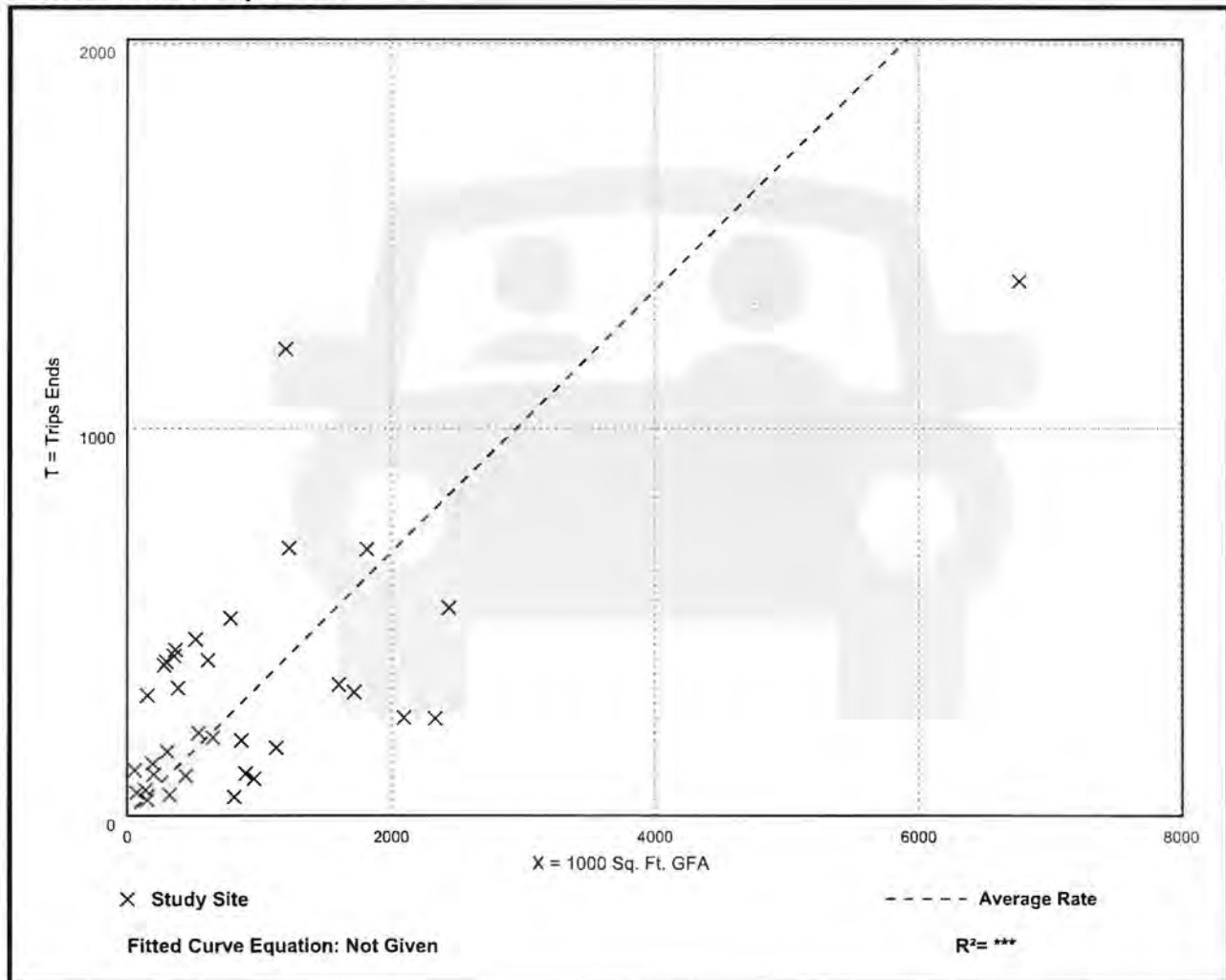
Avg. 1000 Sq. Ft. GFA: 956

Directional Distribution: 81% entering, 19% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.34	0.06 - 2.13	0.33

Data Plot and Equation



Industrial Park (130)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

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: 35

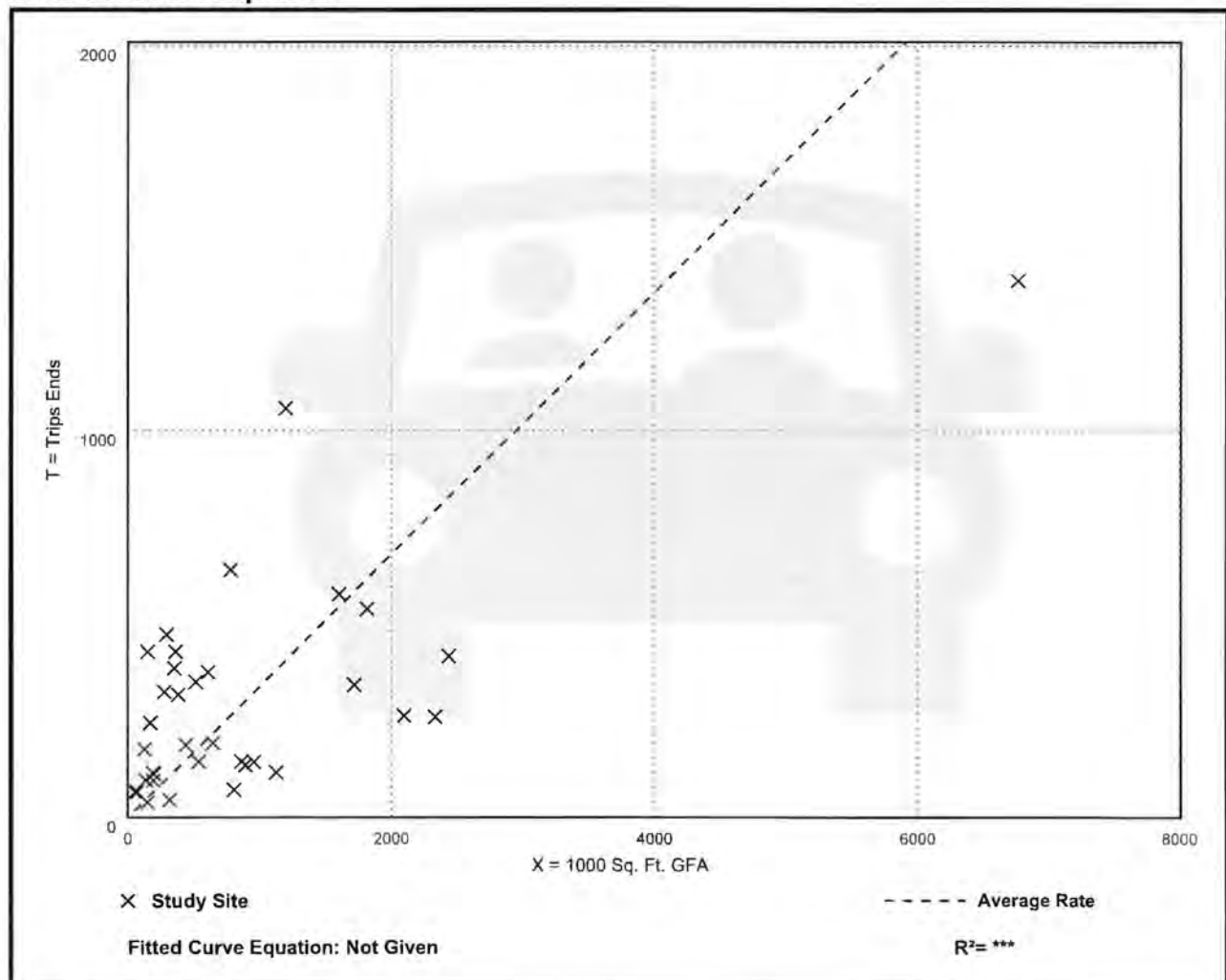
Avg. 1000 Sq. Ft. GFA: 899

Directional Distribution: 22% entering, 78% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.34	0.09 - 2.85	0.36

Data Plot and Equation



I. INTRODUCTION

The Applicant would like to request a Comprehensive Plan Amendment of the subject property along Alico Road in the Southeast Lee County planning community. The subject property is comprised of six (6) parcels with STRAP numbers (09-46-26-L2-00001.0100), (09-46-26-00-00001.0070), (09-46-26-00-00001.0210), (09-46-26-00-00001.0540), (09-46-26-00-00001.0030), and (09-46-26-00-00001.0190). Together, the parcels are approximately 88.62 acres, with 58.1 included in the request.



Figure 1. Aerial of Companion Map Amendment Subject Property

II. REQUEST

Currently under the Density Reduction/Groundwater Resource (DR/GR) and Wetlands future land use designations, the request is to amend the future land use designation of 58.1 acres to Tradeport to

allow for industrial development. The remaining 30.52 acres will remain in the Wetlands future land use designation. The companion text amendment has language 1) protecting wetland areas, 2) requiring the restoration of historic flow-ways, and 3) other elements which enhance the planning community's overall functionality and sustainability.

	EXISTING USE	FUTURE LAND USE	ZONING
NORTH	ROW (Unnamed Access Florida Rock); Southeast Water Reclamation Facility; Vacant; Residential; ROW (Alico Road)	Public Facilities; DR/GR; Wetlands; Conservation Lands Wetland	CFPD; AG-2
EAST	Vacant; ROW (Alico Road); Nursery	DR/GR; Wetlands	AG-2
SOUTH	Residential; Vacant; Nursery; Limerock Mine	DR/GR; Wetlands	AG-2; IPD
WEST	ROW (Unnamed Access Florida Rock and Alico Road convergence); Vacant; Residential; University	DR/GR; Wetlands; University Community; Tradeport	AG-2; MPD

Table 1. Surrounding Land Uses

Since the subject property is comprised of six (6) parcels across the Alico Road corridor, the subject property has a diverse surrounding existing use, future land use designations, and zoning. The northernmost parcel abuts the right of way (ROW) Unnamed Access Florida Rock. Across from this is property zoned Community Facilities Planned Development (CFPD) with the Public Facilities future land use (FLU). South of this parcel is AG-2 zoned land with DR/GR and Wetlands FLU, as well as to the east of the parcel after abutting Alico Road on its eastern perimeter. Further east, there are estate residential developments, a mechanic shop, and a manufacturer.

The five (5) parcels that abut Alico Road to the west are also surrounded by AG-2 zoned land with DR/GR and Wetlands FLU. The southernmost parcel abuts IPD properties with a limerock mine. To the west of these properties are more AG-2 zoned land with the DR/GR and Wetlands FLU. These properties are either vacant or have an estate residential development. The other side of these AG-2 zoned properties is an MPD zoned development. Further west is Florida Gulf Coast University in a University Community FLU, as well as Tradeport FLU to the north of the university. The subject property is approximately 10,300 feet away from the closest Tradeport FLU and approximately 15,000 feet from the Regional Southwest International Airport.

III. AFFECTED AREA ANALYSIS

Map 1-F: Private Recreational Facilities Overlay

Per Lee Plan **Goal 13**, specifically **Policy 13.1.1**, “the Private Recreational Facilities Overlay shows location that are appropriate for the development of Private Recreational Facilities in the DR/GR future land use category.” The entirety of the subject property, and all areas which could potentially be impacted by the text amendment, are located within the Private Recreational Facilities Overlay.

Private Recreation Facilities are defined by the Lee Plan Glossary as follows:

RECREATIONAL FACILITIES:

PRIVATE – Includes nature trails, tent camping areas, boardwalks, play areas (as defined in “Park Planning Guidelines, 3rd Edition”), horse stables and riding areas, service areas, administrative areas, ancillary uses, and golf courses (private or public use). The location of public wellheads and Aquifer Storage and Recovery facilities may be located in Private Recreational Facilities. (Ord. No. 99-16, 10-21)

Further locational requirements set forth by **Policy 13.1.1** are summarized below:

1. Located outside of those areas designated for public acquisition;
2. Located in areas characterized as predominantly impacted with agricultural, mining, or other permitted uses;
3. Located outside of areas depicted as 100 Year Flood Plains;
4. Located to minimize impacts on ecological diversity;
5. Located in areas characterized by large lot single or limited ownership patterns; and
6. Located in areas with direct access to existing roadways.

Given the locational standards required for Public Recreational Facilities, it would extend logic that these locations are different from other areas in the Southeast Lee County Planning Community. The lands, despite being characterized by large lot ownership patterns, are located outside of areas sought for public acquisition and are located outside of the 100 Year Flood Plains. Furthermore, the above locational standards highlight that these lands have already been impacted with agricultural , mining, or other permitted uses. The entirety of the areas annotated as Private Recreational Facilities per Map 1-F, within the Southeast Lee County planning community, are located along three corridors; SR 82, Corkscrew Road, and Alico Road. Based on Figure 2, there has been ample non-recreational development across the areas annotated in **orange** which include WildBlue, The Place, and Verdana Village.

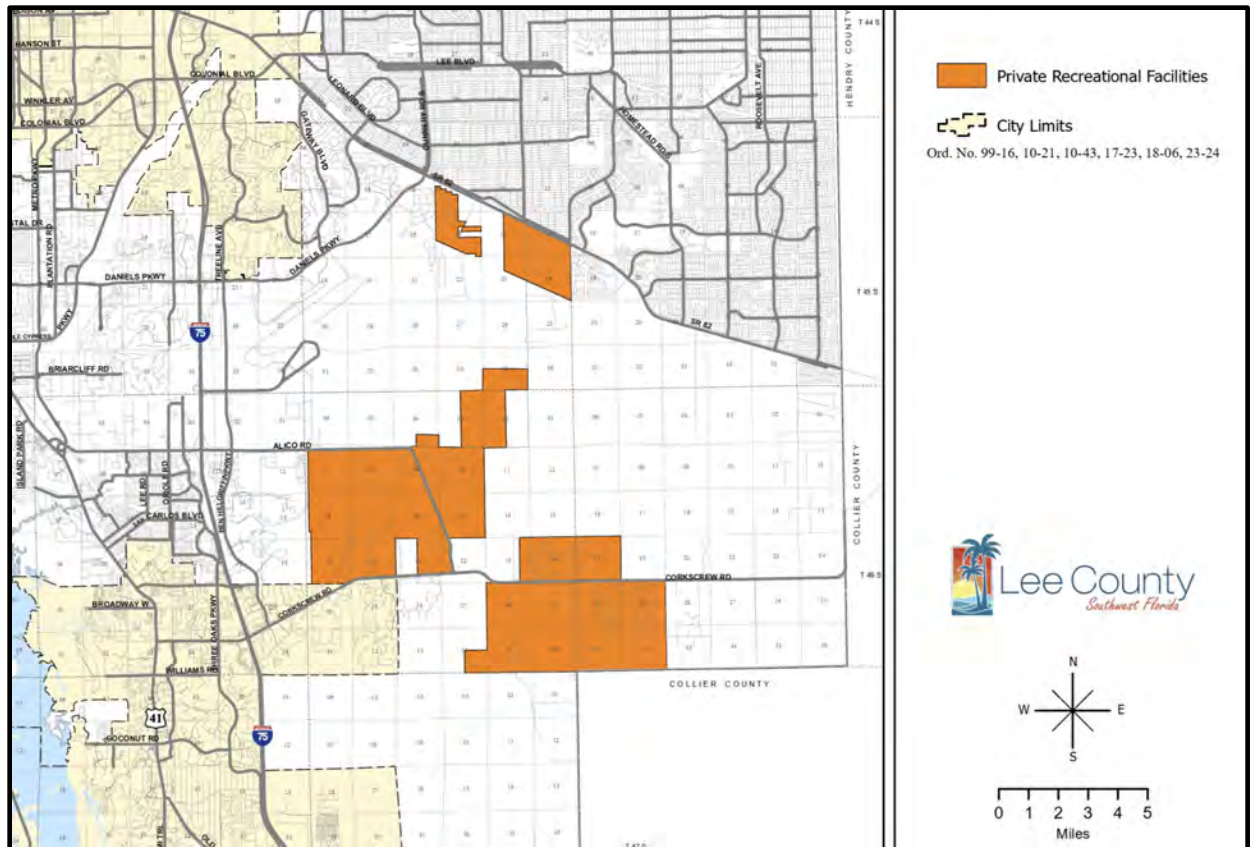


Figure 2. Snapshot of Map 1-F

No changes are proposed to Map 1-F as a result of this application. Should future Applicants choose to pursue private recreational facilities at locations already identified in Map 1-F, then they will need to apply for a planned development rezoning consistent with **Policy 13.2.1** which requires any DR/GR lands seeking this use to go through the PRFPD process.

Map 2-A: Community Planning Areas - Southeast Lee County

The proposed text amendment is specific to the Southeast Lee County community. This area spans over 81,000 acres per Lee Plan Table 1(b) making it the County's largest planning community in terms of land area. Of these 81,000 acres, the companion map amendment would be applicable across only 88.6 acres generating an impacted area of approximately .001% of the planning community. The language proposed in the text amendment is tailored to a specific corridor within the planning community, the north/south segment of Alco Road is a heavily impacted area; the roadway features an overhead conveyor to transport mining materials across local mines. As further echoed by the property's location within the Private Recreational Facilities Overlay, these lands are not only impacted but are *not* being sought for conservation purposes despite their ownership patterns. The reason for this can be seen on an aerial of the community - there are resource extraction operations, and ancillary trucking occurring throughout much of this corridor given that this segment of Alco Road bisects the West Lakes Mine.

The language proposed in the text amendment enhances the planning community's economic viability, increases Tradeport lands to support the county's various industries, and protects environmental elements such as wetlands and flow-ways. The request would also compliment the existing surrounding uses, would take into consideration the Alico Road extension being developed north of this corridor, and would promote a cohesive vision for future development in the area; protecting existing residents of the planning community from the encroachment of potentially incompatible residential and commercial uses. Southeast Lee County has several policies which apply to future development in the community, the request supports these policies as outlined in Exhibit T6 - Lee Plan Analysis.

Map 1-G: Agricultural Overlay

Per Lee Plan **Policy 1.6.7**, Map 1-G depicts "existing active and passive agricultural operations in excess of 100 acres located outside of the future urban areas." This policy poses a conflict when paired against Map 1-G, since there is one (1) parcel identified on Map 1-G which is also subject to the companion map amendment request. This parcel, STRAP No.: 09-46-26-00-00001.0210, is less than 40 acres therefore it should not have been placed within the Agricultural Overlay. Given the conflicting language between the map's highlighted areas and the policy language, we are requesting that STRAP No.: 09-46-26-00-00001.0210 be removed from Map 1-G and have provided an updated exhibit reflecting as such in the companion map amendment application.

IV. CONCLUSION

The proposed Comprehensive Plan Map Amendment is consistent with several policies set forth by the Lee Plan, as well as what is proposed by the companion text amendment. The map amendment would greatly enhance local economic diversity while protecting wetlands and restoring key hydrological functions in the Southeast Lee County community. Please contact me directly at (239) 226-0024 or CindyL@En-Site.com 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



BOARD OF COUNTY COMMISSIONERS

Kevin Ruane
District One

October 10, 2025

Via E-Mail

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District Three

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District Five

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County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing
Examiner

Brian Smith
Ensite, Inc.
2401 First Street, Suite 201
Fort Myers, FL 33901

RE: **Potable Water and Wastewater Availability**
Alico Road – 14800 Alico Road, Fort Myers, FL 33913
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

To whom this may concern:

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

I. INTRODUCTION

The Applicant would like to request a Comprehensive Plan Amendment of the subject property along Alico Road in the Southeast Lee County planning community. The subject property is comprised of six (6) parcels with STRAP numbers (09-46-26-L2-00001.0100), (09-46-26-00-00001.0070), (09-46-26-00-00001.0210), (09-46-26-00-00001.0540), (09-46-26-00-00001.0030), and (09-46-26-00-00001.0190). Together, the parcels are approximately 88.62 acres, with 58.1 included in the request.



Figure 1. Aerial of Companion Map Amendment Subject Property

II. REQUEST

Currently under the Density Reduction/Groundwater Resource (DR/GR) and Wetlands future land use designations, the request is to amend the future land use designation of 58.1 acres to Tradeport to

allow for industrial development. The remaining 30.52 acres will remain in the Wetlands future land use designation. The companion text amendment has language 1) protecting wetland areas, 2) requiring the restoration of historic flow-ways, and 3) other elements which enhance the planning community's overall functionality and sustainability.

III. STATE PLAN ANALYSIS

At the state level, the proposed map amendment is consistent with the State of Florida Comprehensive Plan found in F.S. 187.201, specifically the Land Use section; the following Lee Plan goals, objectives, and policies have been analyzed for consistency with the language of the proposed text amendment.

(15)(a) Goal. In recognition of the importance of preserving the natural resources and enhancing the quality of life of the state, development shall be directed to those areas which have in place, or have agreements to provide, the land and water resources, fiscal abilities, and service capacity to accommodate growth in an environmentally acceptable manner.

Policy 1. Promote state programs, investments, and development and redevelopment activities which encourage efficient development and occur in areas which will have the capacity to service new population and commerce.

The proposed map amendment enhances the natural environment and preserves natural resources by directed development towards an impacted area which was previously identified as a traditional industrial corridor due to existing resource extraction operations on either side of the major collector bisecting the corridor. Furthermore, the proposed text amendment would allow for efficient development to occur in an area which has the capacity to serve as an employment center, enhancing the economic diversity of the corridor and promoting a destination point due to the upcoming expansion of the Alico Road Connector.

IV. CONCLUSION

The proposed map amendment is consistent with several policies set forth by the State of Florida's Comprehensive Plan. The text amendment would greatly enhance local economic diversity while protecting wetlands and restoring key hydrological functions in the Southeast Lee County community. Please contact me directly at (239) 226-0024 or CindyL@En-Site.com 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

I. INTRODUCTION

The Applicant would like to request a text amendment to the Lee Plan, specifically to Goal 33 pertaining to development along Alico Road in the Southeast Lee County planning community. The request to amend Goal 33, specially to allow for the development of standalone industrial uses along the existing north/south segment of Alico Road, has language 1) protecting wetland areas, 2) requiring the restoration of historic flow-ways, and 3) other elements which enhance the planning community's overall functionality and sustainability.

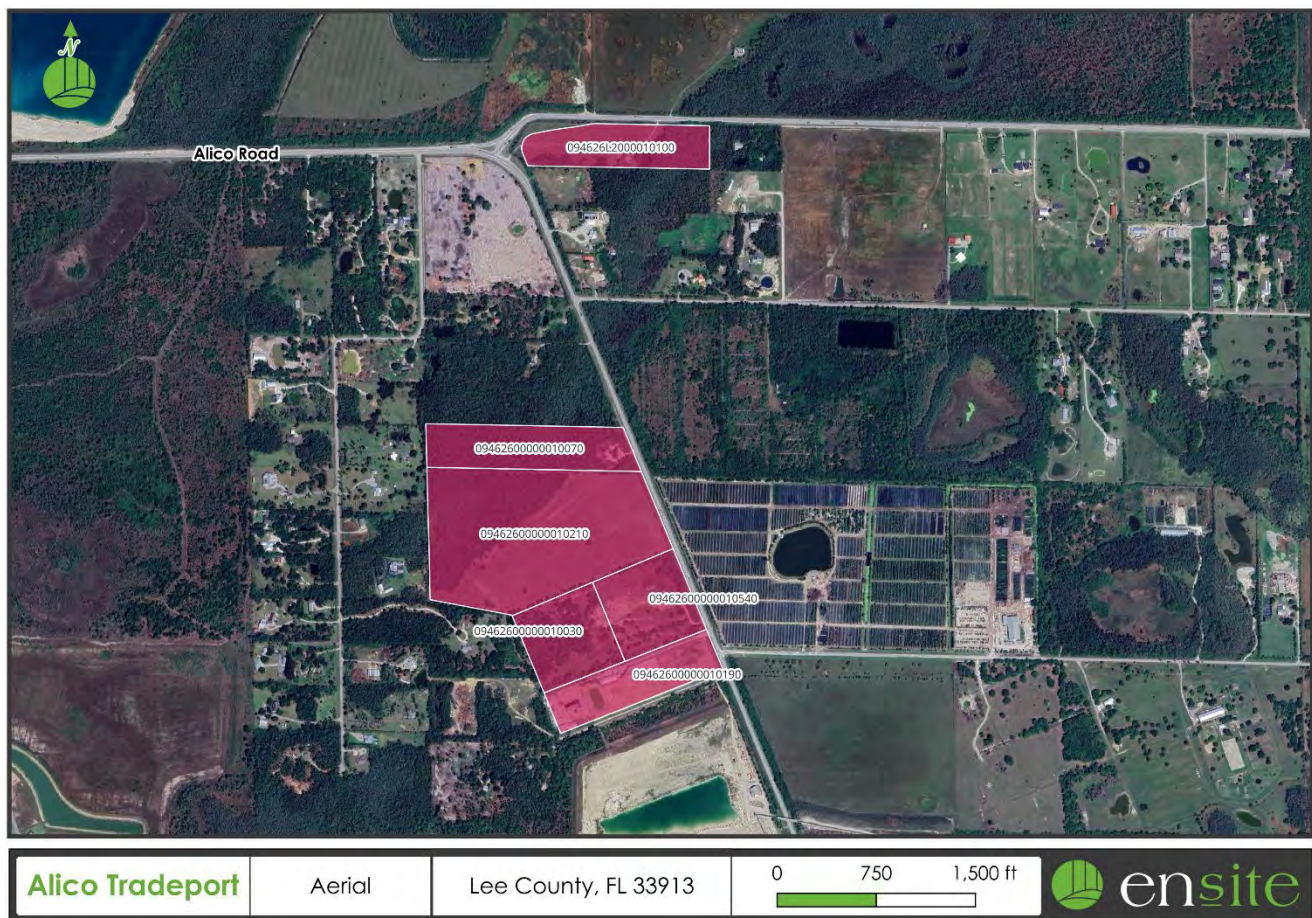


Figure 1. Aerial of Companion Map Amendment Subject Property

II. REGIONAL PLAN ANALYSIS

The proposed text amendment to the future land use element is also consistent with the Southwest Florida Regional Planning Council's Strategic Regional Policy Plan Volume II. Specifically, the amendment supports the Economic Development Element and its vision; "Southwest Florida will attract, retain, and create quality businesses to diversify its economic base, while protecting the natural and cultural environments, to promote economic stability, greater job and educational opportunities, and higher income for its residents."

The proposed text amendment would diversify the local tax-base by providing a large-scale industrial corridor in proximity to the airport and other industrial uses. The corridor's location promotes industrial uses.

Goal 1: A well-maintained social, health, and educational infrastructure to support business and industry.

The proposed text amendment is consistent with this policy by supporting business and industry through the allocation of industrial uses within proximity to each other in a location where public services are readily available. Furthermore, the location impacted by the text amendment has been previously impacted by surrounding factors and would benefit from the co-location of industrial uses as a principal use.

Goal 2: A well-educated, well-trained work force.

The SE Lee County Community already allows for institutional uses to take place within the community, however, the text amendment would allow for the opportunity for workforce training to take place in proximity to industrial operations which would enhance the educational opportunities of the region.

Goal 3: A stable regional economy based on a continuing excellent quality of life.

By diversifying and enhancing the local economy, the aforementioned goal is also supported. The proposed text amendment would encourage industrial uses within the community in an area which would benefit from job opportunities.

Goal 4: A diverse regional economy.

As previously mentioned, the text amendment would allow for industrial uses to take place along the traditional north-south Alico Road Corridor, this supports Goal 4's aim to diversify the economy by attracting new businesses and industries.

III. CONCLUSION

The proposed text amendment is consistent with several policies set forth by the regional plan. The text amendment would greatly enhance local economic diversity while protecting wetlands and restoring key hydrological functions in the Southeast Lee County community.

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

Sincerely,
EnSite, Inc.

A handwritten signature in blue ink, appearing to read "Cindy C. Leal Brizuela".

Cindy C. Leal Brizuela, AICP, MURP
Principal Planner

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

I. BACKGROUND

The proposed text amendment is specific to the historic Alico Road Industrial Corridor within the Southeast Lee County Planning Community. This community is the largest in Lee County by land size, comprising of over 80,000 acres. Despite this expansive area, totaling approximately 16% of Lee County's total land, the Planning Community features a modest mix of low-density rural estates and other residential uses. The other notable land use found throughout the community is limerock mining.

a. CORRIDOR HISTORY

The subject corridor of the text amendment has a long history of human disturbance. Aerials from 1972 demonstrate the degree to which agricultural activities took place along the corridor.



**Fig. 1 Screenshot from Lee County Historical Aerial Slider
1972**

By 1990 growth in other areas of Lee County had increased significantly with little to no signs of slowing. As a result of subsequent litigation with the Florida Department of Community Affairs over the residential capacity of the county, Lee County had to designate over 82,000 acres as Density Reduction/ Groundwater Resource (DR/GR). The lands characterized as DR/GR had the greatest

potential for protection of; 1) large tracts of conservation lands, and 2) shallow aquifers. This classification came with a density limitation - one (1) dwelling unit per every ten (10) acres would be the standard density range of the community. It is important to mention that the

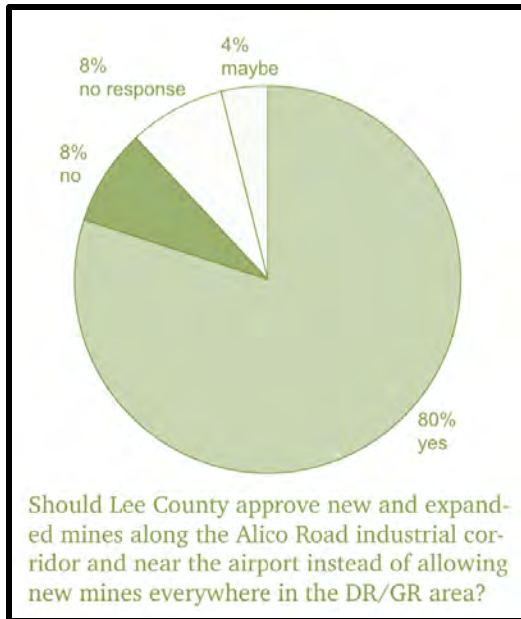


Fig. 2 Excerpt from Dover Kohl Study 2008

publishing of the 2008 Dover Kohl report "Prospects for Southeast Lee County", a series of community outreach workshops and sessions were held. One (1) of the many questions asked to the community members in attendance noted a high response with 80% of respondents voting favorably towards limitations on new mine siting being constrained along the Alico Road Industrial Corridor/and near the airport, supporting the position that the corridor's impacts from (Fig. 2) existing mining make it unsuitable for an assortment of uses and poses a challenge in terms of compatibility with residential and commercial development. Other uses, such as less intensive forms of industrial development, were not pitched to the community respondents for additional feedback. This is further noted in Figure 3.

One (1) of the most impactful statements of the study was the principle that *"Limerock mining is a high-disturbance activity whose effects on the surrounding area can never be completely mitigated."* (Pg.3.3) The traditional Alico Road Industrial Corridor has been disturbed since the 1970s when farming occurred throughout the corridor. Furthermore, the proximity of the text amendment's eligible properties, noted in Figure 4, to the existing mines means that there are concerns in terms of compatibility for any future development along the corridor. Residential along this corridor would be highly incompatible, even at low densities, due to the larger vehicles,

other Future Land Use designation which occurs throughout the planning community is Wetlands which may develop residences at a density of one (1) dwelling unit per every 20 acres.

At the time of the designation in 1990, Lee County already had a number of limerock mines in this planning community and by 2016 the County was the regional limerock supplier for a seven (7) county area. A number of limerock mines are located along the traditional Alico Road Industrial Corridor; notably, University and West Lakes Mines which are bisected by Alico Road's north/south segment and feature an overhead conveyance belt to transfer materials between the mines.

The mines located throughout the corridor pose a stark contrast to the low density residences found in Southeast Lee County. Prior to the

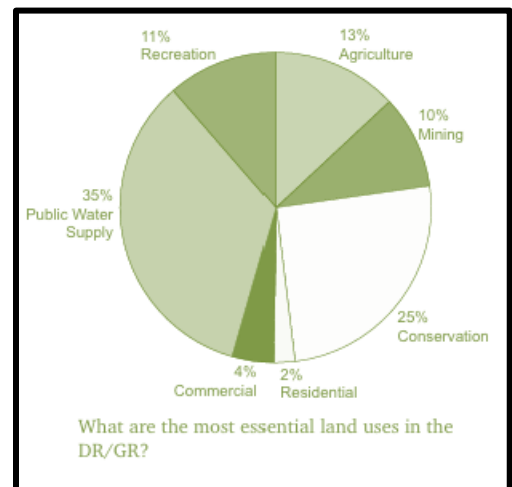


Fig. 3 Excerpt from Dover Kohl Study 2008

equipment, and haul trucks traversing along limited roadways.

Additionally, Lee Plan Policy 33.2.5 is specific to commercial development within the Southeast Lee County Planning Community. The policy highlights the criteria necessary for commercial development to take place including being part of a minimum of 2,000-acre Mixed-Use Planned Development or a Rural Golf Course Community and being limited to a Neighborhood Commercial scale. The retail component of commercial development is associated with a higher trip generation based on specific uses, consequently posing a challenge in compatibility along the traditional Alico Road Corridor.

b. CURRENT & FUTURE CONDITIONS

The historic Alico Road Industrial Corridor currently features two (2) large mining operations on either side of Alico Road, impacting the corridor and creating major compatibility concerns for any future residential or commercial development. Per the DR/GR's descriptor in the Lee Plan, Policy 1.4.5(2), the allowable land uses within this designation consist of "agriculture, natural resource extraction and related facilities, conservation uses, public and private recreation facilities, and residential uses"

The properties to the north of University Lakes and West Lakes mines, are particularly impacted by these operations given the close proximity to the mines, it should be noted that Green Meadows Mine is located to the north of Alico Road. Limerock mines surround the properties in Figure 4. The matter of compatibility with mining operations comes into play when a use, other than mining, takes place in proximity to an active mine. The mines in Lee County have an assortment of sunset dates which can be extended through Emergency Orders (EOs) as well as other regulatory mechanisms to ensure that there is sufficient supply for the demand across a seven (7) county region.

Active mining and ancillary activities (blasting, ready-mix manufacturing, stockpiling, truck hauling, etc.) are more compatible with lower-impact industrial uses than residential or commercial development, both of which are already permitted in the corridor with stringent criteria. The intent to create a compatible, functional, and economically sustainable corridor is being proposed via the text amendment. By allowing industrial to take place when paired with a FLU amendment and subsequent Planned Development (PD) rezoning, the corridor expands its economic potential while promoting the restoration of critical wildlife connections and environmentally sensitive wetlands.

II. REQUEST

The request being made is for a text amendment to the Lee Plan, specifically addressing industrial land uses in the Southeast Lee County Planning Community (Goal 33).

a. TEXT AMENDMENT LANGUAGE

The text amendment's language was crafted by replicating language found throughout the Lee Plan, specifically in addressing the potential for commercial development as noted

in Lee Plan Policy 33.2.4(2) which outlines the planned development criteria for development of “Environmental Enhancement and Preservation Communities” (EEPCO). The text amendment draft language is below:

GOAL 33: SOUTHEAST LEE COUNTY. Protect Southeast Lee County’s natural resources through public and private acquisition and restoration efforts. Development incentives will be utilized as a mechanism to preserve, enhance, and protect natural resources, such as regional flow-ways and natural habitat corridors in the development of privately owned land. Allowable land uses will include conservation, agriculture, public facilities, low density or clustered residential, natural resource extraction operations, industrial, and private recreation facilities; allowable land uses must be compatible with protecting Southeast Lee County’s environment.

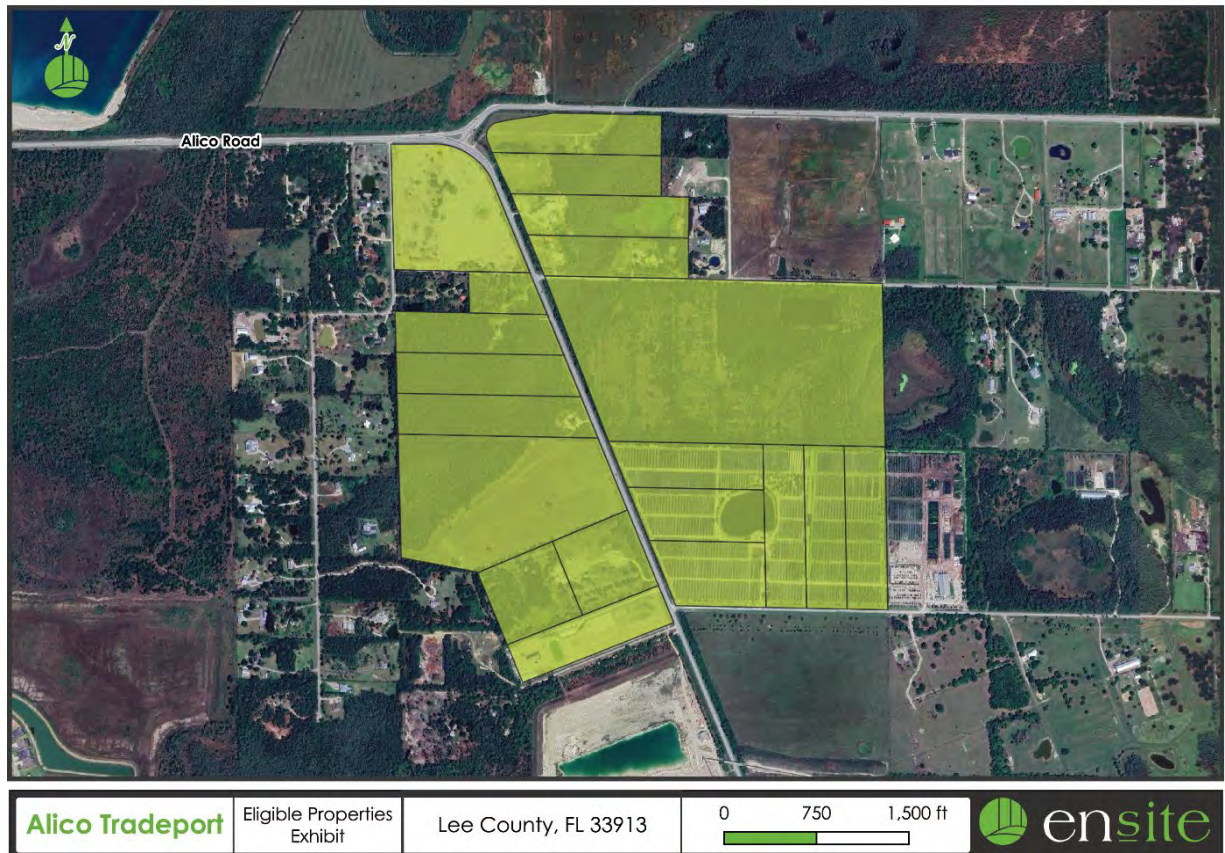
POLICY 33.2.6: Industrial uses may only be permitted if incorporated into a Planned Development and located within the Tradeport future land use designation. The maximum industrial floor area that may be approved within the Southeast Lee County community plan area may not exceed 1.0 FAR. Industrial development will only be permitted in conjunction with the following requirements which are not applicable to resource extraction operations:

1. The property must have direct access to Alico Road or the Alico Road Extension
2. The property must be south of the Alico Road Connector/Extension and north of Corkscrew Road
3. The property must be a minimum of 4 acres
4. The planned development rezoning will require the following:
 - a. Provide a minimum of 30% open space;
 - b. Restore and accommodate existing and historic regional flow-ways where possible;
 - c. Restore and accommodate existing and historic groundwater levels where possible;
 - d. Restore and preserve wetlands to the maximum extent possible;
 - e. Restore and preserve indigenous upland habitats to the maximum extent possible;
 - f. Provide critical wildlife connections to adjacent conservation areas if available; and
 - g. Includes an enhanced lake management plan, that:
 - 1) Applies best management practices for fertilizers and pesticides;
 - 2) Provides erosion control and bank stabilization; and
 - 3) Establishes lake maintenance requirements.
 - h. Develop a site specific ecological and hydrological restoration plan which includes at a minimum the following: preliminary excavation and grading plans, analysis of hydrological improvements and water budget narrative, replanting plan, habitat restoration plan, success criteria, long term monitoring and maintenance;
 - i. Use of Florida Friendly Landscaping with low irrigation requirements;
 - j. Irrigation and fertilizers (or other chemicals) for agricultural purposes must be entirely eliminated at time of first development order approval for row crops and no later than 5 years from first development order approval for citrus groves. If cessation of citrus groves is to be phased, a phasing plan provided at the time of zoning must demonstrate regional environmental benefits, including but not limited to regional or historic surface water and wildlife connections, occurring with the first phase of development
5. Protects public wells through compliance with the requirements of the Well Field Protection Ordinance

POLICY 33.2.7: Properties which are located in non-residential future land use categories may seek a Minimum Use Determination per the Administrative Code if residential structures were damaged beyond repair.

b. ELIGIBLE PROPERTIES

The properties which are eligible for the text amendment are located along the traditional Alico Road Industrial Corridor and are to the east and west of Alico Road's north-south segment. These properties are highlighted in Figure 4. These properties abut Alico Road and are north of University Lakes and West Lakes mines. They are located along the north-south segment of Alico Road which is anticipated to see additional trips through the planned Alico Road extension which would connect the roadway to SR-82 (through Green Meadow Road), bordering the Lehigh Acres planning community.



**Fig. 4 Eligible Properties
2025**

The properties eligible for a text amendment share a geographic corridor which has been traditionally impacted by mining operations and as such, face compatibility issues in terms of residential or commercial development. Furthermore, the properties all abut Alico Road (or are under the same ownership as contiguous properties abutting Alico Road – as is the case with three of the parcels).

III. RATIONALE

There are a number of factors which promote the development of industrial land uses along this corridor. These include development location, development timing, economic

diversity, as well as the incentivizing a compactly configured development pattern with flexibility in terms of design and land uses. The text amendment also features a number of safeguards to encourage the development of industrial uses in a manner that is complimentary to the Southeast Lee County planning community.

a. DEVELOPMENT LOCATION

The matter of compatibility along the corridor paired with other limitations throughout the Lee Plan make residential or commercial development at this location incompatible. The incorporation of the Tradeport FLU along the corridor would allow for complimentary industrial land uses to take place and would promote a healthy mix of uses in an area which will have limerock mining at the forefront of its land uses for the remainder of the Lee Plan's planning horizon.

b. DEVELOPMENT TIMING

It is important to consider that Lee County's Department of Transportation has prioritized Project #209245 which is known as "Alico Road Connector" and locally as the Alico Road extension. This project connects Alico Road to SR82 through Green Meadow Road which turns north just past Alico Road's only existing north-south segment. This portion of the roadway, which abuts the eligible properties, is referenced as Alico Road South throughout plans and documents for the construction of the Alico Road Connector.

The timing for the Alico Road Connector is crucial to the text amendment request. This connector is listed as having two major benefits/drivers including linking people to employment and alleviating the congestion along Daniels Parkway. The project has a budgeted amount of \$10,759,314 for the 2024 fiscal year and is anticipated to cost \$106,540,155 over the course of the next 6-10 years. The overall cost of the project is \$135,877,242 making it one of the most ambitious roadway projects in the County.

c. ECONOMIC DIVERSITY

Given the critical role the Alico Road Connector will play in the reconfiguration of traffic patterns throughout the Southeast Lee County planning community, it is important to understand the intersection of land use and transportation efforts from a holistic perspective. The Alico Road Connector to SR-82 will connect the Lehigh Acres planning community, a community of 127,391 people, to the southern portion of Lee County which include Estero and Bonita Springs, with populations of ±38,000 and ±57,000, respectively. The largely undeveloped areas adjacent to these communities, particularly to the east of I-75, will see an influx of movement promoted by the Alico Road Connector carrying a large population from Lehigh Acres to Alico Road/I-75 interchange as well as the Corkscrew Road/I-75 interchange.

As the population of Lehigh Acres continues to traverse southward for employment in the southern parts of Lee County as well as Collier County, the movement of vehicular

traffic traversing south-bound through county roadways will increase exposure to the Southeast Lee County planning community, particularly along the traditional Alico Road Industrial Corridor which has already been degraded through human activity since the 1970s. By alleviating traffic from Daniels Parkway, to the north of the airport, the Alico Road Connector effectively promotes the use of the Southeast Lee County planning community as a cut-through community. Given the community's limited employment opportunities to-date, options within this planning community are mining-related or agricultural in nature which has been suffering from years of ruinous citrus greening.

By allowing for industrial land uses to take place along the traditional Alico Road Industrial Corridor, the planning community would have additional employment options and opportunities. This is further supported by the lack of industrial uses in Table 1(b) of the Lee Plan for Planning District 18 (SE Lee County):

Planning District 18 has an industrial allocation of 215 acres which is primarily to support the mining operations and possibly some agricultural processing operations that are considered industrial but are needed to support the agricultural operations.

The County has an inventory of 174 acres of industrial uses in Planning District 18. Of that only 31 acres are not related to mining operations.

The total industrial building area in Planning District 18 is 205,000 SF.

[The above is an excerpt from an e-mail provided by Rick Burris on 09/11/2025]

d. SAFEGUARDS

The text amendment features a number of safeguards to protect the corridor's limited capacity as an environmental corridor. The language of the text amendment would require the protection and restoration of a notable flow way which runs across the traditional Alico Road Corridor and would impede industrial development from taking place within wetlands to the greatest extent possible. This flexibility is built in to allow for the South Florida Water Management District to opine on the quality of the wetlands and determination for preservation quantities as well as additional mitigation which may be required.

The text amendment language also requires any industrial land use (aside from mining) to undergo the planned development rezoning process which allows for additional review from stakeholders and staff to ensure consistency and compliance with the Lee Plan and Land Development Code. The PD rezoning process ensures that the final approval of any industrial development along this corridor is determined by the Lee County Board of County Commissioners.